



**Haringey** Council

## **NOTICE OF MEETING**

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# **Planning Committee**

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MONDAY, 12TH APRIL, 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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### **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 17 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 - 34)**

To confirm and sign the Minutes of the Planning Committee held on 8 March 2010.

**6. APPEAL DECISIONS (PAGES 35 - 42)**

To advise the Committee on Appeal decisions determined by the Department for Communities and Local Government during February 2010.

**7. DELEGATED DECISIONS (PAGES 43 - 64)**

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 15 February 2010 and 21 March 2010.

**8. PERFORMANCE STATISTICS (PAGES 65 - 82)**

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 8 March 2010 Committee meeting.

**9. PLANNING ENFORCEMENT UPDATE**

That Members note planning enforcement's progress in maintaining service delivery 2009-2010.

**TO FOLLOW**

**10. TREE PRESERVATION ORDERS (PAGES 83 - 88)**

To confirm the following Tree Preservation Order:

1. Fortis Green Reservoir, Southern Road, N2

**11. 700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17 0AE (PAGES 89 - 92)**

Report of the Director of Urban Environment to advise and obtain Members agreement to an amendment to the proposed Section 106 Agreement associated with planning application HGY/2009/1122 for the demolition of existing buildings behind retained facades and erection of 1 x four storey building comprising 6 x two bed, 3 x three bed flats and 1 x retail/commercial unit; erection of a 1 x three storey building comprising 3 x three bed flats; the erection of 4 two storey houses (comprising 2 x three bed and 2 x four bed) to front onto Argyle Passage and Bromley Road; provision of 2 disabled parking spaces and associated landscaping.

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

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

**13. RHODES AVENUE PRIMARY SCHOOL, RHODES AVENUE, N22 7UT (PAGES 95 - 122)**

Refurbishment, extensions and new build to create expansion from two form to three form entry, with associated landscaping.

RECOMMENDATION: Grant permission, subject to conditions.

**14. 596-606 HIGH ROAD, N17 (PAGES 123 - 148)**

Demolition of existing buildings (excluding No. 596 High Road), and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access.

RECOMMENDATION: Grant permission subject to conditions and subject to s106 Legal Agreement.

**15. 596-606 HIGH ROAD, N17 (PAGES 149 - 156)**

Conservation Area Consent for demolition of existing buildings (with the exception of No. 596 High Road) and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access.

RECOMMENDATION: Grant permission subject to conditions and s106 Legal Agreement.

**16. 8 BRUCE GROVE, N17 (PAGES 157 - 176)**

Refurbishment of existing listed building to retain the existing pub use on ground and basement levels, and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonette units (AMENDED DESCRIPTION).

RECOMMENDATION: Grant permission subject to conditions.

**17. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

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31 March 2010

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 8 MARCH 2010**

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

**In Attendance :** Xanthe Barker, Marc Dorfman, Mathew Gunning, Rosemary Lansdowne, Tay Makoon.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC130.</b>	<b>APOLOGIES</b>  Apologies were received from Councillor Toni Mallet and Councillor Harry Lister substituted for her.	
<b>PC131.</b>	<b>URGENT BUSINESS</b>  The Committee agreed to consider an amendment to planning consent HGY/2008/2320 as an item of Urgent Business.	
<b>PC132.</b>	<b>DECLARATIONS OF INTEREST</b>  No declarations of interest were made.	
<b>PC133.</b>	<b>DEPUTATIONS/PETITIONS</b>  None.	
<b>PC134.</b>	<b>MINUTES</b>  <b>RESOLVED:</b>  That the minutes of the meeting held on 9 February 2010 be confirmed as a correct record.	HLDMS
<b>PC135.</b>	<b>APPEAL DECISIONS</b>  The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during January 2010.  The Committee was advised that of the nine appeals determined by the DCLG during the period two had been allowed and seven had been dismissed.  <b>RESOLVED:</b>  That the report be noted.	

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<p><b>PC136.</b></p>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 11 January and 14 February 2010.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<p><b>PC137.</b></p>	<p><b>PERFORMANCE STATISTICS</b></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 9 February 2010.</p> <p>It was requested that information with respect to Building Control should be presented in the same format as the other statistical information within future reports and that this should include year on year comparative data and comparative date with respect to other London Boroughs.</p> <p>In response to a query the Committee was advised that when a piece of land or property was sold or inherited any prosecution notice or requirement for compliance was attached it and as such became the responsibility of the new owner.</p> <p>It was requested that future reports should include a column giving a brief overview of the Enforcement issue and details of which Ward the case was located in.</p> <p>It was noted that publicising Enforcement action taken by the Local Authority provided an important deterrent. The Committee agreed that this should be further publicised via the Council's Planning and Regeneration News Letter and other relevant planning applications.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	<p>Planning Officer</p> <p>Planning Officers</p> <p>Planning Officers</p> <p>Planning Officers</p>
<p><b>PC138.</b></p>	<p><b>LEGAL SERVICES REPORT ON OUTCOME OF PLANNING ENFORCEMENT CASES FROM 1 APRIL 2009 TO FEBRUARY 2010</b></p> <p>The Committee considered a report that provided details of the outcome of cases referred to Legal Services by the Planning Enforcement Team between 1 April 2009 and 1 February 2010.</p> <p>It was requested that this information was provided on a monthly basis</p>	<p>Legal Services</p>

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	<p>to future meetings.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<b>PC139.</b>	<p><b>PLANNING APPLICATIONS</b></p> <p>Prior to the consideration of the planning applications listed within the agenda the Chair noted that she intended to alter the order of the agenda and that items 14, 15, 17 and the new item of Urgent Business admitted under Item 2, next.</p>	
<b>PC140.</b>	<p><b>LAND BETWEEN MOIRA CLOSE AND ADAMS ROAD, N17 6HZ</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the salient points and took questions from members of the Committee.</p> <p>In response to a query, as to whether the level of tree planting within the proposal was sufficient, the Committee was advised that the planting scheme attached to the application showed that there would be a significant level of new trees provided and that many of the existing trees on the site would be retained.</p> <p>There was agreement that ensuring that the site was as green as possible was important to the local area and that an Informative should be attached stating this.</p> <p><b>RESOLVED:</b></p> <p>That, subject to the conditions set out in the report and the inclusion of an Informative with respect to planting on the site, planning application reference HGY/2009/2123 be approved.</p> <p>Conditions:</p> <p><u>Implementation</u></p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete</p>	<p>Planning Officer</p>

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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



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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. 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. No development shall take place until a walk-over survey (in conjunction with the Council's Ecology Officer) has been carried out for

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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 a 20% reduction in predicted CO2 emissions through the use of renewable energy installations on site. 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

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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.

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	<p><u>Reasons For Approval</u></p> <p>The reasons for the grant of planning permission are as follows:</p> <p>(a) The proposal is acceptable for the following reasons:</p> <p>I. The design, form, detailing and facing materials of this purpose-built inclusive learning centre and associated external play space and landscaping are considered acceptable;</p> <p>II. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need;</p> <p>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;</p> <p>IV. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.</p> <p>(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'.</p> <p>Section 106: No</p>	
<p><b>PC141.</b></p>	<p><b>LAND REAR OF CORBETT GROVE, N22 8DQ</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the salient points and took questions from members of the Committee.</p> <p>The Committee discussed the Ecological Report, commissioned by the applicant and there was agreement that the proposed conditions attached to the application with respect to this should require that the Council's Biodiversity Officer was consulted with.</p> <p>In response to a query, as to why the application was recommended for</p>	<p>Planning Officer</p>

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approval, when it fell short of the density recommended by the London Plan, the Committee was advised that the Local Authority had adopted Supplementary Planning Guidance (SPG) that allowed for lower densities to be permitted on sites of this type to protect their green character.

Concern was raised with respect to how the Council could ensure that residents of new social housing schemes would benefit from feed in tariffs available under new Decentralised Energy initiatives. The Committee was advised that the Council was making provision for this within the new Core Strategy document, which would be considered by Cabinet on 23 March.

The Committee was advised that there was no direct access through the site from Corbett Grove; only residents of Imperial Road would be able to walk through it. There was agreement that officers should discuss the possibility of enabling the green space within the site to be accessed from Corbett Grove. If the applicant was agreeable this could be included within the Section 106 Agreement attached to the application.

Planning  
Officer

It was noted that the Crime Prevention Officer had raised concern with respect to the creation of an additional access point and there was agreement that an Informative should be attached requesting that the applicant should consult further with the Crime Prevention Officer in relation to this. There was agreement that the Informative should also refer to lighting to improve safety and that this should be as unobtrusive and energy efficient as possible.

Planning  
Officer

**RESOLVED:**

That, subject to the conditions set out below, planning application reference HGY/2009/1830 be approved.

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.

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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

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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

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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



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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 routeing/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

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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.

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- 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.

Informative:

The Planning Committee Members indicated that the linear pathway which will connect the north and south parts of the development on site should be open to the public, so as to provide through access from Imperial Road and Bounds Green Road and that an access point(s) with Corbett Grove should also be incorporated.

Informative:

Further to condition 8 above the applicant is advised to contact the Crime Prevention Officer (Muswell Hill Police Station 115 Fortis Green, Muswell Hill, London, N2 9HW, Telephone: 020 8340-1212) regarding the instillation of external lighting.

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

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	<p>with neighbouring properties.</p> <p>(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 &amp; 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).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p><b>PC142.</b></p>	<p><b>500 WHITE HART LANE, N17 7NA</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the salient points. He advised that there was a change to Condition 4 as set out in the report, which should be amended to read:</p> <p>'A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs (in specific to the front of the site) 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.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity'.</p> <p>Questions from members of the Committee were then taken by the Planning Officer.</p> <p>In response to concern raised that there was insufficient tree planting and a suggestion that the applicant should be required to provide further trees within the parking area as part of the Section 106 Agreement; the Committee was advised that the applicant could not be required to do this by condition or the Section 106 Agreement. If the Committee was minded to refuse the application on the basis that there was insufficient planting within the scheme it was unlikely this would not be sustainable</p>	

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	<p>on appeal.</p> <p>In resolving to approve the application members of the Committee firstly asked for additional tree planting in car park, which can be secured by way of a condition, and secondly a financial contribution towards environmental improvements (i.e. landscaping) to the strip of land immediately to the front of the site. It was delegated to Assistant Director to agree the exact amount of financial contribution.</p> <p><b>RESOLVED:</b></p> <p>That, subject to the condition set out below, planning application reference HGY/2009/2140 be approved.</p> <p><u>Conditions:</u></p> <p><u>Implementation</u></p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p><u>External Appearance</u></p> <p>3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.</p> <p>Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.</p> <p>4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs to the front of the site 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.</p> <p>Reason: In order to provide a suitable setting for the proposed</p>	<p>Ass Dir Planning and Regen</p>
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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

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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.

Reasons For Approval

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	<p>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).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p><b>PC143.</b></p>	<p><b>ANEURIN BEVAN HOUSE, TREDEGAR ROAD, N11 2QA</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the salient points and took questions from members of the Committee.</p> <p>The Committee was advised that the energy derived from Vortex Tiles would be utilised within the communal parts of the building. There was agreement that Housing Associations and developers should be asked to use features such as Vortex tiles in a way that would enable residents to benefit from the energy they created.</p> <p>It was requested that the Assistant Director, Planning and Regeneration, should provide the Committee with a briefing note setting out how the Council intended to engage with Housing Associations and developers on this issue.</p> <p>It was requested that an Informative should be attached requesting that the name of the building was retained.</p> <p><b>RESOLVED:</b></p> <p>That, subject to the condition set out below, planning application reference HGY/2009/2128 be approved:</p> <p><u>Conditions</u></p> <p><u>Expiration Of Permission</u></p>	<p>Ass Dir Planning and Regener ation</p> <p>Planning Officer</p>



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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% CO<sub>2</sub> against the baseline calculation of 92,437.62kgCO<sub>2</sub>/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.

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- (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 a minimum distance from the tree trunk 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 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

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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

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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 Collectors. No charges will be accepted by the Collectors 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](mailto: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

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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

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

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

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

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

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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

The new development will require naming / numbering, however the Council will expect the naming of the new scheme to retain. Incorporate the existing name 'Aneurin Bevan House'. The applicant should contact the Transportation Group at least six weeks before the development is occupied (Tel. 020 8489 5573) to arrange this.

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 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

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	<p>Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p><u>Section 106</u></p> <p>Yes.</p>	
<p><b>PC144.</b></p>	<p><b>42 STORMONT ROAD, N6 4NP</b></p> <p><i>The Committee considered planning applications HGY/2009/2090 and HGY/2009/ 2091 together.</i></p> <p>The Committee considered two reports, previously circulated, which gave details of the applications, 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 outlining the salient points and took questions from members of the Committee. It was noted that the Committee should disregard the reference to a basement floor as this was incorrect.</p> <p>At the invitation of the Chair, Mr Shane of 40 Stormont Road and Mr Davidson of 14 Deanwood Road, spoke in objection to the application and following their statements the Committee put questions to them.</p> <p>In response to a question Mr Davidson confirmed that he considered that the proposed scheme was out of keeping with the local area due to its scale and mass. He also contended that by building up to the edge of the boundary the semi rural character of the area would be altered.</p> <p>In response to a question Mr Shane advised that he and other residents considered that it would be more appropriate for the existing building to be renovated.</p> <p>It was noted that in order for a building in a Conservation Area to be protected from demolition it had to be demonstrated that it made a positive contribution to the Conservation Area or that it was of special architectural merit. As set out in the report the Council's Conservation Officer did not consider that the building met either of these criteria. In response Mr Shane contended that the existing house was similar in style to a nearby Listed Building, which it was considered to be of architectural merit.</p> <p>Councillor Rachel Allison, the Local Ward Member, spoke in objection to the application. She contended that the footprint and roof of the proposed building were significantly larger than those of the existing building. She also noted that the roof included a flat area that was out of keeping with the character of the local area and that the loss of part of the grass verge to the side of the existing house would alter the semi</p>	

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rural feel of the area.

In conclusion Councillor Allison noted that it would be preferable if the applicant were to renovate the existing property, or if revised plans for a smaller property more in keeping with the character of the local area, were submitted.

In response to a query, Councillor Allison noted the property was situated in a unique area that bordered Hampstead Heath, which was comprised of properties from the inter war period and that the existing property formed a good example of this. Given it's proximity to the Heath she contended that retaining the semi rural character of the area was important to the character of the local area.

Councillor Allison accepted that there was no single architectural style that dominated the area; however, she noted that there was a uniformity of light and space that pervaded and contended that the scale and mass of the proposed building would damage this and would set a precedent that would alter the character of the area.

At the invitation of the Chair, Mr Russell Abrahams, the applicant addressed the Committee and questions were put to him by the Committee.

Mr Abrahams advised that there were not separate flats included within the building as contended. Within the roof space there would be one self contained unit, with a separate entrance, which would be used by the Au Pair employed by Mr Abrahams. The second set of rooms would be used by Mr Abraham's daughter who lived with family for part of the year.

The Committee was also advised by Mr Abrahams that partial flat roofs, of the type proposed, were incorporated within many large roofs for structural reasons and that these were largely concealed. He noted that there were examples of this in close proximity to the site.

In response to a query Mr Abrahams noted that the grass verge, to the side of the existing property, formed part of the curtilage of the property and that there was no Public Right of Way in place that prevented it being built on. However, there were no plans to build on the verge; the only change would be the addition of an exit onto Deanwood Road from the new garage.

In response to a query Mr Abrahams advised that he had investigated the possibility of renovating the existing property; however, the work required to bring the property back into use would be extensive and it would not be possible to achieve the required layout.

The Committee viewed the proposed plans and discussed the merits of the applications and it was proposed by Councillor Wilson and seconded by Councillor Hare that the applications should be refused on the



**MINUTES OF THE PLANNING COMMITTEE  
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grounds set out in the resolution below.

The motion was put to the vote and the results were as follows:

For: 5

Against: 4

Abstentions: 0

The motion was carried.

**RESOLVED:**

That planning applications HGY/2009/2090 and HGY/2009/2091 be refused for the reasons set out below:

Planning Application: HGY/2009/2090

1. The proposed replacement building by reason of its design, bulk and mass would not preserve or enhance the character and appearance of the conservation area and as such is considered contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.

2. The proposed development is considered contrary to national and local planning policy which seeks to prevent the demolition of buildings in conservation areas which are capable of improvements in the context of the style of the area. As such the proposal is considered contrary to Planning Policy Guidance (PPG15), Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG2 'Conservation and Archaeology'.

Section 106: No

Planning Application: HGY/2009/2091

1. The proposed development is considered contrary to national and local planning policy which seeks to prevent the demolition of buildings in conservation areas which are capable of improvements in the context of the style of the area. As such the proposal is considered contrary to Planning Policy Guidance (PPG15), Policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG2 'Conservation and Archaeology'.

2. The proposed replacement building by reason of its design, bulk and mass would not preserve or enhance the character and appearance of the conservation area and as such is considered contrary to Policies

**MINUTES OF THE PLANNING COMMITTEE  
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	<p>UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.</p> <p>Section 106: No</p>	
<p><b>PC145.</b></p>	<p><b>LAND TO REAR OF ELEANOR CLOSE, N15</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the salient points and took questions from members of the Committee.</p> <p>Members of the Committee raised concern with regard to the loss of green space. It was noted that many people were currently waiting for allotments and that the Government was encouraging Local Authorities to preserve small areas of green space wherever possible.</p> <p>At the invitation of the Chair, Ms Sara Hall of 156 Arnold Road, spoke in objection to the application and then answered questions from members of the Committee.</p> <p>In response to a query, regarding concerns raised by the Police over safety, Ms Hall advised that the area had been in frequent use until it was fenced off. Ms Hall contended that if the area could be used by the local community anti social behaviour, which was encouraged by the derelict site, would be reduced.</p> <p>Ms Hall advised that, although she did not have details with her, she and other residents had contacted Family Mosaic on several occasions with regard to using the site for community events.</p> <p>Councillor Rachel Allison addressed that Committee and noted that the area of green space was important to local residents as there was limited access to recreational areas of this type locally.</p> <p>At the invitation of the Chair, a representative of the applicant, Family Mosaic, spoke in support of the application and answered questions from members of the Committee. It was confirmed that there had been consultation with tenants and local residents via Family Mosaic's Housing Officer and other local Registered Social Landlords (RSL's). However, due to problems with crime and anti social behaviour the site had been closed off.</p> <p>The Committee discussed the application and the Assistant Director Planning and Regeneration reminded that Committee that the</p>	

**MINUTES OF THE PLANNING COMMITTEE  
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application had to be considered on its merits and that it could not be refused on the grounds that the Committee would prefer to see a different scheme come forward.

**RESOLVED:**

That, subject to the conditions set out below, planning application reference HGY/ 2009/1954 be approved.

Conditions

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

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

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

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

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 8 MARCH 2010**

	<p>enjoyment of neighbouring occupiers of their properties.</p> <p>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.</p> <p><u>Informative</u></p> <p>The Planning Committee Members indicated that Family Mosaic housing association should work with local residents (including Eleanor Road residents association) in improving other piece of open space within the estate.</p> <p><u>Reasons For Approval</u></p> <p>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.</p> <p><u>Section 106</u></p> <p>None.</p>	
<p><b>PC146.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>The Committee considered an amendment to planning consent reference HGY/2008/2320, which was accepted as an item of Urgent Business under Item 2 above.</p> <p>The Committee was advised that the plans and minutes with respect to the approval of this application stated that there would be fifteen parking spaces, nine of which would be for residents and six for staff and visitors. However, the description contained within the officer's report had stated that there would be only nine spaces in total.</p> <p>In order for the Council's Legal team to have the Section 106 agreement</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 8 MARCH 2010**

	<p>signed off, the resolution would need to be amended to reflect the lower number of spaces and the Committee was requested to approve this amendment.</p> <p><b>RESOLVED:</b></p> <p>That approval be given to officers to amend the description of the application to reflect that there should be nine parking spaces included within the scheme, rather than fifteen as previously approved and to grant approval of the scheme on this basis.</p>	
<p><b>PC147.</b></p>	<p><b>DATE OF NEXT MEETING</b></p> <p>The next meeting would be held on 12 April 2010.</p>	<p>All to note</p>

COUNCILLOR SHEILA PEACOCK

.....

Chair

The meeting closed at 10.17pm.

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Haringey Council

Agenda item:

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<b>Planning Committee</b>	<b>On 12<sup>th</sup> April 2010</b>
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Report Title: <b>Appeal decisions determined during February 2010</b>		
Report of: <b>Niall Bolger Director of Urban Environment</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: <b>All</b></td> <td style="width: 50%; padding: 5px;">Report for: <b>Planning Committee</b></td> </tr> </table>	Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>	
<p><b>1. Purpose</b></p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during February 2010.</p>		
<p><b>2. Summary</b></p> <p>Reports outcome of 7 planning appeal decisions and determined by the Department for Communities and Local Government during February 2010 of which 1 (14%) was allowed and 6 (86%) were dismissed.</p> <p>Reports outcome of 1 planning enforcement appeal decision and determined by the Department for Communities and Local Government during February 2010 of which 0 (0%) was allowed and 1 (100%) was dismissed.</p>		
<p><b>3. Recommendations</b></p> <p>That the report be noted.</p>		
<p>Report Authorised by: <i>pp</i>  .....</p> <p style="margin-left: 100px;"><b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b></p>		
<p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span></p>		
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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**APPEAL DECISION FEBRUARY 2010****PLANNING APPEALS**

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2009/1367</b>
<b>Decision Level:</b>	<b>Delegated</b>

**117 Gilson Place, Coppets Road N10 1BF****Proposal:**

Erection of single storey side extension to provide garage and gym

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposed development would create an over development of the property that would result in a significant reduction in the amount of useable outdoor amenity space and cause significant detriment to the character of the locality

Whether the proposal would be out of place with the form of the existing development

**Result:**

Appeal **Dismissed** 8 February 2010

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2008/1226</b>
<b>Decision Level:</b>	<b>Delegated</b>

**17 Winton Avenue N11 2AS****Proposal:**

Extensions to existing property

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of Winton Avenue and the appeal property

The effect of the proposed development on the living conditions of the occupants of the adjacent residential properties, 15 and 19 Winton Avenue, in terms of light and outlook

**Result:** Appeal **Dismissed** 24 February 2010

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>HGY/2009/1091</b>
<b>Decision Level:</b>	<b>Delegated</b>

**513 Green Lanes N4 1TA**

**Proposal:**

Planning Conditions attached to planning permission for the change of use of the ground floor of the property to A2 (financial & Professional Services) dated 24 June 2009. In dispute are Nos 1 and 2

Condition 1:

Notwithstanding the provision of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as Class A2 (a & b) (Financial & Professional Services) only and shall not be used for any other purpose within Class A2© unless approval is obtained to a variation of this condition through the submission of a planning application.

Condition 2:

The use hereby permitted shall not be operated before 08; 00 or after 20; 00 hours on Monday to Saturday and before 10; 00 or after 17; 00 hours on Sundays and Bank Holidays.

The reason given for the conditions were;

Condition 1:

In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable

Condition 2:

The permission is give to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished

**Type of Appeal:**

Written Representation

**Issues:**

The effect that removing Condition 1 would have on the compatibility of the use of the premises with the surrounding area

Whether Condition 2 is reasonable and necessary in the interests of the amenities of adjacent residential properties

**Result:**

Appeal **Allowed (Condition 1 & 2 are deleted)** 24 February 2010

<b>Ward:</b>	<b>Hornsey</b>
<b>Reference Number:</b>	<b>HGY/2009/0438</b>
<b>Decision Level:</b>	<b>Delegated</b>

**67 Hillfield Avenue N8 7DS****Proposal:**

Construction of 1 no. self contained unit at lower ground floor level

**Type of Appeal:**

Written Representation

**Issues:**

The effect on the character and appearance of the area, in particular

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

The effect of the proposed development on street parking in relation to the sustainability of the location in terms of the availability of transport other than reliance on the use of the private car

**Result:** Appeal **Dismissed** 11 February 2010

<b>Ward:</b>	<b>Hornsey</b>
<b>Reference Number:</b>	<b>HGY//2009/0502</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1A Rathcoole Avenue N8 9LY****Proposal:**

Demolition of existing building and the erection of 1 x 3 storey, three bedroom and 1 x 3 storey, two bedroom dwelling houses

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the neighbouring street scene

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

**Result:**

Appeal **Dismissed** 2 February 2010

<b>Ward:</b>	<b>Northumberland Park</b>
<b>Reference Number:</b>	<b>HGY/2009/0510</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Unit 25 Northumberland Park Industrial Estate, Willoughby Lane N17 0YL**

**Proposal:**

Use as car repair mechanic shop

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the amenities of the adjacent occupiers and the effective operation of the Northumberland Park Industrial Estate.

**Result:**

Appeal **Dismissed** 23 February 2010

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2008/2262</b>
<b>Decision Level:</b>	<b>Delegated</b>

**406 High Road N17 9JP**

**Proposal:**

Erection of a rear extension and the conversion of the upper floors to form 1 x studio flat and 4 x 1 bedroom flats

**Type of Appeal:**

Written Representation

**Issues:**

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

Whether the development preserves or enhances the character or appearance of the Tottenham Green Conservation Area

The effect on neighbouring properties

The standard of the proposed accommodation, having regard to the living conditions of the future occupiers

**Result:** Appeal **Dismissed** 16 February 2010

**ENFORCEMENT APPEAL 2010**

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

**The ground floor of the terrace & associated land at 185 Lordship Lane N17 6XF**

**Proposal:**

Change of use of the ground floor premises to a social club

**Type of Appeal:**

Informal Hearing

**Issues:**

Whether or not the matters alleged in the notice constitute a breach of planning control

**Result:**

Appeal **Dismissed** 12 January 2010

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Haringey Council

Agenda item:

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<b>Planning Committee</b>	<b>On 12<sup>th</sup> April 2010</b>
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Report Title: <b>Decisions made under delegated powers between 15 February 2010 and 21 March 2010</b>
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Report of: <b>Niall Bolger Director of Urban Environment</b>
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Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
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**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 15 February 2010 and 21 March 2010.

**3. Recommendations**

See following reports.

Report Authorised by: .....

*pp* **Marc Dorfman**

**Assistant Director Planning & Regeneration**

Contact Officer: **Ahmet Altinsoy**

**Development Management Support Team Leader**

**Tel: 020 8489 5114**

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

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

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

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### **APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 15/02/2010 AND 21/03/2010**

#### 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](http://www.haringey.gov.uk)

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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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**WARD: Alexandra**

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Application No: **HGY/2009/2160** Officer: Valerie Okeiyi  
Decision: PERM REQ Decision Date: 22/02/2010  
Location: 11 Curzon Road N10 2RB  
Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2009/2166** Officer: Subash Jain  
Decision: REF Decision Date: 15/02/2010  
Location: 81 Muswell Avenue N10 2EH  
Proposal: Erection of rear dormer window with insertion of 2 x conservation velux.

Application No: **HGY/2010/0005** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 16/02/2010  
Location: 29 Barnard Hill N10 2HB  
Proposal: Erection of single storey rear extension and erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2010/0032** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 01/03/2010  
Location: 98 Victoria Road N22 7XF  
Proposal: Certificate of Lawfulness for erection of rear dormer window, addition to roof of back addition and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2010/0038** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 09/03/2010  
Location: Albert Road Recreation Ground, Albert Road N22  
Proposal: Approval of Details pursuant to Condition 4 (landscaping scheme) and condition 5 (walk over survey) attached to planning reference HGY/2008/1893.

Application No: **HGY/2010/0064** Officer: Ashwita Naidu  
Decision: PERM REQ Decision Date: 04/03/2010  
Location: 25 Muswell Avenue N10 2EB  
Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2010/0069** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 11/03/2010  
Location: 2 Barnard Hill N10 2HB  
Proposal: Alteration of existing house from two flats to 2 x three bed houses, and erection of new three bed house on adjacent site.

Application No: **HGY/2010/0100** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 10/03/2010  
Location: 7 Muswell Avenue N10 2EB  
Proposal: Extension of existing basement, addition of lightwell to front garden, and opening of three new windows to basement.

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**WARD: Bounds Green**

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Application No:	<b>HGY/2010/0002</b>	Officer:	Jill Warren	Decision Date:	16/02/2010
Decision:	GTD				
Location:	Flats 1 - 4, 44 Myddleton Road N22 8NR				
Proposal:	Replacement of existing UPVc double-glazed windows with softwood timber double-glazed sash / casement windows.				
Application No:	<b>HGY/2010/0003</b>	Officer:	Jill Warren	Decision Date:	16/02/2010
Decision:	GTD				
Location:	5 Durnsford Road N11 2EP				
Proposal:	Formation of vehicle crossover.				
Application No:	<b>HGY/2010/0006</b>	Officer:	Jill Warren	Decision Date:	16/02/2010
Decision:	GTD				
Location:	32 A + B Whittington Road N22 8YD				
Proposal:	Replacement of existing UPVc double-glazed windows with softwood timber double-glazed sash / casement windows.				
Application No:	<b>HGY/2010/0022</b>	Officer:	Valerie Okeiyi	Decision Date:	24/02/2010
Decision:	GTD				
Location:	4 Whittington Road N22 8YD				
Proposal:	Erection of two rear dormer windows to facilitate loft conversion.				
Application No:	<b>HGY/2010/0028</b>	Officer:	Jill Warren	Decision Date:	23/02/2010
Decision:	GTD				
Location:	Flat 9, 55 Fernwood, Clarence Road N22 8QE				
Proposal:	Replacement of existing single glazed Crittall windows with double-glazed white UPVC casement windows.				
Application No:	<b>HGY/2010/0042</b>	Officer:	Jill Warren	Decision Date:	02/03/2010
Decision:	GTD				
Location:	99 Whittington Road N22 8YR				
Proposal:	Erection of single storey rear ground floor extension.				
Application No:	<b>HGY/2010/0062</b>	Officer:	Valerie Okeiyi	Decision Date:	04/03/2010
Decision:	REF				
Location:	Warwick Court, Bounds Green Road N11 2EB				
Proposal:	Demolition of existing garages and erection of a two storey block comprising 2 x 1 bed flats.				
Application No:	<b>HGY/2010/0148</b>	Officer:	Ashwita Naidu	Decision Date:	16/03/2010
Decision:	REF				
Location:	12B Thorold Road N22 8YE				
Proposal:	Demolition of existing commercial building and erection of 1 x 3 storey block comprising 1x two bed flat and 5 x one bed flats.				
Application No:	<b>HGY/2010/0149</b>	Officer:	Ashwita Naidu	Decision Date:	16/03/2010
Decision:	REF				
Location:	12B Thorold Road N22 8YE				
Proposal:	Conservation Area Consent for demolition of existing commercial building and erection of 1 x 3 storey block comprising 1x two bed flat and 5 x one bed flats.				

**WARD: Bruce Grove**

Application No: **HGY/2010/0040** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 04/03/2010  
 Location: 120 Philip Lane N15 4JL  
 Proposal: Renewal of time-limited permission HGY/2007/1109 for retention of metal shed (revised application).

Application No: **HGY/2010/0110** Officer: Subash Jain  
 Decision: REF Decision Date: 15/03/2010  
 Location: 166 The Avenue N17 6JL  
 Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2010/0147** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 17/03/2010  
 Location: 145 Mount Pleasant Road N17 6TQ  
 Proposal: Conversion of property into two self-contained flats.

**WARD: Crouch End**

Application No: **HGY/2009/1636** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/03/2010  
 Location: Roden Court, 113-115 Hornsey Lane N6 5NL  
 Proposal: Approval of details pursuant to condition 3 (Materials), condition 5 (Landscaping), condition 6 (Hard Landscaping), condition 9 (Tree Planning), condition 10 (Arboricultural Method Statement), condition 11 (External Lighting) and condition 16 (Underground and Surface Water Drainage) attached to planning reference HGY/2007/2509.

Application No: **HGY/2010/0016** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 22/02/2010  
 Location: 114 Priory Gardens N6 5QT  
 Proposal: Omission of condition 5 (fence) attached to planning permission HGY/2008/0592 for the removal of the fence separating the main house and the music studio to rear of property.

Application No: **HGY/2010/0047** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 04/03/2010  
 Location: 9 Montenotte Road N8 8RL  
 Proposal: Alterations to front garden and widening of existing crossover.

Application No: **HGY/2010/0061** Officer: Oliver Christian  
 Decision: GTD Decision Date: 08/03/2010  
 Location: 179A Ferme Park Road N8 9BP  
 Proposal: Creation of front lightwell and internal alterations to create habitable room at basement level.

Application No: **HGY/2010/0065** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/03/2010  
 Location: 1 Claremont Road N6 5DA  
 Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension, replacement of all windows to street elevation, erection of garden room and relocation of shed in rear garden, and internal alterations.

Application No: **HGY/2010/0076** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 05/03/2010  
 Location: 4 Oakington Way N8 9EP  
 Proposal: Certificate of Lawfulness for erection of glass/UPVC extension to side of existing rear lean-to extension.

Application No: **HGY/2010/0098** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 20 Weston Park N8 9TJ  
 Proposal: Basement conversion to form additional bedroom and bathroom to ground floor apartment.

Application No: **HGY/2010/0140** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2010  
 Location: Williams Close, Crescent Road N8 8EN  
 Proposal: Replacement of existing single-glazed, steel framed windows with new double-glazed windows with aluminium frames.

Application No: **HGY/2010/0145** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 05/03/2010  
 Location: Flats 1-8, 29 Crescent Road N8 8AL  
 Proposal: Replacement of existing single-glazed, steel framed windows with new double-glazed windows with PVCu frames.

Application No: **HGY/2010/0158** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2010  
 Location: 9 Tivoli Road N8 8RE  
 Proposal: Demolition of existing conservatory and erection of a single storey side and rear extension.

Application No: **HGY/2010/0213** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 05/03/2010  
 Location: 22 Stanhope Road N6 5NG  
 Proposal: Tree works to include various works to various trees.

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**WARD: Fortis Green**


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Application No: **HGY/2010/0035** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 24/02/2010  
 Location: Bomarsund, Fortis Green N2 9EY  
 Proposal: Raising of front wall to 2100mm and installation of entrance gates.

Application No: **HGY/2010/0049** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/03/2010  
 Location: Seymour Court, Colney Hatch Lane N10 1EB  
 Proposal: Replacement of existing windows with black colour aluminium framed windows.

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Application No:	<b>HGY/2010/0077</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	10/03/2010
Location:	13 Steeds Road N10 1JB		
Proposal:	Certificate of Lawfulness for the retention of an existing rear single storey conservatory extension.		
Application No:	<b>HGY/2010/0105</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	10/03/2010
Location:	79 Fordington Road N6 4TH		
Proposal:	Certificate of Lawfulness for the erection of rear dormer window including side gable extension, with insertion of 2 x velux windows to front elevation to facilitate a loft conversion.		
Application No:	<b>HGY/2010/0137</b>	Officer:	Ashwita Naidu
Decision:	REF	Decision Date:	16/03/2010
Location:	488 Muswell Hill Broadway N10 1BT		
Proposal:	Erection of store at rear of existing retail shop.		
Application No:	<b>HGY/2010/0216</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/03/2010
Location:	7 Colney Hatch Lane N10 1PN		
Proposal:	Non-material amendments to approved planning application HGY/2009/1013 for replacement of PVCu window with timber sash window to match the original windows, and moving window in line with existing windows to rear elevation.		

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WARD: **Harringay**


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Application No:	<b>HGY/2009/1808</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	11/03/2010
Location:	51 Lausanne Road N8 0HJ		
Proposal:	Use of property as 6 self-contained units (Certificate of Lawfulness for an existing use).		
Application No:	<b>HGY/2010/0001</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/02/2010
Location:	105 Turnpike Lane N8 0DY		
Proposal:	Installation of ATM machine.		
Application No:	<b>HGY/2010/0011</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	11/03/2010
Location:	St John the Baptist Greek Orthodox Church, Wightman Road N8 0LY		
Proposal:	Listed Building Consent for recovering of aisle roofs with natural slate and recovering of spires with lead.		
Application No:	<b>HGY/2010/0020</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	23/02/2010
Location:	441 Green Lanes N4 1HA		
Proposal:	Use of property as A3 (restaurant) (certificate of lawfulness for an existing use).		

Application No: **HGY/2010/0044** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 17/02/2010  
 Location: 209 Wightman Road N8 0BA  
 Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2010/0054** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 02/03/2010  
 Location: Ground floor flat, 107A Pemberton Road N4 1AY  
 Proposal: Replacement of existing rear infill extension with new infill extension and conservatory.

Application No: **HGY/2010/0084** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 10/03/2010  
 Location: 639 Green Lanes N8 0RE  
 Proposal: Erection of single storey extension to form part of rear storage room and change of use to office use (B1).

Application No: **HGY/2010/0182** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 11/03/2010  
 Location: 107 Frobisher Road N8 0QU  
 Proposal: Conversion of two non self contained flats into self contained flats.

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**WARD: Highgate**


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Application No: **HGY/2009/0725** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/03/2010  
 Location: Flat 19, High Point 1, North Hill N6 4BA  
 Proposal: Internal alterations and replacement of external windows and terrace door.

Application No: **HGY/2009/0727** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/03/2010  
 Location: Flat 19, High Point 1, North Hill N6 4BA  
 Proposal: Listed Building Consent for internal alterations and replacement of existing external windows and terrace door.

Application No: **HGY/2009/2106** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 37B Stormont Road N6 4NR  
 Proposal: Tree works to include Crown Lift to a maximum height of 5 metres over road and pavement and Crown reduce on roadside by 1m to 1 x Oak Tree

Application No: **HGY/2009/2172** Officer: Ashwita Naidu  
 Decision: REF Decision Date: 22/02/2010  
 Location: 43 Cholmeley Park N6 5EL  
 Proposal: Tree works to include re-pollarding of 1 x London Plane tree.

Application No: **HGY/2010/0025** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 15 Wren View 75 Hornsey Lane N6 5LQ  
 Proposal: Demolition of existing conservatory and erection of single storey conservatory and replacement of existing upvc windows to aluminium clad, double glazed, timber windows

Application No: **HGY/2010/0031** Officer: Ashwita Naidu  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 57 Hornsey Lane N6 5LE  
 Proposal: Alterations to ground floor one-bed flat to provide second bedroom.

Application No: **HGY/2010/0033** Officer: Jill Warren  
 Decision: GTD Decision Date: 01/03/2010  
 Location: 10 View Road N6 4DB  
 Proposal: Demolition of the existing building and erection of 1 x 2 storey four bedroom house and 2 x 3 storey three bedroom houses. All dwellings to include rooms and parking at basement levels (replacing extant permission HGY/2007/0140 in order to extend time limit for implementation).

Application No: **HGY/2010/0034** Officer: Jill Warren  
 Decision: GTD Decision Date: 01/03/2010  
 Location: 10 View Road N6 4DB  
 Proposal: Conservation Area Consent for demolition of the existing building and erection of 1 x 2 storey four bedroom house and 2 x 3 storey three bedroom houses. All dwellings to include rooms and parking at basement levels (replacing extant permission HGY/2007/0140 in order to extend time limit for implementation).

Application No: **HGY/2010/0051** Officer: Jill Warren  
 Decision: GTD Decision Date: 04/03/2010  
 Location: 4 Denewood Road N6 4AJ  
 Proposal: Creation of basement to provide additional habitable rooms, and reconfiguration of ground floor. (amended description).

Application No: **HGY/2010/0116** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 23 Milton Park N6 5QB  
 Proposal: Non-material amendments to approved planning application HGY/2009/1570 for sloping roof to be replaced by flat roof, brick cladding replaced by timber weather boarding, depth of extension to be reduced, and rear facade and north facade window proportions to be amended

Application No: **HGY/2010/0127** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 19/03/2010  
 Location: 217 Archway Road N6 5BN  
 Proposal: Demolition of existing side building and erection of two storey side extension and single storey rear extension comprising of three self contained flats including internal alterations to existing flats.

Application No: **HGY/2010/0131** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 19/03/2010  
 Location: 21 Broadlands Road N6 4AE  
 Proposal: Excavation of basement with associated rear access stair and alterations to windows to rear of property



Application No: **HGY/2010/0221** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 05/03/2010  
 Location: Redstacks, Compton Avenue N6 4LB  
 Proposal: Non-material amendments to approved planning application HGY/2003/2029, to alter height of the mansard roof eaves, fenestration and balustrade to rear elevation, and configuration of dormer windows and chimney to side elevation.

Application No: **HGY/2010/0478** Officer: Oliver Christian  
 Decision: PERM DEV Decision Date: 19/03/2010  
 Location: 77 Gaskell Road N6 4DU  
 Proposal: Certificate of Lawfulness for erection of single storey rear extension.

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**WARD: Hornsey**


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Application No: **HGY/2009/1924** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/02/2010  
 Location: 123 North View Road N8 7LR  
 Proposal: Removal of existing front windows, erection of bay single storey front extension and alterations to existing rear conservatory.

Application No: **HGY/2009/1978** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 16/02/2010  
 Location: Keiki Day Care, 7 Harold Road N8 7DE  
 Proposal: Erection of a timber framed garden room to rear of property.

Application No: **HGY/2009/2102** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/03/2010  
 Location: 40A High Street N8 7NX  
 Proposal: Erection of rear extension at ground and first floor levels, and conversion of upper floors to 3 x self-contained flats.

Application No: **HGY/2010/0018** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 22/02/2010  
 Location: Rokesly Primary and Junior School, Rokesly Avenue N8 8NH  
 Proposal: Erection of single storey new building and associated external works.

Application No: **HGY/2010/0114** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 2-152 Birkbeck Road N8 7PF  
 Proposal: Replacement of existing single-glazed timber windows with new double-glazed PVCu windows.

Application No: **HGY/2010/0117** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 22/02/2010  
 Location: 73 Middle Lane N8 8PE  
 Proposal: Replacement of existing single glazed, aluminium framed sliding sash windows with double glazed sash windows with PVCu frames.

Application No: **HGY/2010/0118** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 05/03/2010  
 Location: Mildura Court, Church Lane N8 7NS  
 Proposal: Replacement of existing single glazed steel framed windows with new double glazed aluminium framed windows.

Application No: **HGY/2010/0120** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 23/02/2010  
 Location: Sackville House, Myddelton Road N8 7PW  
 Proposal: Replacement of existing aluminium framed single glazed windows with double glazed PVCu windows.

Application No: **HGY/2010/0124** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 11/03/2010  
 Location: 134A North View Road N8 7LP  
 Proposal: Installation of a new additional UPVC white double-glazed window to the rear to first floor flat.

Application No: **HGY/2010/0142** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 11/03/2010  
 Location: Wellington, Ashford Avenue N8 8LL  
 Proposal: Replacement of existing single-glazed, steel framed windows with new double-glazed windows with PVCu frames.

Application No: **HGY/2010/0143** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2010  
 Location: Byron Court, Inderwick Road N8 9JS  
 Proposal: Replacement of existing single-glazed, steel framed windows with new double-glazed windows with PVCu frames.

Application No: **HGY/2010/0205** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 05/03/2010  
 Location: Flat 4, Wellington, Ashford Avenue N8 8LL  
 Proposal: Certificate of Lawfulness for replacement of existing metal windows with UPVC double windows and replacement of front/rear wooden doors with PVC double glazed doors.

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**WARD: Muswell Hill**


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Application No: **HGY/2010/0026** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 23/02/2010  
 Location: 19A Woodland Rise N10 3UP  
 Proposal: Tree works to include crown reduction by 30% of 1 x Lime tree.

Application No: **HGY/2010/0113** Officer: Jill Warren  
 Decision: GTD Decision Date: 15/03/2010  
 Location: Veryan Court, Park Road N8 8JR  
 Proposal: Replacement of existing steel-framed windows / doors with new PVCu windows / doors.

Application No:	<b>HGY/2010/0115</b>	Officer:	Tara Jane Fisher	Decision Date:	16/03/2010
Decision:	REF				
Location:	10 The Viaduct N10 3QX				
Proposal:	Change of use to motor repair workshop.				
Application No:	<b>HGY/2010/0122</b>	Officer:	Jill Warren	Decision Date:	15/03/2010
Decision:	GTD				
Location:	Clemence Court, Lynton Road N8 8SP				
Proposal:	Replacement of existing single glazed steel framed windows with double glazed, aluminium framed windows.				
Application No:	<b>HGY/2010/0123</b>	Officer:	Valerie Okeiyi	Decision Date:	19/03/2010
Decision:	GTD				
Location:	3 Muswell Hill N10 3TH				
Proposal:	Use of property as two self-contained flats (Certificate of Lawfulness for an existing use).				
Application No:	<b>HGY/2010/0141</b>	Officer:	Valerie Okeiyi	Decision Date:	16/03/2010
Decision:	GTD				
Location:	Buckley Court, Carysfort Road N8 8RD				
Proposal:	Replacement of existing single-glazed steel framed windows with new double-glazed windows with PVCu frames.				
Application No:	<b>HGY/2010/0144</b>	Officer:	Valerie Okeiyi	Decision Date:	16/03/2010
Decision:	GTD				
Location:	Truro Court, Palace Road N8 8QN				
Proposal:	Replacement of existing single-glazed steel framed windows with new double-glazed windows with PVCu frames.				

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**WARD: Noel Park**


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Application No:	<b>HGY/2010/0004</b>	Officer:	Tara Jane Fisher	Decision Date:	16/02/2010
Decision:	REF				
Location:	17 Caxton Road N22 6TB				
Proposal:	Certificate of lawfulness for use of property into two self contained flats.				
Application No:	<b>HGY/2010/0008</b>	Officer:	Tara Jane Fisher	Decision Date:	16/02/2010
Decision:	GTD				
Location:	Unit 106, Wood Green Shopping City, High Road N22 6YD				
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x non-illuminated badge sign.				
Application No:	<b>HGY/2010/0043</b>	Officer:	Valerie Okeiyi	Decision Date:	23/02/2010
Decision:	GTD				
Location:	120 - 128 Mayes Road N22 6SY				
Proposal:	Change of use from B1 to B1 (business) / D1 (non-residential training centre).				

Application No:	<b>HGY/2010/0060</b>	Officer:	Jill Warren	Decision Date:	08/03/2010
Decision:	GTD				
Location:	121 Hewitt Avenue N22 6QE				
Proposal:	Erection of single storey rear ground floor extension.				
Application No:	<b>HGY/2010/0094</b>	Officer:	Michelle Bradshaw	Decision Date:	12/03/2010
Decision:	PERM DEV				
Location:	101 Gladstone Avenue N22 6JY				
Proposal:	Certificate of Lawfulness for the use of the property as two self contained flats.				
Application No:	<b>HGY/2010/0099</b>	Officer:	Ashwita Naidu	Decision Date:	10/03/2010
Decision:	GTD				
Location:	3 - 4 The Broadway N22 4HM				
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x projecting sign.				
Application No:	<b>HGY/2010/0101</b>	Officer:	Ashwita Naidu	Decision Date:	15/03/2010
Decision:	GTD				
Location:	3 - 4 The Broadway N22 4HM				
Proposal:	External and internal refurbishment of restaurant and installation of new single leaf, powered open/close entrance door and re spray shop front.				
Application No:	<b>HGY/2010/0102</b>	Officer:	Ruma Nowaz	Decision Date:	15/03/2010
Decision:	GTD				
Location:	Unit 4, Hollywood Green, 180 High Road N22 6EJ				
Proposal:	Installation of new shopfront, installation of 4 x satellite dishes and installation of 3 x air-conditioning units.				
Application No:	<b>HGY/2010/0103</b>	Officer:	Ruma Nowaz	Decision Date:	15/03/2010
Decision:	GTD				
Location:	Unit 4, Hollywood Green, 180 High Road N22 6EJ				
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.				
Application No:	<b>HGY/2010/0119</b>	Officer:	Subash Jain	Decision Date:	09/03/2010
Decision:	GTD				
Location:	Corner of Clarendon Road & Hornsey Park Road N8				
Proposal:	Development into garden of grass area on corner of Clarendon Road and Hornsey Park Road.				
Application No:	<b>HGY/2010/0136</b>	Officer:	Ashwita Naidu	Decision Date:	16/03/2010
Decision:	GTD				
Location:	111 Russell Avenue N22 6QA				
Proposal:	Erection of single storey rear extension and erection of rear dormer window with insertion of 2 x conservation rooflights to front elevation.				
Application No:	<b>HGY/2010/0138</b>	Officer:	Subash Jain	Decision Date:	11/03/2010
Decision:	GTD				
Location:	136 Russell Avenue N22 6PS				
Proposal:	Erection of single storey rear extension and erection of rear dormer window with insertion of 2 x conservation rooflights to front elevation.				

Application No: **HGY/2010/0153** Officer: Ashwita Naidu  
 Decision: GTD Decision Date: 17/03/2010  
 Location: 57 Westbury Avenue N22 6BS  
 Proposal: Installation of kitchen extract duct work, fresh air input grill, new pavours to the existing paved area facing Westbury Avenue and addition of a new timber felted flat roof extension (Amended description).

Application No: **HGY/2010/0155** Officer: Jill Warren  
 Decision: GTD Decision Date: 16/03/2010  
 Location: Unit 4, Hollywood Green, 180 High Road N22 6EJ  
 Proposal: Alterations to front elevation to existing ground floor unit four, including installation of ATM.

Application No: **HGY/2010/0157** Officer: Jill Warren  
 Decision: GTD Decision Date: 16/03/2010  
 Location: Unit 4, Hollywood Green, 180 High Road N22 6EJ  
 Proposal: Display of 3 x internally illuminated fascia signs and 1 x internally illuminated projecting sign.

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**WARD: Northumberland Park**


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Application No: **HGY/2009/1890** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/03/2010  
 Location: 34 Church Road N17 8AQ  
 Proposal: Change of use of part of ground floor of existing property from shop (A1) to shop and hot food takeaway (A1/A5). (Amended proposal).

Application No: **HGY/2009/2127** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 19/02/2010  
 Location: 801 High Road N17 8ER  
 Proposal: Conversion of an existing flat into two self contained flats.

Application No: **HGY/2010/0019** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 24/02/2010  
 Location: 14 Cheviot House, 242 Northumberland Park N17 0QD  
 Proposal: Replacement of existing double glazed windows with new double glazed windows fitted with extractor fan.

Application No: **HGY/2010/0057** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 08/03/2010  
 Location: 30 Church Road N17 8AQ  
 Proposal: Change of use from office (A2) to launderette (Sui Generis).

Application No: **HGY/2010/0133** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 18/03/2010  
 Location: 54 Birkbeck Road N17 8NG  
 Proposal: Retention of property as two self-contained flats.

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**WARD: St Anns**


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Application No:	<b>HGY/2009/2114</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	11/03/2010
Location:	94 Rutland Gardens N4 1JR		
Proposal:	Retention of 2 self-contained flats.		
Application No:	<b>HGY/2010/0023</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	23/02/2010
Location:	Outside Turners Court, 250 St Anns Road N15 5BW		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200mm (width) x 450mm (depth).		
Application No:	<b>HGY/2010/0024</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	23/02/2010
Location:	Outside 62 Black Boy Lane N15 3AR		
Proposal:	Installation of new green coloured telecommmunications cabinet 1600mm (height) x1200mm (width)x 450 mm(depth).		
Application No:	<b>HGY/2010/0050</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	23/02/2010
Location:	Opposite 273 St Anns Road N15 5RG		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200mm (width) x 450mm (depth)		
Application No:	<b>HGY/2010/0134</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	10/03/2010
Location:	91 Rutland Gardens N4 1JW		
Proposal:	Erection of rear dormer window with insertion of 2 x velux windows to front elevation (Certificate of Lawfulness for Proposed Use).		
Application No:	<b>HGY/2010/0163</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/03/2010
Location:	Outside 1 Suffolk Road N15 5RN		
Proposal:	Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).		

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**WARD: Seven Sisters**


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Application No:	<b>HGY/2009/1879</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	16/02/2010
Location:	68 Fairview Road N15 6LJ		
Proposal:	Erection of extension at rear first floor level.		
Application No:	<b>HGY/2010/0017</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/02/2010
Location:	70 Lealand Road N15 6JT		
Proposal:	Erection of front and rear dormer windows.		

Application No: **HGY/2010/0092** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 11/03/2010  
 Location: Land to rear of 14 Hermitage Road N4 1DB  
 Proposal: Demolition of existing garage / shed and erection of two storey building including basement and creation of lightwell, to provide 1 x two bed and 1 x three bed residential units.

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**WARD: Stroud Green**


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Application No: **HGY/2010/0053** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 04/03/2010  
 Location: 19 Oakfield Road N4 4NH  
 Proposal: Erection of 2 storey rear extension and conversion of existing 2 studio flats at first floor level into 1 x 2 bed flat (Amended Scheme).

Application No: **HGY/2010/0068** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 09/03/2010  
 Location: Flat D, 9 Ennis Road N4 3HD  
 Proposal: Installation of balcony to flat roof.

Application No: **HGY/2010/0071** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 09/03/2010  
 Location: 58 Mount View Road N4 4JR  
 Proposal: Creation of vehicle crossover.

Application No: **HGY/2010/0112** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 22/02/2010  
 Location: 1 Oxford Road N4 3HA  
 Proposal: Erection of second floor side extension.

Application No: **HGY/2010/0177** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 17/03/2010  
 Location: 32 Ridge Road N8 9LH  
 Proposal: Tree works to include crown reduction by 6-7m, removal of deadwood and reshaping of 1 x London Plane tree.

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**WARD: Tottenham Green**


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Application No: **HGY/2010/0072** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 05/03/2010  
 Location: 19 Colless Road N15 4NR  
 Proposal: Replacement of existing timber windows with PVCu double glazed windows

Application No: **HGY/2010/0074** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 05/03/2010  
 Location: Flat B, 8 Townsend Road N15 4NT  
 Proposal: Replacement of existing timber windows with PVCu double glazed windows.

Application No:	<b>HGY/2010/0078</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/03/2010
Location:	109 Stamford Road N15 4PH		
Proposal:	Replacement of existing timber windows with PVCu double glazed windows.		
Application No:	<b>HGY/2010/0097</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	22/02/2010
Location:	34 Hanover Road N15 4DL		
Proposal:	Erection of shed in rear garden including sauna and jacuzzi.		
Application No:	<b>HGY/2010/0129</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	10/03/2010
Location:	95 Broad Lane N15 4DW		
Proposal:	Erection of first floor rear extension.		
Application No:	<b>HGY/2010/0161</b>	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	08/03/2010
Location:	1-13 Herbert Road N15 4PE		
Proposal:	Approval of Details pursuant to Condition 3 (materials) Condition 6 (threshold and boundary walls) and Condition 12 (refuse and waste storage) attached to planning permission HGY/2008/1293.		
Application No:	<b>HGY/2010/0322</b>	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	05/03/2010
Location:	Garages at Harold Road/Newton Road N15		
Proposal:	Approval of details pursuant to condition 14 (Solar Pre Heating of Water) attached to planning permission HGY/2007/1502.		

---

**WARD: Tottenham Hale**


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Application No:	<b>HGY/2009/1160</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	16/02/2010
Location:	182 Shelbourne Road N17 9YA		
Proposal:	Conversion of existing workman's club into 7 self contained units consisting of 3 x one bed, 1 x two bed and 3 x three bed and erection of first and second floor extension. (Revised Scheme)		
Application No:	<b>HGY/2009/2048</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/03/2010
Location:	57 Scales Road N17 9HD		
Proposal:	Erection of single storey rear extension to provide habitable space incorporating new gate access from highway and replacement of existing garage door with new window.		
Application No:	<b>HGY/2010/0041</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/03/2010
Location:	118 Kessock Close N17 9PW		
Proposal:	Replacement of existing windows and doors with double-glazed windows and doors.		



Application No: **HGY/2010/0091** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 09/03/2010  
 Location: 486 High Road N17 9JF  
 Proposal: Change of use from A1 (shop) to A2 (financial and professional services).

Application No: **HGY/2010/0146** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 17/03/2010  
 Location: 1 Carew Road N17 9BA  
 Proposal: Erection of rear dormer with insertion of 1 x velux window to front elevation to facilitate loft conversion (Certificate of Lawfulness).

Application No: **HGY/2010/0154** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 17/03/2010  
 Location: 23 Vicarage Road N17 0BB  
 Proposal: Erection of two storey side extension with 2 x skylights, erection of first floor extension including french doors to rear of property.

Application No: **HGY/2010/0169** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 05/03/2010  
 Location: 7 Erskine Crescent N17 9PR  
 Proposal: Replacement of existing windows with UPVC windows.

---

**WARD: West Green**


---

Application No: **HGY/2010/0067** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 09/03/2010  
 Location: 78B Langham Road N15 3LX  
 Proposal: Erection of rear dormer window and insertion of 3 velux windows to front roofslope (amended scheme).

Application No: **HGY/2010/0104** Officer: Jill Warren  
 Decision: REF Decision Date: 15/03/2010  
 Location: 3 Linden Road N15 3QB  
 Proposal: Erection of single storey rear extension, erection of rear dormer window and conversion of property into 3 x one bed self-contained flats.

Application No: **HGY/2010/0121** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 15/03/2010  
 Location: 23 Downhills Park Road N17 6PE  
 Proposal: Conversion of property into 2 x self-contained flats.

---

**WARD: White Hart Lane**


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Application No: **HGY/2010/0015** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 18/02/2010  
 Location: 108 Devonshire Hill Lane N17 7NH  
 Proposal: Demolition of existing extension and erection of single storey rear extension

Application No: **HGY/2010/0081** Officer: Jill Warren  
 Decision: REF Decision Date: 10/03/2010  
 Location: 291 The Roundway N17 7AJ  
 Proposal: Formation of vehicle crossover.

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**WARD: Woodside**


---

Application No: **HGY/2009/1363** Officer: Jill Warren  
 Decision: PERM DEV Decision Date: 16/02/2010  
 Location: 24 Selborne Road N22 7TL  
 Proposal: Certificate of Lawfulness for erection of single storey rear extension and roof extension, and insertion of 2 x velux windows to front elevation.

Application No: **HGY/2010/0009** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 16/02/2010  
 Location: 576A Lordship Lane N22 5BY  
 Proposal: Retrospective application for the demolition of existing shed and erection of single storey outbuilding.

Application No: **HGY/2010/0059** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 04/03/2010  
 Location: 57 Park Avenue N22 7EY  
 Proposal: Removal of existing garage to rear and erection of garden room.

Application No: **HGY/2010/0066** Officer: Subash Jain  
 Decision: GTD Decision Date: 08/03/2010  
 Location: Woodside Learning Centre, White Hart Lane N22  
 Proposal: Formation of vehicle crossover at front of site into temporary car park.

Application No: **HGY/2010/0075** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/03/2010  
 Location: 4 Janet Court, Canning Crescent N22 5SR  
 Proposal: Replacement of existing widows with UPVC double glazed windows.

Application No: **HGY/2010/0079** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 11/03/2010  
 Location: 734 Lordship Lane N22 5JP  
 Proposal: Variation of condition 5 attached to planning permission HGY/2009/1351 to allow 24-hour use of the proposed taxi operation.

Application No: **HGY/2010/0086** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 12/03/2010  
 Location: Flat A, 490 Lordship Lane N22 5DE  
 Proposal: Demolition of existing building and erection of three storey building including basement level to provide six self contained flats and A1 unit at ground floor level with associated parking/storage.

Application No: **HGY/2010/0319** Officer: Matthew Gunning  
Decision: GTD Decision Date: 10/03/2010  
Location: Freemasons Arms, 646 Lordship Lane N22 5JH  
Proposal: Non-material amendments to approved planning applicaiton reference APP/Y5420/A/08/2083612 to redesign the interior of the building and relocate cycle store from basement to ground level.

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**WARD: Not Applicable - Outside Borough**

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Application No: **HGY/2010/0228** Officer: Matthew Gunning  
Decision: RNO Decision Date: 05/03/2010  
Location: Beechwood House, 43 Hampstead Lane N6  
Proposal: Demolition of existing open air swimming pool and associated buildings, and replacement with new enclosed swimming pool building within the footprint of existing pool structure and associated landscaping, to be used for ancillary purposes to existing dwelling (class C3) (Observations to L.B. Camden)

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Agenda item:

[ ]

**Planning Committee** **On 12<sup>th</sup> April 2010**

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

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

Wards(s) affected: **All**

Report for: **Planning Committee**

**1. Purpose**

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

**2. Summary**

Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 8<sup>th</sup> March 2010 Planning Committee meeting.

**3. Recommendations**

That the report be noted.

Report Authorised by: .....

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

Contact Officer: **Ahmet Altinsoy**  
**Development Management Support Team Leader**

**Tel: 020 8489 5114**

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

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

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

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Planning Committee 12 April 2010

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### **February 2010 Performance**

In February 2010 there were 103 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 1)

60% of minor applications were determined within 8 weeks (9 out of 15 cases)

90% of other applications were determined within 8 weeks (78 out of 87 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 February, there were 1500 planning applications determined, with performance in each category as follows -

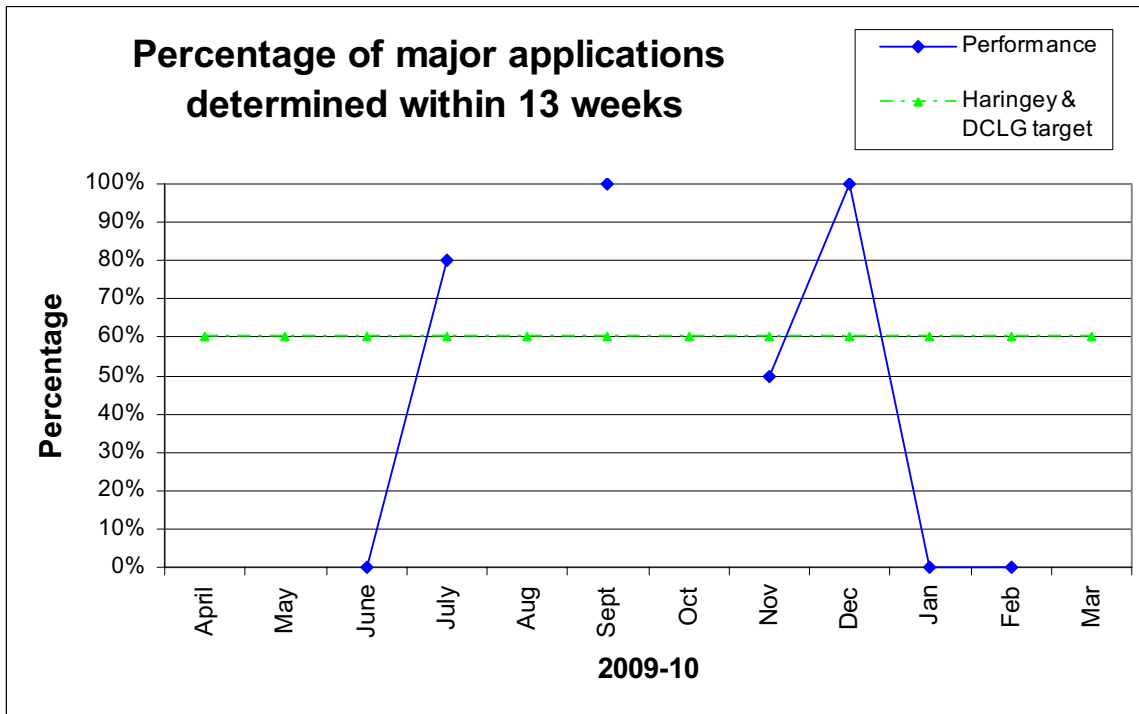
63% of major applications were determined within 13 weeks (10 out of 16)

76% of minor applications were determined within 8 weeks (247 out of 327 cases)

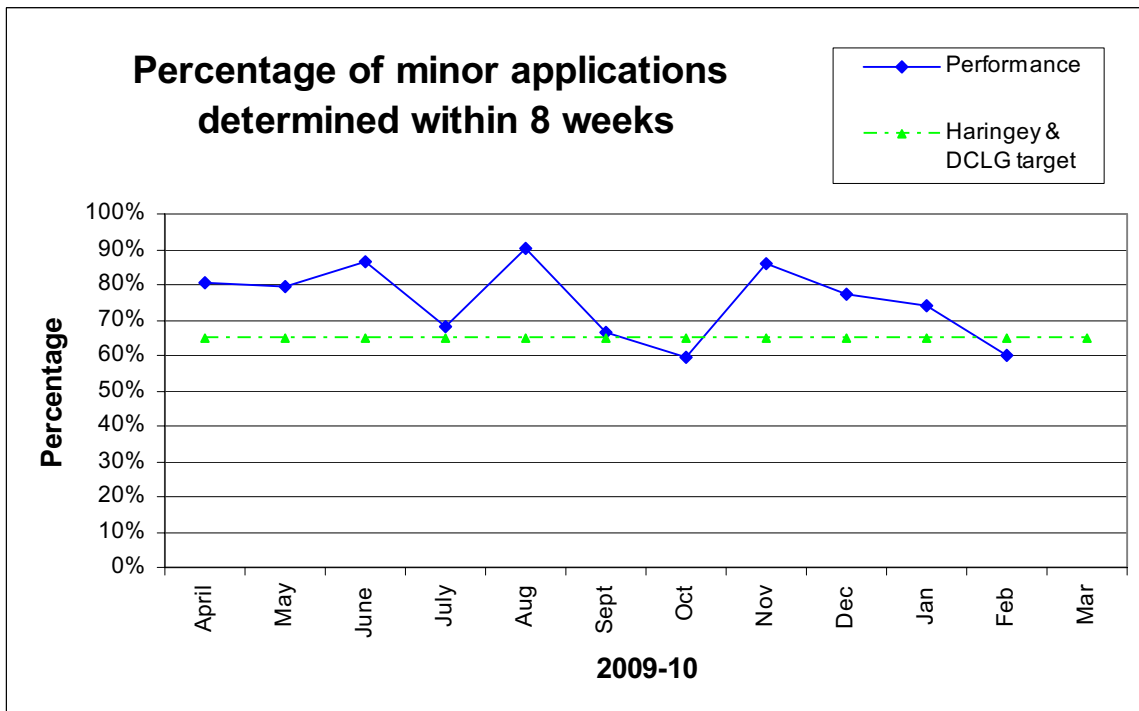
87% of other applications were determined within 8 weeks (1011 out of 1157 cases)

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

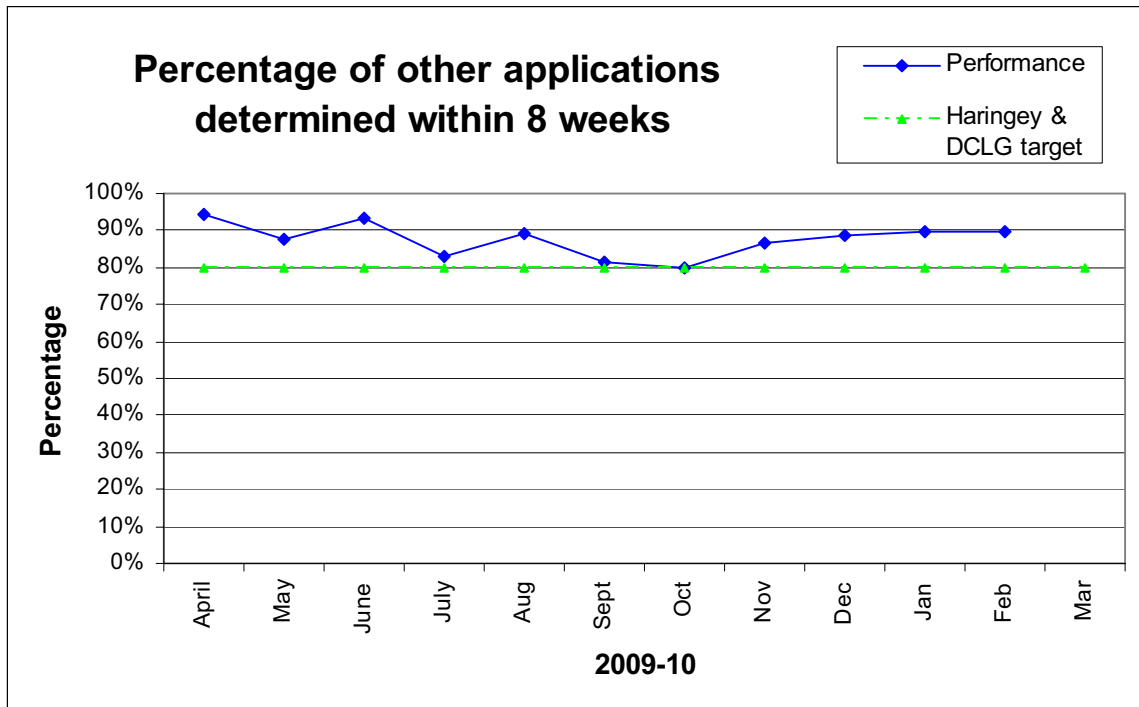
**Major Applications 2009/10**



**Minor Applications 2009/10**





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

In the 12 month period March 2009 to February 2010 there were 1640 planning applications determined, with performance in each category as follows -

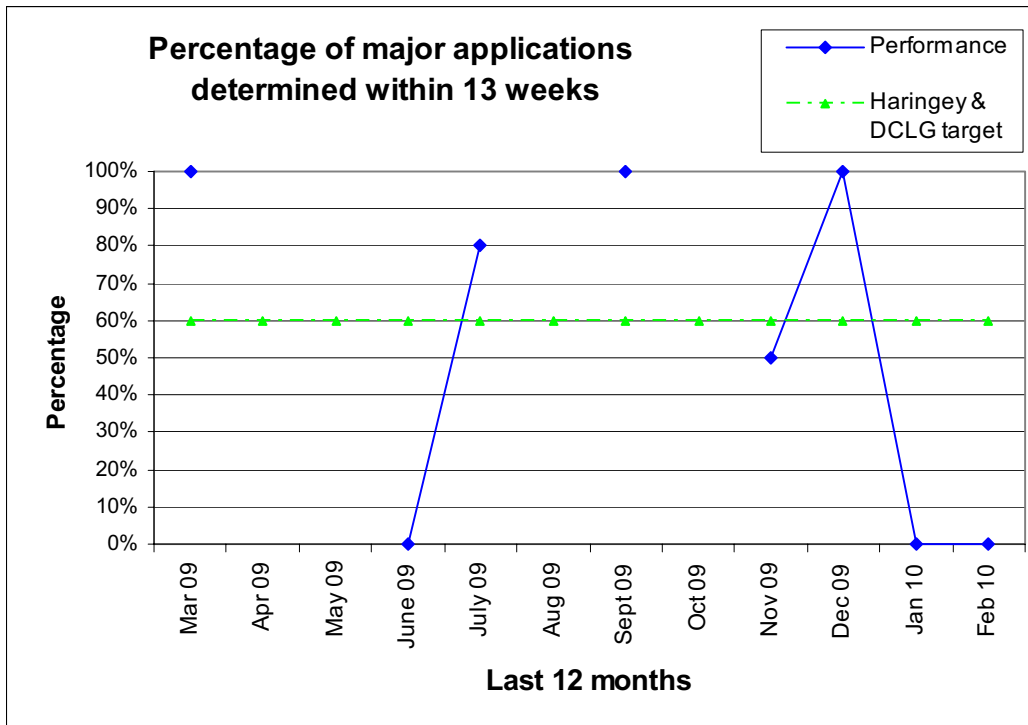
67% of major applications were determined within 13 weeks (12 out of 18)

77% of minor applications were determined within 8 weeks (274 out of 358 cases)

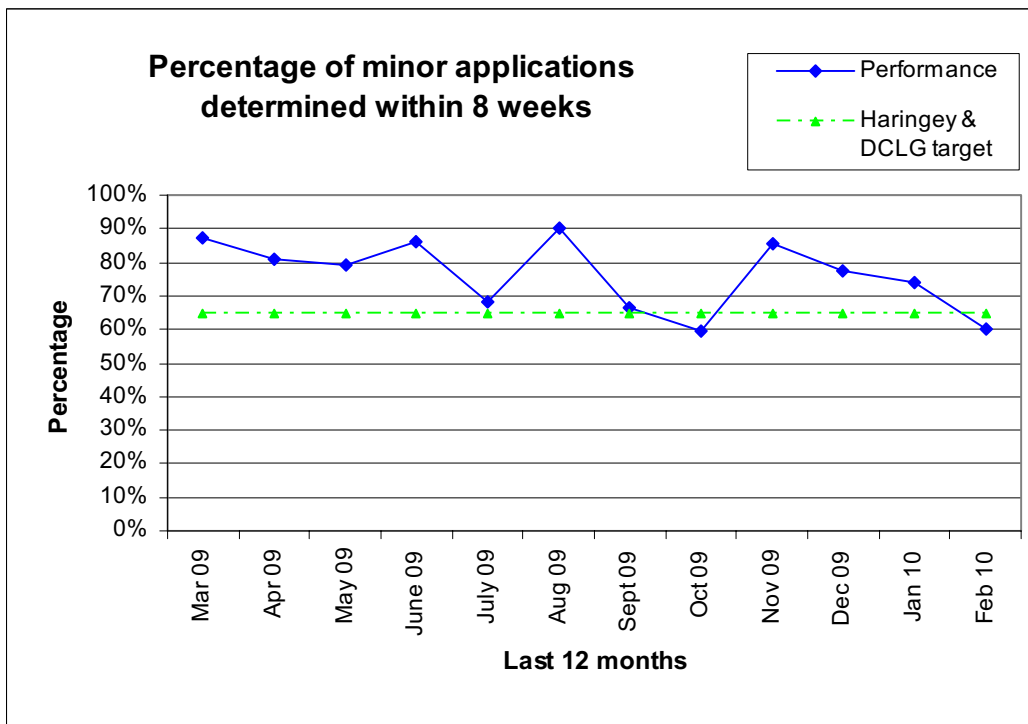
88% of other applications were determined within 8 weeks (1106 out of 1264 cases)

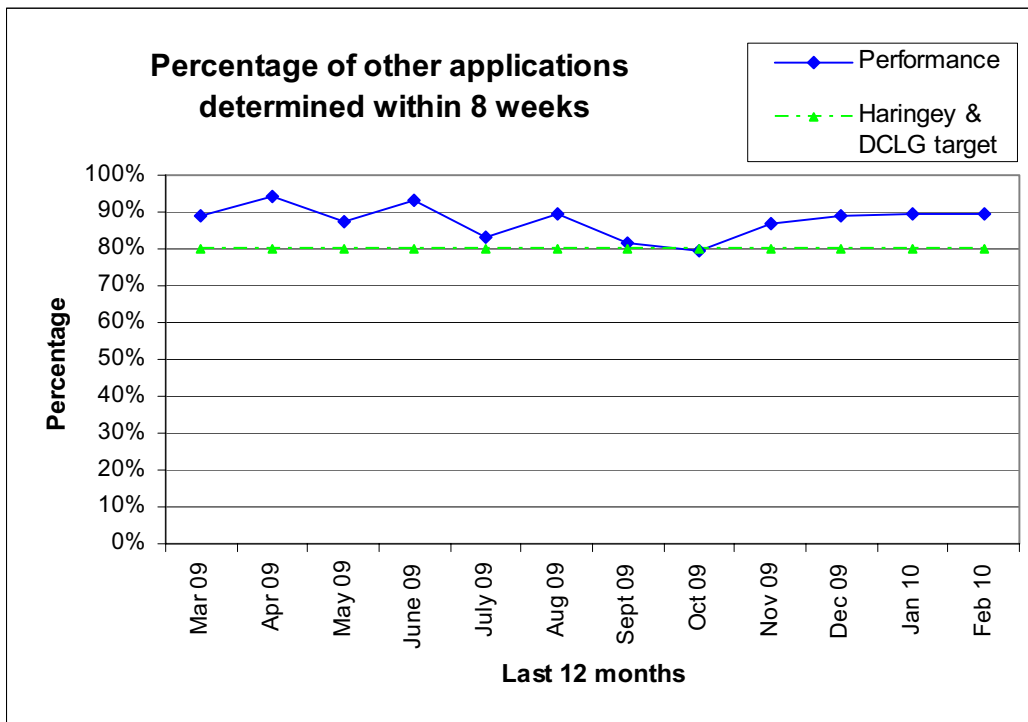
The 12 month performance for each category is shown in the following graphs:

**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**

**February 2010 Performance**

In February 2010, excluding Certificate of Lawfulness applications, there were 93 applications determined of which:

73% were granted (68 out of 93)

27% were refused (25 out of 93)

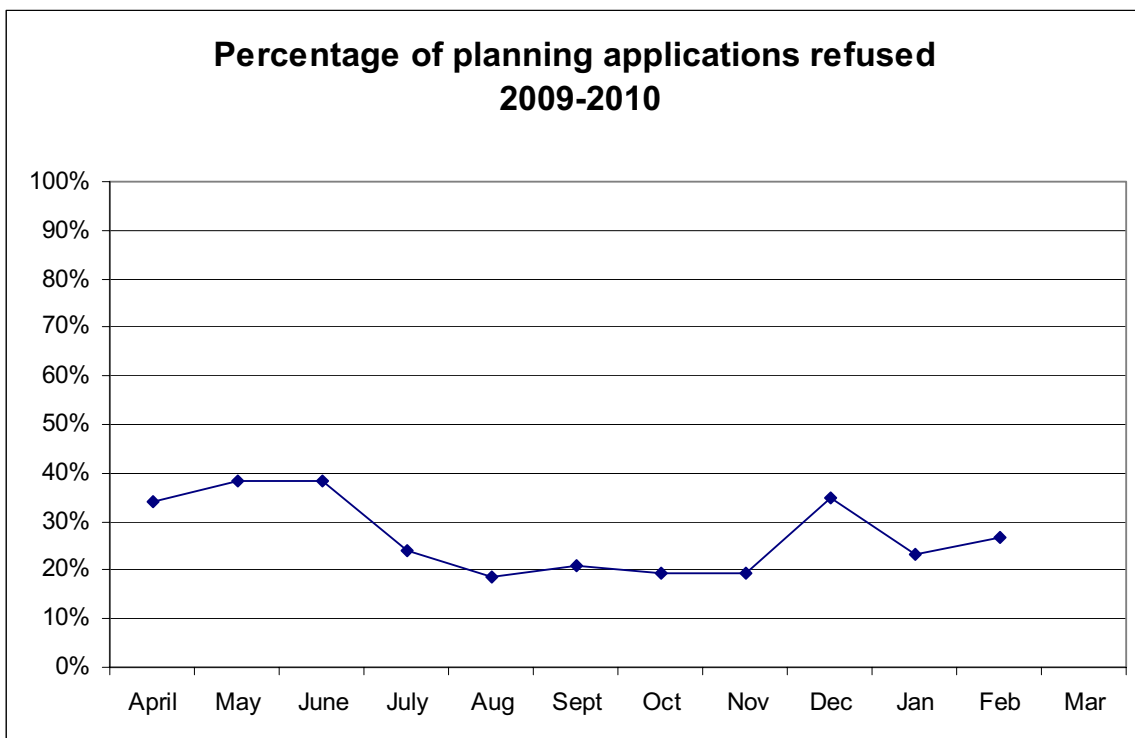
**Year Performance – 2009/10**

In the financial year 2009/10 up to the end of February, excluding Certificate of Lawfulness applications, there were 1266 applications determined of which:

73% were granted (923 out of 1266)

27% were refused (343 out of 1266)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**February 2010 Performance**

In February 2010 there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

0% of appeals allowed on refusals (0 out of 5 cases)

100% of appeals dismissed on refusals (5 out of 5 cases)

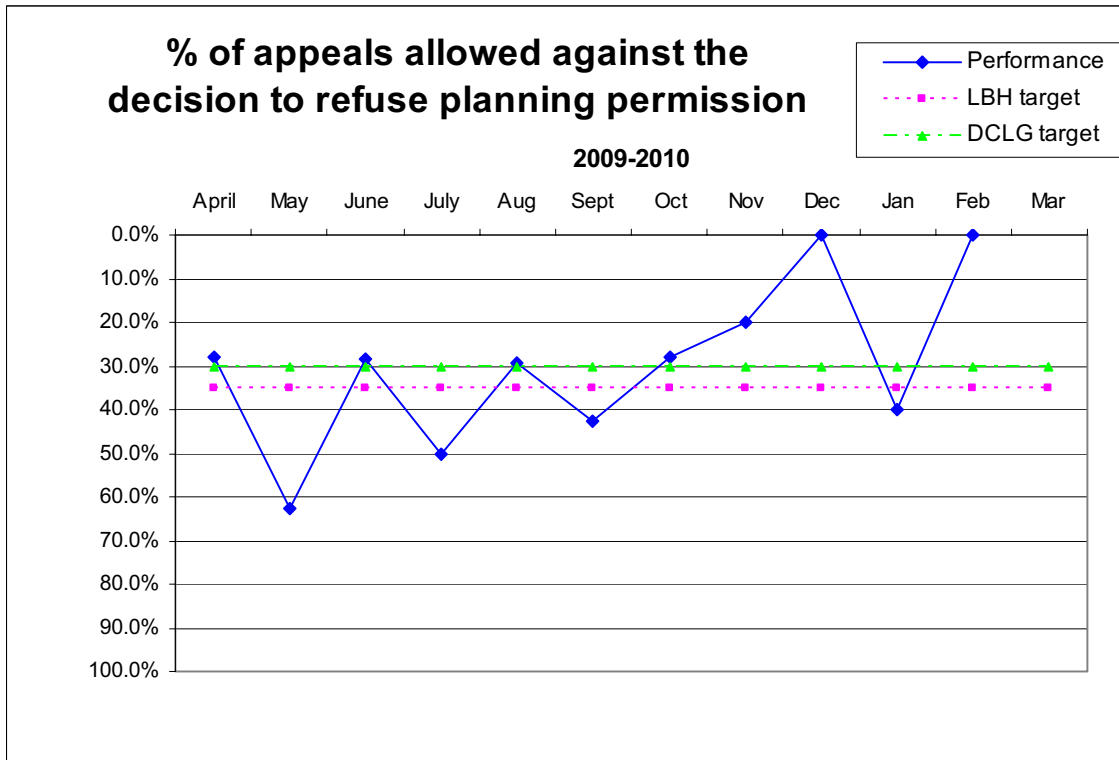
**Year Performance – 2009/10**

In the financial year 2009/10, up to the end of February, there were 104 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

31.7% of appeals allowed on refusals (33 out of 104 cases)

68.3% of appeals dismissed on refusals (71 out of 104 cases)

The monthly performance is shown in the following graph:



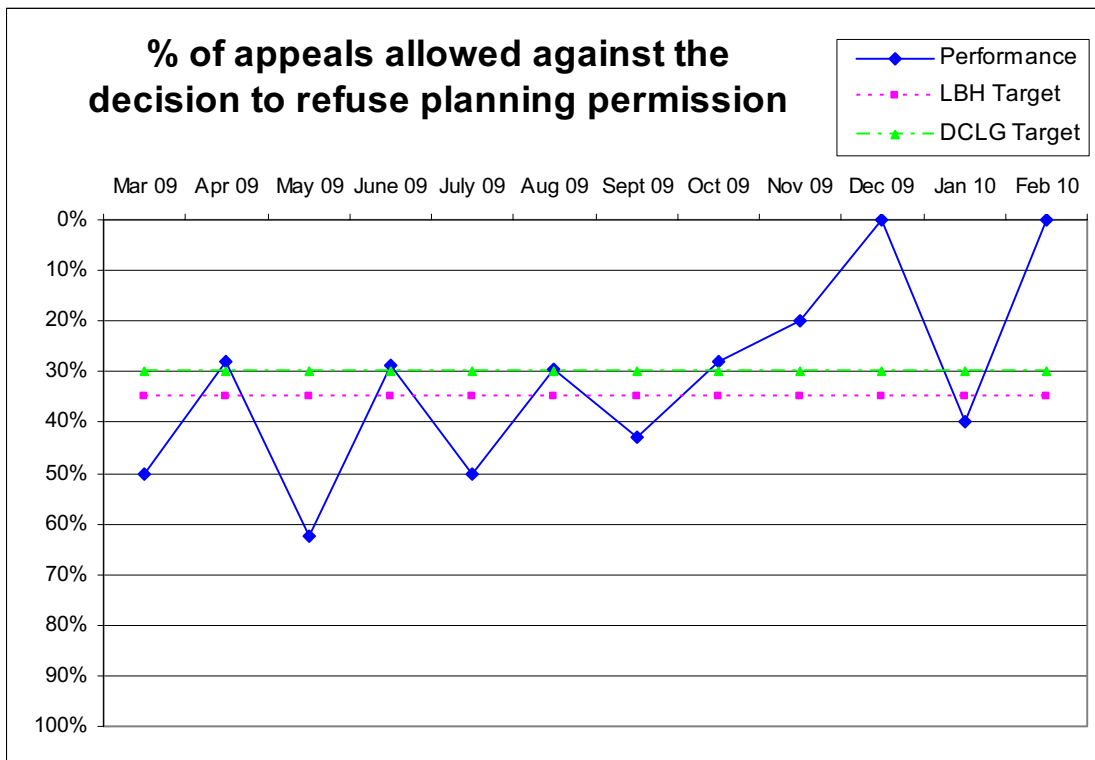
**Last 12 months performance – March 2009 to February 2010**

In the 12 month period March 2009 to February 2010 there were 112 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33.0% of appeals allowed on refusals (37 out of 112 cases)

67.0% of appeals dismissed on refusals (75 out of 112 cases)

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



**Background/Targets**

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

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

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

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

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

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



Planning Committee 12 April 2010

## **Building Control Performance Statistics**

### **February 2010 Performance**

In February 2010 Building Control received 139 applications which were broken down as follows:-

51	Full Plans applications;
73	Building Notice applications;
15	Initial Notices and
0	Regularisation applications.

Performance on these applications in February was as follows:

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

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

90% were fully checked within 15 days (against a target of 85%)

Within the same period, Building Control also received:

Notification of 33 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in February 2010, there were 70 commencements and 643 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 STATS FOR COMMITTEE MEETING**  
**February 2010**

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

None

**ENFORCEMENT NOTICES SERVED**

126 Norfolk Avenue N17

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. 58 Acacia Road N22, alleged HMO, 09/02/10
2. 73 Stirling Road N22, alleged HMO, 09/02/10
3. 112 Woodside Road N22, alleged HMO, 09/02/10
4. 18 Downhills Park Road N17, unauthorised conversion to 3 flats, 22/02/10
5. 50 Westbeech Road N22, alleged HMO, 25/02/10

**SECTION 215 (Untidy Site) NOTICE SERVED**

16 Woodside Road N22, untidy site, 09/02/10

**PROSECUTIONS SENT TO LEGAL**

1. 1 St Margarets Road N17

**APPEAL DECISION**

**SUCCESSFUL PROSECUTIONS**

1. 11 Burgoyne Road N4, unauthorised conversion, 04/02/10
2. 21 Cumberton Road N17, Unauthorised UPVC Window/Door Replacement & Dish On Property, 15/02/10

**CAUTIONS**

1. 845 High Road N17, unauthorised building works, 11/02/10
2. 6 Earlham Grove N22, departure from approved plans for 2 flats, 11/02/10
3. 501 High Road N17, Unauthorised Sign On Shop In Conservation Area, 03/02/10

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Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 12<sup>th</sup> April 2010</b>
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Report Title: <b>Town &amp; Country Planning Act 1990</b>		
<b>Town &amp; Country Planning (Trees) Regulations 1999</b>		
Report of: <b>Marc Dorfman Director of Urban Environment</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: <b>Tottenham Green</b></td> <td style="width: 50%; padding: 5px;">Report for: <b>Planning Committee</b></td> </tr> </table>	Wards(s) affected: <b>Tottenham Green</b>	Report for: <b>Planning Committee</b>
Wards(s) affected: <b>Tottenham Green</b>	Report for: <b>Planning Committee</b>	
<b>1. Purpose</b> The following reports recommend Tree Preservation Order be confirmed.		
<b>2. Summary</b> Details of confirmation of Tree Preservation Order against trees located at: 1. Fortis Green Reservoir, Southem Road N2		
<b>3. Recommendations</b> To confirm the attached Tree Preservation Order. <div style="text-align: right; margin-top: 10px;"> </div>		
Report Authorised by: ..... <div style="text-align: center; margin-top: 10px;"> <b>Marc Dorfman</b>  <b>Assistant Director Planning &amp; Regeneration</b> </div>		
Contact Officer: <b>Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span>		
<b>4. Local Government (Access to Information) Act 1985</b> With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file. The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.		

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PLANNING COMMITTEE 12 APRIL 2010

TOWN AND COUNTRY PLANNING ACT 1990

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

SUMMARY

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

REPORT

The trees are located at: Fortis Green Reservoir, Southern Road N2

Species: W1 - various species including Oak, Silver Birch, Hawthorn and Field Maple  
G1 - various species including Oak, Silver Birch, Hawthorn and Field Maple  
T1 - T2 - Black Poplar

Location: Area south of existing allotments site

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The woodland is of high amenity value, being clearly visible from a public place.
2. The majority of trees appear healthy for their species and age.
3. The woodland is of significant benefit to local wildlife, increasing local biodiversity, in an area of deficiency.
4. This reservoir site is designated within the Council's Unitary Development Plan (2006) as a being 'Significant Local Open Land' and a Borough 'Grade II Ecologically Valuable Site' (Policy OS3, - 'Significant Local Open Land; (SLOL)' and Policy OS6 - 'Ecologically Valuable Sites').

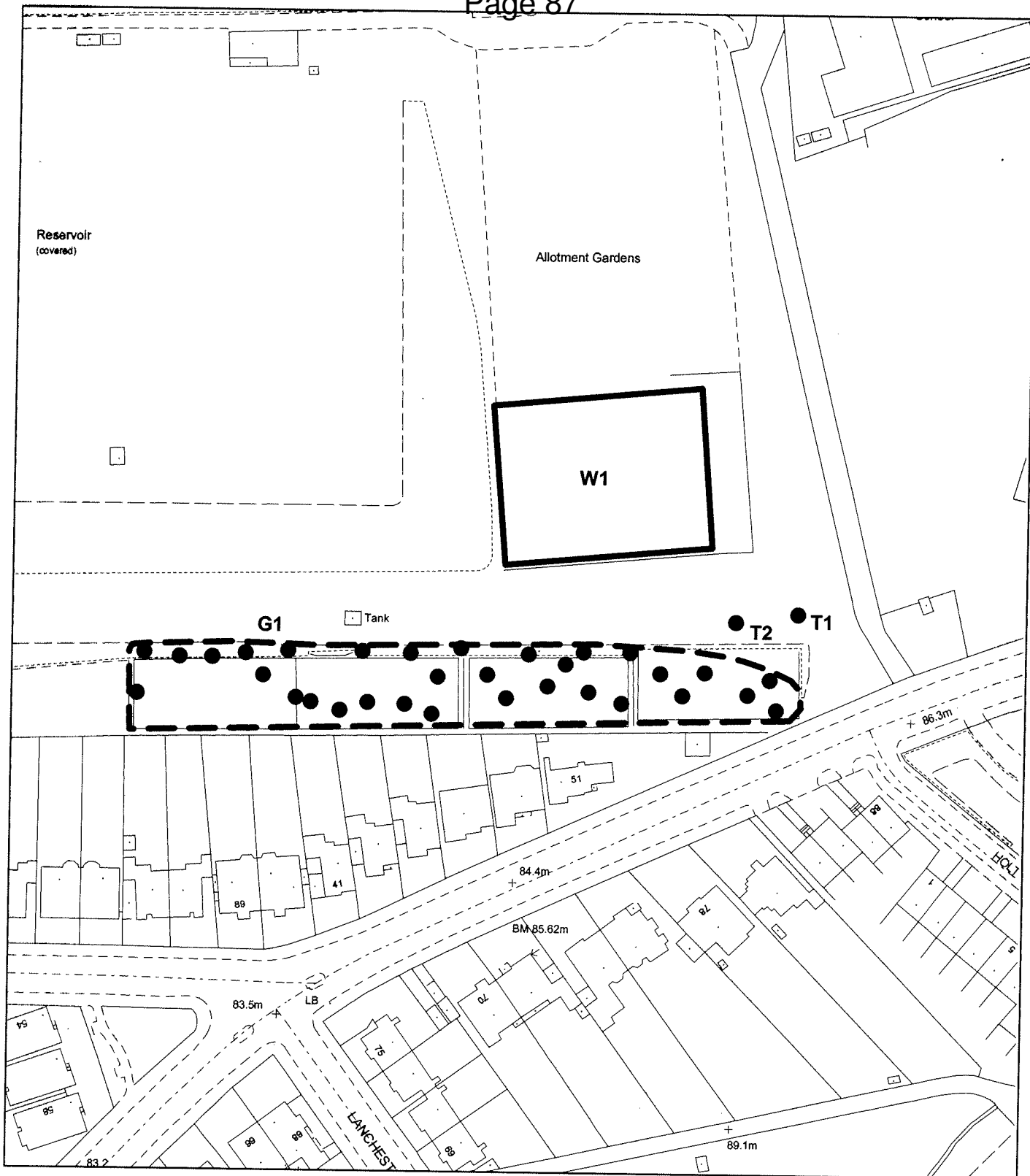
No objections have been received in regard to the TPO.

RECOMMENDATION

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

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

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### Site plan

**Fortis Green Reservoir, Southern Road, N2**

**T1 - T2: Black Poplar**

**W1 - G1: various species incl. Oak, Silver Birch, Hawthorn and Field Maple**

**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	12/04/2010

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Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>12 April 2010</b>
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Report Title: <b>700-702 High Road (and land to rear with frontage onto Argyle Passage and Bromley Road), N17 0AE</b>
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Report of: <b>Niall Bolger Director of Urban Environment</b>
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Wards(s) affected: <b>Northumberland Park</b>	Report for: <b>Planning Committee</b>
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<p><b>Purpose: To advise and obtain Members agreement to an amendment to the proposed Section 106 Agreement associated with planning application HGY/2009/1122 for the demolition of existing buildings behind retained façades and erection of a 1 x four storey building comprising 6 x two bed, 3 x three bed flats and 1 retail/ commercial unit; erection of a 1 x three storey building comprising 3 x three bed flats; the erection of 4 two storey houses (comprising 2 x three bed and 2 x four bed) to front onto Argyle Passage and Bromley Road; provision of 2 disabled parking spaces and associated landscaping.</b></p>
---

<p><b>Summary: In order to help with the viability of the scheme to enable it to be built it is necessary to reduce the costs of implementation. It is considered necessary to reduce the cost burden of the Section 106 Agreement upon the scheme. It has therefore been decided to recommend that the Education costs previously agreed by the Planning Committee be omitted. This will help to improve the viability of the scheme in the current economic climate and will enable the development to take place. This will have the benefit of regenerating the site improving the appearance of the locality.</b></p>
--

<p><b>Recommendations: That the Committee note and agree the changes to the proposed Section 106 agreement to omit the need to pay the previously agreed Education Contribution of £70,000.</b></p>
---

Report Authorised by: <i>Paul Smith</i> .....
---

*PP*  
**Marc Dorfman**  
Assistant Director Planning Policy & Development

<p>Contact Officer: <b>Matthew Gunning</b> Development Management Team Leader North Tel: 020 8489 5290</p>
--

<b>1. Local Government (Access to Information) Act 1985</b>
---

<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>
---

## REPORT

**Planning Ref:** HGY/2009/1122

- 1.1 An application (reference HGY/2009/1122) for the redevelopment of this site to provide a total of 16 residential units and one retail/ commercial unit (105sqm) was considered by the Planning Committee on 9<sup>th</sup> Novemebr 2009 and Members resolved to grant planning permission subject to a Section 106 agreement, which comprised of the following:
- Education £70,000 - associated with the provision of facilities and services arising from additional demand generated for school places;
  - Highways Contribution £30,000 – a contribution towards improvement to footways along Tottenham High Road;
  - Affordable housing – requiring not less than 50% of the identified residential units be provided as affordable housing and retained in perpetuity as intermediate housing and social housing;
  - A recovery cost / administration / monitoring of £5,000.00;
  - Total - £105,000.00 with the average cost per unit equating to £6,563 per unit (£1,329 per bed space).
- 1.2 The scheme was and continues to be 100% affordable housing comprising social rent (44 %) and Intermediate (56 %).
- 1.3 Since the decision to resolve to grant planning permission subject to the signing of a Section 106 agreement, the applicant's have submitted a 'GLA/Three Dragons Appraisal' which assesses the viability of the scheme based on Residual Value Analysis.
- 1.4 The use of the Development Control Toolkit developed by Three Dragons is recommended in paragraph 3.52 of the London Plan (Consolidated with Alterations since 2004) and paragraph 18.13 of the London Plan Housing SPG. The London Plan states that Boroughs should take account of the individual circumstances of the site, the part of the borough in which the site lies, the availability of public subsidy and other scheme requirements. The London Plan Housing SPD states that viability appraisals can be used to justify planning applications "to ensure that Section 106 requirements do not make a scheme unviable".
- 1.5 Under most circumstances, a planning permission for residential use, even with an element of affordable housing will raise the site value beyond its existing use. In negotiating contributions account of the differing circumstances by which land is brought forward for residential development and site specific costs need to taken into account.

- 1.6 In understanding whether development is viable it is important to distinguish between 'scheme viability', and 'site viability'. A scheme may 'stack up' for residential or mixed use development but if the value generated by that scheme does not exceed the value of the site in its current use, then the site is very unlikely to come forward for development.
- 1.7 In this case the existing use value (EUV) of the site is the benchmark from which viability is being measured. The existing use value (£800,000) has been calculated by taking the value of the buildings that previously occupied the site, minus the construction costs to rebuild them. The site is now entirely vacant and derelict as a result of a fire which happened over two years ago. The results of the 3 Dragons Toolkit viability appraisal demonstrates that the scheme for 100 per cent affordable housing would generate a residual value of £610,000. This results in a shortfall of £190,000, when compared with the existing use value.
- 1.8 The toolkit has 'benchmark' values which vary by house type and by borough. These default values are based on estimates of appropriate borough averages for October 2008. The built costs are - Houses @ £1,104 per square metre, Flats @ £1,796 pre square metre. The appraisal also includes some exceptional costs; namely the cost incurred to meet Code 3 or above and contamination clean up costs. Officers would argue that the cost (£52,723.00) to meet Code 3 is contained within the default built costs. The contamination/ clean up costs are reasonable given the site's history and the fact that a part of the site is contaminated and given the presence of below ground petrol tanks on site. A fairly standard 17% developer's profit has been applied.
- 1.9 The applicant's argue that the provision of larger units to meet HCA standards, to support 100% affordable housing schemes, results in significantly greater built costs per unit than market housing. Their appraisal is based on HCA grant funding at £29,000 per person on social rent accommodation and £15,000 per person on intermediated accommodation. In this case the overall grant funding appears to be slightly higher than that which may be finally provided.
- 2.0 It is considered that because the residual value does not exceed alternative site values, this development is unlikely to take place. It is considered that a previous scheme for this site (LPA Ref: HGY/2008/0959) did not progress because of similar difficulties in negotiating planning obligations/ Section 106. It is considered to point out that the development of this site is needed because of the condition of the site and the need for regeneration in the area. The site falls within the 'Tottenham High Road Regeneration Corridor'.
- 2.1 It is considered that in order to help with the viability of the scheme to enable it to be built it is necessary to reduce the costs of implementation. One way of doing this is to reduce the cost burden of the Section 106 Agreement upon the scheme. It has therefore been decided to recommend that the Education costs previously agreed by the Planning Committee be omitted. This will help to improve the viability of the scheme in the current economic climate and will

enable the development to take place. This will have the benefit of regenerating the site improving the appearance of the locality. It is considered that the economic climate will not improve significantly in the short to medium term.

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

- A contribution of £30,000.00 sought towards improvement to footways along Tottenham High Road;
- Not less than 50% of the identified residential units shall be provided as affordable housing and retained in perpetuity as intermediate housing and social housing;
- Plus a recovery costs / administration / monitoring of £5,000.00. This gives a total amount for the contribution of £35,000.00.

That following completion of the Agreement referred to in above, planning permission be granted in accordance with the relevant drawings and the conditions/ informatives contained within the Officer's report and considered by the Planning Committee on 9<sup>th</sup> Novemebr 2009 and the additional condtions/ informatives imposed by the Committee arising from the decsion to resolve to approve this application.





Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 12<sup>th</sup> April 2010</b>
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<b>Report Title: Planning applications reports for determination</b>		
<b>Report of: Niall Bolger Director of Urban Environment</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"><b>Wards(s) affected: All</b></td> <td style="width: 50%; padding: 5px;"><b>Report for: Planning Committee</b></td> </tr> </table>	<b>Wards(s) affected: All</b>	<b>Report for: Planning Committee</b>
<b>Wards(s) affected: All</b>	<b>Report for: Planning Committee</b>	
<b>1. Purpose</b>		
Planning applications submitted to the above Committee for determination by Members.		
<b>2. Summary</b>		
All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.		
<b>3. Recommendations</b>		
See following reports.		
Report Authorised by: <b>Marc Dorfman</b> Assistant Director Planning & Regeneration		
<b>Contact Officer: Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span>		
<b>4. Local Government (Access to Information) Act 1985</b>		
Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.		
The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 12 April 2010

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2010/0055

**Ward:** Alexandra

**Date received:** 07/01/2010

**Last amended date:** N / A

**Drawing number of plans:** 18631A-1 - 14 incl.; 0819 A-G000A; 0819 A-F-G200-P-00-01B; 0819 A-KS1-G200-P-00-01B; 0819 A-KS2-G200-P-00-01B; 0819 A-KS2-G200-P-01-01A; 0819 A-F-G200-P-Rf-01A; 0819 A-KS1-G200-P-Rf-01A; 0819 A-KS2-G200-P-Rf-01A; 0819 A-F-G200-E-01A; 0819 A-KS1-G200-E-01B; 0819 A-KS2-G200-E-01B; 0819 A-F-G200-S01A; 0819 A-KS1-G200-S01A; 0819 A-KS1-G200-S01A; 0819 B-500; 0819-LA-G700 - 705 incl., 710, 711, 713, 715 - 720 incl., 740, 750 all rev 3

**Address:** Rhodes Avenue Primary School, Rhodes Avenue N22 7UT

**Proposal:** Refurbishment, extensions and new build to create expansion from two form to three form entry, with associated landscaping.

**Existing Use:** D1 Education

**Proposed Use:** D1 Education

**Applicant:** Ms Claire Barnes Haringey Council

**Ownership:** Haringey Council

## PLANNING DESIGNATIONS

Listed Buildings

Private Roads

Road Network: Borough Road

**Officer Contact:** Matthew Gunning

## RECOMMENDATION

GRANT PERMISSION subject to conditions

## SITE AND SURROUNDINGS

Rhodes Avenue Primary School covers approximately 1.5ha (c.3.7 acres) and is located in the north west of the borough, approximately 1.2 km away from the centre of Muswell Hill. The school consists of an existing 1930s reverse C-shaped building surrounded by later single storey buildings, hard and soft landscaping and grassed areas. The original 1930s school building was designed around a quadrangle, with the classrooms being positioned to have a south-eastern aspect. The school forms part

of a larger schools complex with Alexandra Park School located to the north. Rhodes Avenue forms the western site boundary and Albert Road Recreation Ground the eastern boundary.

Albert Road Recreation Ground and Muswell Hill Golf Course, which is located to the west of the site, falls within Metropolitan Open Land (MOL) and also an area of Local Ecological Value. To the south of the site is an area of cops land known as the Spinney which is also of local ecological value and which is owned by the Council but jointly managed by the school.

The school site was formerly the site of a large house that stood in fairly extensive formal gardens and parkland: Tottenham Wood House. The house was demolished in 1930s. The surviving portico of the house c.1800 (a listed structure) is located in a landscaped area in the southern corner of the school grounds. This area of the school also includes a large cedar tree of significance.

The surrounding area is residential in character consisting largely of properties built during the early 20th century. There is a level difference of approximately 3m down the site from Rhodes Avenue with a cross fall north to south. The school is accessed via a shared vehicular access which runs along the side of No 4 Rhodes Avenue and which also provides access to Alexandra Park School. There is also a pedestrian access for pupils and parents along the frontage of the site on Rhodes Avenue.

The school which currently has an Ofsted excellence rating provides places for 472 pupils with a catchments area of under 1 mile. The school has many after school clubs and extra curricular activities

The school is located approximately 850m from Bounds Green underground station and 1km from Alexandra Palace Rail Station.

## **PLANNING HISTORY**

OLD/1988/1573 - Extension of Planning Permission to enable retention of single mobile classroom for a further period of 5 years – Approved 26/01/1988

HGY/1992/0790 - Retention of portacabin on eastern side of site for use as a temporary classroom – Approved 29/09/1992

HGY/2004/2263 - Provision of temporary portacabin building to provide playcentre facilities – Approved 09/12/2004

HGY/2004/2377 - Provision of demountable playcentre – Approved 11/01/2005

HGY/2008/0755 - Replacement of existing crittal windows with PVCU double glazed windows and replacement of existing roof coverings with new roof coverings – Approved 27/05/2008

HGY/2009/2155 - Installation of temporary metal storage container (for maximum of 3 years) in school grounds. – Approved 09/02/2010

## DETAILS OF PROPOSAL

The proposal is for a combination of refurbishment and new build. A new foundation stage building, which will replace the existing Nursery building, will be located to the front of the site. In the very northern corner of the site next to the Alexandra Park School a large extension (combination of single and two-storey) will be erected following the demolition of existing single storey buildings. This new accommodation will accommodate Key Stage 2. The proposal will also involve the demolition of a wing to the 1930s reverse C-shaped building and the erection of extensions and refurbishment of the remaining parts of this building. A central core that links Key Stage 1 and 2 teaching accommodation will also be created.

The new overall building floor area will be 3,800sqm, gross internal floor area (GIFA) excluding the existing Year 6 building at 200sq metres which is not part of the proposed expansion and the existing Play Centre: both buildings which are located to the side of the existing 1930s building. Of the new floor area 600sq metres will be at first floor level, meaning the impact on the ground is reduced creating a footprint of 3,400sq metres including the Year 6 building. The GIFA of the existing school is 3030 sq.m.

A new pedestrian boulevard will be created providing access from Rhodes Avenue down to a defined entrance to the school and the key stage clusters. The site access road from Rhodes Avenue will also be retained for vehicular access while an additional access to the rear will be provided (subject to agreement) to enable access to the recreation grounds for PE use. New trees and landscaping are proposed to improve existing habitat area and encourage biodiversity. New fencing along Rhodes Avenue to the back edge of the pavement as well as gated access control and signage in the form of a vertical illuminated sign will be provided.

The proposed new accommodation and refurbishment are required to improve the accommodation on site and to expand the school from a two form to three form entry. An objective of the project is also to create an inclusive environment, demonstrated by the arrangement of SEN provision integrated into the school and the re levelling of existing stepped external area to create level access. The pupil numbers will increase from 472 to 682, while staff numbers will increase from 66 to 106 (foundation stage to year 6). The expanded/ refurbished school site will provide 9 car parking spaces.

## CONSULTATION

Ward Councillors (Alexandra, Bounds Green & Muswell Hill)

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

Muswell Hill & Fortis Green Residents Assoc Pat Bloomfield 14 Methuen Park  
Bounds Green & District Residents Association  
Alexandra Residents Association  
Alexandra Park Secondary School  
Muswell Hill Golf Club Rhodes Avenue N22  
Our Lady Of Muswell Lawn Tennis Club Rhodes Avenue N22

1-6 (c) Caversham Lodge, Grove Avenue  
155 – 265 (o), 250 – 262 (e) Albert Road N22  
85 -159 (o), 146 – 198 (e) Alexandra Park Road  
34 -80 (e) Bidwell Gardens N11  
121-147 (e) Durnsford Road N11  
25- 29 (o) Elgin Road N10  
2- 66 (e) Grasmere Road N10  
1-63 (o), 2-86 (e) Grosvenor Road N10  
70 – 84 (e), 71 – 93 (o) Grove Avenue N10  
1-6 (c) Kendalmer Close N10  
1-52 (c) Rhodes Avenue N2  
24-72 (e) 85 -109 (o) The Avenue N10  
1 – 49 (o), 2 – 42 (e) Thirlmere Road N10  
51- 55 (o), 88 -104 (e) Vallance Road N10  
201 -263 (o), 190 – 240 (e) Victoria Road N22  
1, 2 Yewtree Close

A total of 523 residents were consulted.

## RESPONSES

Environmental Agency - The application lies within Flood Zone 1 defined by Planning Policy Statement 25 as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Paragraph E9 of PPS25 requires applicants for planning permission to submit a FRA when development on this scale is proposed in such locations.

In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25 We ask to be re-consulted with the results of the FRA. Our objection will be maintained until an adequate FRA has been submitted.

Transportation - The site has a PTAL level of 2, which indicates a low level of Public Transport Accessibility to transport services. The site has not been identified within the Council's SPG as that renowned to have car parking pressure.

The proposed development is located adjacent to Rhodes Avenue and within a short walking distance of Alexandra Park Road and Albert Road which provides frequent bus services (some 67 two-way, bus trips per hour) for connections to East Finchley, Bounds Green underground stations and Bowes Park and Alexandra Palace Railway Stations.

We have taken the site's location into consideration and whilst the school is in a Ptal area of 2 with low accessibility, the school's location and catchment area and the availability of the adjacent bus routes and their connection to Bounds Green underground stations and Bowes Park and Alexandra Palace Railway Stations, the transportation and highways section are of the opinion that the school is more accessible than the Ptal calculation currently indicates.

*Pedestrian, Vehicle and Servicing Access.*

No formal objections to the retention of the existing access. Vehicles would be able enter and exit the site in forward gear which would be acceptable.

Transportation and highways would have no objections to the proposed pedestrian access to Rhodes School as it will be separated from the vehicle access and which ensure that pedestrian / vehicle conflict will be minimised which would be acceptable.

*Refuse / Servicing*

No formal objection to the proposed servicing arrangements; these have been designed within "Breeam" Guidance and would be acceptable in principle.

*Emergency Vehicles*

No formal objections to the retention of the existing access to the site large car; vehicles would be able enter and exit the site in forward gear which would be acceptable.

*Pedestrian Network*

Currently pedestrian access to the site is adequate, however given the proposed increase of 210 pupils, the existing levels of pedestrian access and road safety in Rhodes Avenue and the adjacent area will need to be improved to accommodate the increase in pupil / staff numbers.

This would include measures to improve the existing local safety infrastructure including possible upgrading of the existing crossing facilities including the possible introduction of speed calming measures including raised crossing facilities, and the possible introduction of 20mph speed limits in and around the Rhodes School Area.

Transportation and highways have identified the following information from the most recent travel plans submitted:

- The School catchment area is small 2.67 Sq miles and is over subscribed, as a result of this, children who live closest to the school are usually chosen.
- The majority of the pupils, 84% walk to school, 12.6% use a car, 0.8% use public transport Bus, Train or Underground. The existing transport links currently served the demand for travel adequately.

- The catchment area measured in a straight-line from the home address point to the schools using a GIS mapping system to provide distance to and from the school.
- The school have stated in their 2008/9 Travel Plan Rewrite that traffic moves at excessive speeds through Albert Road.
- In their Action Plan for this year there is an action to review 'Full Traffic Impact measures with Transport officers from Haringey but this action is set for May.

From the above information it is clear that the majority of pupils attending the school will be attending on foot which falls within Haringey Council aims of promoting sustainable forms of transport including walking.

#### *Parking Provision*

The site is classified as D1 use and as such the parking requirement for the scheme is assessed on an individual basis and there is no formal parking standard for schools. The Transport Assessment indicates that there is a demand for 20 car parking spaces, but provides a total of 11 spaces including 2 disabled spaces within the curtilage of the site.

There would be an overspill of some 12 spaces onto Rhodes Avenue, whilst not ideal, there is adequate on street parking available on Rhodes Avenue and the surrounding roads including Clifton Road, Victoria Road and Alexandra Park Road to absorb the additional on street parking demand created as a result of the expansion.

The peak hour of occupancy was found to be between 15:30 and 16:30pm when there were only seven parking spaces available in Rhodes Avenue; however there is some 15-20 on street car parking spaces available in Clifton Road, Victoria Road and Alexandra Park Road

And as such taken the level of on street parking that will be available, Transportation and highways raise no objection.

#### *Cycle Parking*

Cycle parking will be provided at 1 per 25 staff / students which equates to a total of 32 stands. The TA indicates the provision of only 30 stands which is a shortfall of two stands; I would like to see the provision of the required 32 stands.

#### *Travel Plan*

It has been agreed that a condition would be applied for the submission of a draft Travel Plan for comments / approval prior to the commencement of the development / expansion site. The submission of the draft travel plan would allow for scope to provide changes to the travel plan to cater for the specific needs of the Rhodes Avenue School.

The applicant has submitted a Robust travel plan framework which sets out the benefits, Objectives, Targets, Action Plans, Travel Plan Measures which will meet the aims of Haringey Council's objectives of increasing the promotion and reliance on sustainable travel in and around Rhodes Avenue School and the surrounding catchment area.



Transportation and highways would not object to this element of the application.

#### *Development Impact Analysis*

No objections in principle to both the existing and proposed trip Generation, Distribution and Assignment data included in the TA to provide the development impact Analysis. No objections in principle to both the existing and proposed modal share and trip data included in the TA and as such would be acceptable.

The expansion would result in the likely increase of 45 vehicles during the Am Peak (08:00am to 09:00am) which would be in an increase of less than 1 vehicle per minute (0.75 vehicles per minute).

There would be an increase of 36 vehicles during the Pm Peak (15:00pm to 16:00pm) which would be an increase of less than 1 vehicle per minute (0.60 vehicles per minute). This is not a significant increase in car trips to and from the site and would not have a detrimental effect on the surrounding highway network. This would be acceptable in principle.

#### *Junction Analysis*

The results of the threshold impact analysis indicate that the junction of Rhodes Avenue and Albert Road Priority junction would have an impact / increase in development trips of 4.4 % during the Am Peak and 3.9% during the Pm Peak

These figures do not exceed the IHT guidance of 5% at which junctions are recommended for further detailed investigation. This would be acceptable in principle.

#### *Construction Phasing*

The applicant has submitted a construction phasing plan which outlines the proposed method of the development construction this includes the proposed phasing of the works, and the proposed Construction Management plan.

The applicant will be required to submit a formal construction traffic management plan prior to the commencement of work on site. this to ascertain the level of disruption to the highway network in and around the Rhodes School site and to establish what mitigation will be required to lessen the impact of the construction traffic on both the site highway network during both the demolition and Construction phases of the works.

Scheme Mitigation. Proposed Safety Measures – Rhodes Avenue / Albert Road

Transportation has identified the following measure to help mitigate the impact development of the proposed expansion.

Including the provision of a raised crossing facility, at the junction Albert Road / Rhodes Avenue to help aid with the increased pedestrian traffic (student attending school) and provide a safe crossing facility

The possible introduction of 20mph speed limit in Rhodes Avenue / Albert Road to help reduce vehicular speed in the locale of the development site.

The implementation of carriage way markings, signage to help provide a safer environment for the both the existing and the increased numbers of student who will be attending the school. Further investigation is required to see what additional measures can be implemented to help increase pedestrian safety and it suggested that these measures are combined with the above.

*Conclusion.*

The proposed development would not generate any significant additional traffic or indeed car parking demand that would adversely affect the adjoining highway network. Subsequently Transportation and Highways would have no objection to the above planning application on highway or traffic implications providing the applicant agrees the following.

Conditions.

1, to provide a contribution towards schemes aimed at providing localised highway improvements / traffic calming including the provision of 20mph speed limit or zones, upgrading of the existing footway, kerbs and paved areas, new signage and carriage way markings including traffic management.

Reason: To improve conditions for pedestrians students attending the school

2, Submits a scheme for the management of the construction traffic associated with implementing this scheme, to the transport team for approval

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

3, Submits an interim travel will need to be provided for comments / approval prior to construction works starting on site and a full travel plan will be required prior to the occupation of the site.

Informative

The necessary works to construct the crossovers will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Building Control – Recommend that the Fire Brigade are consulted formally

Bounds Green & District Residents Association – Welcome the new improved facilities however they have the following comments to make - as summarised:

- The new entrance to the school is immediately adjacent to a shared access road with Alexandra Palace School which seem illogical given the potential safety factors that may arise;
- Would like to see dedicated areas where the local community may use the facilities during the evenings and weekends;

- Although some bicycle parking is shown more should be provided in the form of covered enclosures;
- It is disappointing that the new buildings were not arranged more effectively to free up more of the grounds for recreational purposes.

Local residents – Letters of objection have been received from the residents of No's 23 & 31 Rhodes Avenue, who object to the proposal on the following grounds (as summarised):

- Existing site is too small and to increase number of pupils and staff will only increase motor and pedestrian traffic;
- Parking and access to the road - already impossible to park outside or anywhere near one's property during the hours of 8am to 4.30pm, problems also double parking across driveways;
- New access point will be potentially a danger spot for children;
- Problem of teaching staff other persons smoking on Rhodes Avenue which is unpleasant will be increased with more staff;
- Construction traffic will clog up already busy minor roads;
- The current school fencing and mature trees are an integral part Rhodes Avenue's character, the removal of a large number of trees together with the installation of an inappropriately large entrance and intrusively high fencing will give the impression of a prison and be damaging to the character of the road;
- Removal of green aspect,
- Do not want speed 'calming measures', street furniture, signs as they will change the character of the road from a residential road to a school entrance;
- Lack of consultation.

A letter of support has been received from No 48 Bidwell Gardens, however concerns about the impact on roads and need for repairs post construction have also been made.

Rhodes Avenue Residents Association – Inadequate consultation

## **RELEVANT PLANNING POLICY**

### National Planning Policy

PPS 1: Sustainable Development & Climate Change

PPG2 2: Green Belt

PPS 9: Biodiversity and Geological Conservation

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  
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.7 Renewable Energy  
4A.12 Flooding  
4A.13 Flood risk management  
4B.15 Archaeology

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 OS5 Development Adjacent to Open Space  
Policy OS6 Ecological Valuable Sites and their Corridors  
Policy OS11 Biodiversity  
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/ expansion; (2) design, built form and layout; (3) trees, landscaping and impact on ecology; (4) transportation, parking and access (5) sustainability, renewable energy and environmental issues and (6) impact on residential amenity.

### **1 PRINCIPLE OF DEVELOPMENT/ EXPANSION**

As outlined above the proposal is to expand Rhodes Avenue Primary School from a 2 form entry to a 3 form entry and to improve existing condition and suitability issues. This will be delivered by refurbishment and extensions to the school.

The site is well established for education purposes and has been used for such a purpose since the 1930s. The existing building stock are in a varied state of repair and the adhoc manner in which they have developed over the last 80 years means that the school has no clear identity and overall the accommodation is not ideal for modern day education/ learning purposes. For instance many of the existing classrooms are a third smaller than current recognised standards which affect the delivery of modern education curriculum. There are also level differences within the school building (junior and infants building) which are not compliant with current standards as well as level changes within the external play areas. Movement and circulation between teaching blocks is greatly extended by the position and layout of buildings on site, while access for visitors is not well defined and requires using the side service road which has an inadequate pavement. The majority of the building fabric on site is also not in accordance with current insulation and ventilation standards. The 1930s building has many defects, including single glaze windows which are in part rotten.

The refurbishment and extensions to the school seeks to:

- To provide sufficient place for more local pupils;
- Have the necessary accommodation to maintain and develop an outstanding school;
- To provide high quality learning environment;
- Provide enhanced learning through the delivery of ICT;
- Support extra-curricular activities;
- Offer intended services to the local community;
- Promote sustainability and energy efficiency.

The layout and physical design associated with the new buildings and refurbishment to the existing will provide a high quality environment which will provide additional spaces ranging from small group rooms to flexible large space; which will help provide a suitable environment for mentoring, informal learning, assembly and performance. The proposed redevelopment of the site will also retain a high level of external space. The sites external play space will be generous and will be approximately double government guidance for a three form entry.

The demand for places in and around Alexandra ward is high, and projections overall for Haringey show a continuing rise in primary numbers. Since 2005 there has been a sharp increase in birth rates. As noted above the capacity of the school will increase from 472 to 682, while staff numbers will increase from 66 to 106.

The proposed expansion of this school is 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.

## **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 single storey Foundation building to the front of the site; set back 8.8m from Rhodes Avenue, following the demolition of the existing nursery building. The new building will be 20.5m in depth and 37.5m in width. The building will be largely timber clad (in sweet chestnut) above a brick plinth with some render. The use of timber cladding here is in response to its context within the greenest part of the site.

The WC block to the building will be highlighted in a blue render punctuated by porthole windows in the shape of plough group of stars. The building will have a butterfly roof finished in a lead grey colour and a maximum height of 5m.

The new key stage block 2 will be largely a two-storey structure (with a curve), which will project 2.5m beyond the rear elevation of the 1930s building and wrap around the Main Hall building. This block will also be clad in sweet chestnut (at first floor level) with buff fairfaced brick at ground level and in places coloured render finish to form a legible contrast between new and existing building. The building will have aluminium composite, timber framed double glazed windows. The two storey section of the building will have a timber framed arched 'Rodeca' roofing system (translucent

roofing panel) while the roof form facing the recreation grounds will be a ‘Saran’ roofing system (dark grey finish). Internally part of the two-storey structure will have a double height ‘learning village’ space.

The other extensions will include a triangular shaped single storey to the front of new key stage 2 building to provide a reception/ visitor area as well as a new linking corridor and single storey extension to the side of the remaining wing to the 1930s block. The design and appearance of these extensions will be similar to the Foundation block. It is proposed to repair and refurbish the existing buildings, including tiled pitched roofs.

The form and siting of the replacement building has been influenced by the requirement to build whilst the existing school continues on the site, but also a wish to provide a more integrated and larger area of external space. The external appearance and finish to proposed buildings are considered acceptable and will provide a legible contrast between new and existing.

### Access

The key building entrances will have level thresholds and the entrance doors (automatic) will comply with Building Regulation Part M. Corridor widths will comply with BB102 with routes over 2.7m wide. 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 of the Key Stage 2 block will be accessible by a lift.

Externally the landscaping strategy for the site will remove the need for stepped access which currently occurs on the site by means of releveling and the creation of ramped access. Two disabled car parking spaces will be provided.

## **3 TREES, LANDSCAPING & OPEN SPACE**

### Landscaping

A detailed landscaping plan has been submitted with the application and includes a number of different landscape elements and useable external spaces: such as an outdoor teaching area, a new landscaped central quad, a rubber surface play area, an amphitheatre, a sculptural landscaped mound, a play court, a multi use games area (MUGA), a natural play area. The MUGA will be located in the very northern corner of the site. This space will be not be externally lit.

The green space to the front of the site will be largely retained as a grassed area with mature trees. A new single decorative line of railings measuring 1800mm high in a black powder coat finish will be erected along the frontage of the site retaining the existing vegetation inside the boundary line where possible and planting an Escallonia hedge behind the fence for screening.

A new tree-lined boulevard which segregates pedestrian from the vehicular movement will be created. The boulevard will be finished in Tegula block paving set in horizontal bands, with avenue trees, concrete benches and lights set at regular intervals. This boulevard will create a direct connection and visual link to the new main entrance building. An entry courtyard area from Rhodes Avenue will be created around an existing oak tree, which will give the space a unique character.

The lower playground will be re-landscaped into a continuous area at one level. The edges will be developed with a stage, traversing wall and vegetable growing area. Natural play in the form of rocks, boulders and logs will be introduced, as well as more native planting. The area outside the dining hall will be decked to provide an outdoor eating.

The area of inaccessible woodland to the side of the existing play/ resource centre will be opened up by way of a crushed stone pathway, to provide safe and useful habitat for environmental study.

### Trees

An Arboricultural Report has been submitted with the application and provides details of individual trees across the site in accordance with BS 5837:2005 (Size, condition, retention category, and work required if any) as well as the root protection areas for each tree to be retained.

The site contains 104 trees across the site with some unusual specimens which are worthy of note. These include the old cedar tree which has fallen and survived to form an unusual specimen. It is supported by a prop. The site also has a very fine Pin Oak which is situated alongside Rhodes Avenue, but set back from the frontage hedge. Enclosed by buildings are a fine old Mulberry (T35) and a newly planted Indian Bean Tree.

The area know as the Spinney located to the south of the site has a mixture of mature trees within the canopy layer including mature horse chestnut, sycamore, lime, ash, hornbeam, elm, oak and field maple together with some dead trees. In addition the canopy trees include some unusual specimens including an Evergreen oak, purple plum and a sugar maple. The wood has a mixture of younger trees forming an understory to the mature trees. These are mainly sycamore, lime, oak, ash and elm. Some mature shrubs are also within this group and include laurel, elderberry, hazel and thorn.

The Arboricultural Report recommends the removal of two trees; a Cherry tree (T74) and a Holly (T93). The Cherry tree is showing signs of impaired chlorophyll synthesis which has resulted in yellowing and dieback of foliage. It is recommended that its condition be reviewed in 2010. The Holly tree shows signs of dieback with a hollow trunk and decay.



The root protection areas for trees have been provided. This information gives guidance on the area required to safe guard the health of the trees. Overall the proposed new buildings/ extensions can take place on site without affecting the trees on the site and their root protection area.

#### Impact on Ecology

As part of the Screening Opinion a Phase 1 Ecological Survey (August 2009) was submitted in addition to a Tree Assessment: incorporating a habitat survey and arboricultural map.

The site largely comprises of hard standing and buildings with amenity grassland and a small broadleaf woodland that is located on the eastern boundary of the site. The school grounds are managed for informal play (soft/hard). The site is partly bounded by defunct and intact hedges, the latter being located alongside Rhodes Avenue. The amenity grassland is species-poor and is therefore considered to be of negligible ecological value. All trees on site are above 5m and although the trees provide some habitat for breeding birds they are not considered to be of significant ecological value given that there is alternative nesting habitat suitable in the adjacent spinney; the spinney will not be affected by the development.

The Ecological Survey states that the buildings on site have been identified as having medium potential to support roosting bats. Whilst the school is located in an urban environment, the school lies adjacent to a golf course that would provide excellent foraging activity for bats. In addition, the woodland and trees within the school grounds also offer excellent opportunities for roosting and foraging bats. The brick buildings to be demolished have gaps under the roof felt, under tiles, behind fascia boards and under the eaves; all of which have potential to supporting roosting bats. Further survey of the buildings to be demolished is required in order to determine if bats are roosting on site. Other features within the school grounds (excluding buildings) and the proposed development can be considered to have a low ecological value.

The design proposal will not impact the existing area of Metropolitan Open Land on the site. It is proposed to bring an area of inaccessible habitat area within the site boundary into use together with relandscaping areas of existing play space. 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 by siting the new development away from the Spinney.

#### **4 TRANSPORTATION, CAR PARKING & ACCESS**

In accordance with the requirements of SPG7c a Transport Assessment (TA) has been prepared by Colin Buchanan. The TA 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 2.

### Vehicle Accesses and Parking

There are four accesses within the school area, two of them are located on Rhodes Avenue and another two located on Albert Road. The proposed development will have 9 car parking spaces including 2 disabled spaces. In addition to this, there will be adequate cycle parking spaces in the form 30 'Sheffield' cycle stands.

### Traffic Generation

The TA has identified that the proposed increase in further pupils and staff will not have a significant impact on the surrounding highway and transport network.

The preferred mode of transport will remain as current - i.e. "walk" (currently it is 85.2%). The existing modal share distribution of "Walking" as mode of transport, the number of pupils would increase from 397 to 574, whereas staff from 21 to 33. The use of car would increase from 26 to 42 (i.e pupils dropped off at the school), whereas staff numbers would increase by 13 to 19.

The expected traffic impact of increase in car trips at the junction of Rhodes Avenue/Albert Road ("T" priority junction) has been analysed and it has been determined that the extra trips can be easily accommodated within the existing road network with no detrimental impact on traffic.

A parking impact review has also been undertaken and it has been determined that the majority of staff travelling to school arrive early morning hours to get a parking place. The TA concluded that because of the limited number of parking spaces within the school, there will be some overspill onto the neighbouring roads.

The TA recommends that the school Travel Plan should set 'SMART' objectives and encourage sustainable transport measures to achieve modal shift from 'Car' to other modes such as "Walking and Cycling".

It is deemed that because of the small catchment area for the school and the associated high numbers of children, who walk to school, the projected increase in traffic generation associated with the increase in pupil/ staff numbers will not have a significant impact on the adjoining roads.

### Walking/ Cycling

As noted above the preferred mode of transport to the school is "walking" with a largest number of pupils travelling to/from school. Pedestrian access to the school will be improved through the creation of the new defined entrance to the school.

The pedestrian network is adequate with good quality footways, moderate street lighting and dropped kerbs on the roads surrounding the development. However, it is noted that there is no crossing facility in Rhodes Avenue. It is recommended that strong consideration should be given to safety measures in Rhodes Avenue and Albert Road, which would include a 20mph zone and a flat top speed cushions (without loosing on street parking spaces) on Rhodes Avenue, coloured surface treatment at the Rhodes Avenue/Albert road priority junction and a pedestrian refuge including 30mph vehicle activated traffic calming signs on Albert Road.

Given the nature of the school and age (between 3-11) of pupils; it is challenging target to increase cycling as a mode of transport.

## **5 SUSTAINABILITY, RENEWABLE ENERGY & ENVIRONMENTAL ISSUES**

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.

### Improving Energy Efficiency

As this building is a combination of new build and refurbishment, an objective of the overall project is to minimise the energy consumption of the existing building fabric. This will be achieved by

- Improving the thermal fabric by retro-fitting internal insulation within the existing buildings and providing cavity wall insulation;
- Replacing single glazing with double glazing;
- Replacing all heating pipework and controls to improve heating distribution system and efficiency;
- Providing thermostatic radiator valves to all existing radiators and providing highly efficient underfloor heating to new build areas with zone control;
- Replacing all lighting with energy efficient fluorescent lighting with high frequency ballasts;
- Providing daylight and occupancy sensors on all lighting so lighting remains off when not required;
- Replacing existing roofs.

Such measures will contribute to creating more energy efficient buildings and will help reduce the overall carbon footprint of the building.

### 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. As shown below a list of potential renewable technologies were considered, namely:

- Air source heat pumps - viable for the new build elements but not existing areas as this is a low temperature system - existing areas of school will require higher water temperatures to radiators.
- Biomass – is identified as a suitable technology for the site as a district heating system can provide all heating and hot water, however the cost premium of installing such a system is identified as not being viable for this project;
- CHP - not viable as there is insufficient annual heat demand;
- Solar thermal - the school is not open during the summer term and also has a minimal hot water demand therefore this is seen as not being viable. If the school has large shower facilities for sports fields or a swimming pool this would then become viable;
- Photovoltaics - were not considered economically viable to provide 20% of the renewable energy contribution to the site; however to provide 20% energy demand would require 400m<sup>2</sup> of PV at a cost of £520,000. The School however are currently applying for a grant to fund 23m<sup>2</sup> of PV panels to be located on the roof of the Year 6 building. This PV array will generate 2,530kWh of electricity for the school, off-setting 1,068 kgCO<sub>2</sub>.

The use of an air source heat pump system has been identified as the preferred renewable technology for the Foundation Stage building. The 'Energy Statement' demonstrates this will meet over 20% of the buildings energy demand. As outlined above because the building will not be intensively used during the summer months it is not viable to include solar thermal panels in the current design as the hot water generated will not be used, and therefore the heat would not be drawn off from the panels which could damage them.

A BREEAM pre-assessment has been submitted which shows that the development is anticipated to achieve a 'very good' rating.

### Flooding

As outlined above in the comments from the Environmental Agency (EA) the site lies within a Flood Zone 1 area, defined by Planning Policy Statement 25 as having a low probability of flooding. However, because of the scale of development and its impact on surface water run-off if not managed effectively, the Agency requires a flood risk assessment (FRA) to be submitted. A FRA has now been submitted and the EA have been consulted on this.

In terms of drainage the FRA states that there is an unrestricted separate foul and surface water drainage system provided throughout the school, which in turn connects into the adopted Thames Water sewers in Albert Road. The report states that the sub-soils comprise of London clays and therefore the potential to use

infiltration devices such as soakaways are limited and therefore a number of alternative SUDS devices are to be provided on the scheme: rainwater harvesting and permeable paving.

Within the re-development of the school it is proposed to provide 2 No below ground 'rain water harvesting tanks' (32,000l tank for the KS1/KS2 block and 7000l tank for the Foundation block) which will be used for the flushing of toilets (as shown in drainage layout in Appendix G).

The majority of the hard paved areas on the site will be either permeable block paving (Piora) or permeable asphalt. The design of these areas will need to consider the permeability of the sub-soils below..

The FRA report states that the existing school has an impermeable area of 4310m<sup>2</sup> which currently drains to sewers. By incorporating permeable paving into the new scheme, the impermeable area for the new development that will continue to drain to sewer will be reduced to 3430m<sup>2</sup> i.e. 20% lower than the existing situation. The introduction of the permeable paving will also have the benefit of reducing the volume of surface water discharging from the site. Consequently the risk of sewer flooding within and beyond the site should reduce as a result of the new proposals.

Officers are still awaiting comments from the EA but are satisfied that by incorporating the above measures, the proposed development will comply with the requirement of PPS25, by protecting the users of development and reducing the flood risk to third parties beyond the site.

### Environmental Impact Assessment

In line with the requirement of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 a screening opinion was submitted to the LPA. These regulations require 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).

As the proposed redevelopment of the site does not constitute a change in use or result in not a significant change in building footprint an EIA was not considered necessary in this case. The impacts of the development (i.e. increase intensity of use) could be assessed in the context of the planning application.

### Archaeology

An Archaeological Desk-based assessment has been submitted with the application. The assessment has revealed that the school site was first occupied in the early 19th century, when Tottenham Wood House was constructed for a large estate. The estate was eventually sold off during the later 19th and early 20th centuries, and the house was used as the clubhouse for the nearby Muswell Hill Golf Club until 1932, when it was demolished. Its portico survives and still stands in the school grounds. A school was constructed on the site in 1908 as a temporary council school. This closed in 1920 and the building was demolished, possibly at the same time as the house. The

present school opened in 1930 and the sites of the former school and Tottenham Wood House were levelled to become the existing play areas. The current proposals are mainly focussed on and around the existing buildings and the sites of the earlier buildings should be largely unaffected, although the site of the house may be affected by landscaping and the construction of the new Foundation Stage building.

It is not known how much, if anything, of the house and early school building survives below ground and it may be desirable to investigate the site of the house through trial trenching to identify the extent and condition of any surviving remains. This would allow the full impacts of the scheme to be assessed. It is assumed that the site of the early school, which currently lies below the tarmac playground, will be unaffected.

The potential for other previously undiscovered archaeological sites or features within the school grounds is considered to be low; however the report recommends archaeological monitoring during the groundwork phases of the construction and landscaping to record any buried remains exposed by the works.

## **6 IMPACTS ON LOCAL RESIDENTIAL AMENITY**

Bearing in mind the existing site layout and its relationship with neighbouring properties, the proposed redevelopment of this site and its associated intensification in the use, it is considered that the proposal will not adversely affect the amenities of nearby residents. Much of the new development on site, in particular the new two-storey aspect will be located on the lower end of the site, well away from the properties on Rhodes Avenue. The new foundation block has been kept to single storey and has been sited so that it does not adversely affect the open aspect to the front of the site as viewed from the properties opposite on Rhodes Avenue.

To enable the continued running of the school, it is proposed that the works be carried out in three phases. The first phase will be constructed on the south eastern area of the site to create the new foundation stage building. Phase 2 will involve the demolition of the existing infants' accommodation on the northern end of the site replaced by a new two storey Key Stage 2 building. The final phase will be the refurbishment of the existing 1930s building and an extension housing the new infant's classrooms. Works are programmed to commence on site in the summer of 2010 and final completion is due November 2012. Construction traffic associated with the three different phases will be managed from different access points: Phase 1 from Rhodes Avenue, Phase 2 from Alexandra Park Secondary School and Phase 3 from the Spinney. Such measures will help minimise the disturbance associated with construction and its impact on the amenities of nearby residents.

## **SUMMARY AND CONCLUSION**

The redevelopment of the Rhodes Avenue Primary School involving remodeling, refurbishment and new build will replace the dated and substandard facilities, providing enhanced facilities for teaching and learning. It is considered that the layout, design and external appearance of the development will be in keeping with the surrounding area and its setting adjacent to Metropolitan Open Land (MOL). The scheme has been designed sensitively in relationship to adjoining residential

properties and the ecological area on site. The design and materials will enhance thermal and acoustic insulation, natural light and ventilation thus improving energy efficiency and comfort. Landscaping and grounds improvement will further enhance the school environment and the facilities available to students and the community generally. On balance, the transport, access and parking arrangements are considered satisfactory in light of the existing arrangement, the proposed travel initiatives and the small catchments area for this school.

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**

Registered No. HGY/2010/0055

Applicant's drawing No.(s) 18631A-1 - 14 incl.; 0819 A-G000A; 0819 A-F-G200-P-00-01B; 0819 A-KS1-G200-P-00-01B; 0819 A-KS2-G200-P-00-01B;0819 A-KS2-G200-P-01-01A; 0819 A-F-G200-P-Rf-01A; 0819 A-KS1-G200-P-Rf-01A;0819 A-KS2-G200-P-Rf-01A; 0819 A-F-G200-E-01A; 0819 A-KS1-G200-E-01B;0819 A-KS2-G200-E-01B; 0819 A-F-G200-S01A; 0819 A-KS1-G200-S01A;0819 A-KS1-G200-S01A; 0819 B-500; 0819-LA-G700 - 705 incl., 710, 711, 713, 715 - 720 incl., 740, 750 all rev 3

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 CONSERVATION

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 surfaces) 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 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. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA).

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

8. 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

9. Notwithstanding the information submitted with the application, details of an interim Travel Plan (prior to construction) followed by a full Travel Plan (post construction) shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall be designed to manage the transport needs of school staff, pupils, parents and visitors, in order to demonstrate a car restraint policy for the site, minimise car usage and promote alternative modes of transport. The approved scheme shall be implemented at the time of first occupation of the development and shall be permanently retained in operation thereafter.

Reason: To minimise car use and promote alternative modes of travel for staff, parents, pupils and visitors to and from the site.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

10. 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

11. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. 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.

## CONSTRUCTION

14. 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.

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 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.

16. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, 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.

17. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

INFORMATIVE: The applicants will be required to provide a contribution towards schemes aimed at providing localised highway improvements / traffic calming including the provision of 20mph speed limit or zones, upgrading of the existing footway, kerbs and paved areas, new signage and carriage way markings including traffic management.

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

## REASONS FOR APPROVAL

The 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 of the proposed development is considered acceptable and has been designed sensitively in relationship to adjoining properties, the ecological area on site and its setting adjacent Metropolitan Open Land (MOL).
- II. 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.
- III. The transport, access and parking arrangements are considered satisfactory in light of the existing arrangement, the proposed travel initiatives and the small catchments area for this school.

(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', ENV2 'Surface Water Runoff' and OS17 'Tree Protection, Tree Masses and Spines', OS5 'Development Adjacent to Open Space'; OS6 'Ecological Valuable Sites and their Corridors' and OS11 'Biodiversity' 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

# Rhodes Avenue Primary School, Rhodes Avenue N22

**Directorate of  
Urban  
Environment**

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Planning Committee 12 April 2010

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2010/0201

**Ward:** Tottenham Hale

**Date received:** 02/02/2010

**Last amended date:** N / A

**Drawing number of plans:** 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

**Address:** 596 - 606 High Road N17

**Proposal:** Demolition of existing buildings, (excluding No. 596 High Road), and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access

**Existing Use:** Vacant

**Proposed Use:** Mixed commercial / residential

**Applicant:** Rock One

**Ownership:** Private

## PLANNING DESIGNATIONS

Road Network: Classified Road  
Conservation Area  
UDP 2006 Archeological Importance

**Officer Contact:** Stuart Cooke

## RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to S106 Legal Agreement

## SITE AND SURROUNDINGS

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road.

The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The site generally fronts onto Tottenham High Road which is characterised by mixed use commercial and residential development. Directly to the north of the site are Nos. 608-610 High Road which are part 2, part three storey Victorian buildings in mixed use, with A3 use on the ground floor and residential above. Adjacent to these buildings is the Prince of Wales PH, (No. 612), on the corner of Tottenham High Road and Scotland Green. This is a substantial 3-storey Victorian building which is currently undergoing refurbishment. Directly to the south of the site is Nos. 600-602 High Road, a modern 2-storey building, currently vacant and formerly a Betting Office. Adjacent to this are Nos 596 and 598 High Road, both locally listed buildings. No. 598 was demolished without consent approximately 2 years ago. No. 596 remains and is currently vacant. Adjacent to these buildings is No. 504, the Friends Meeting House, another 2-storey, relatively modern building forming the end of this group of buildings to which the application site is central.

The site is bounded to the north by the terrace of modest, generally 2-storey, mixed use, mid-Victorian buildings in Scotland Green. To the north of this terrace fronting Tottenham High Road is the former Blue School building, currently undergoing refurbishment.

To the east of the site are the rear gardens of the 2-storey semi-detached houses in Parkhurst Road and the buildings and playgrounds of Parkhurst Infants and Junior Schools and the Mulberry Nursery.

Tottenham High Road itself is a busy north-south route through the borough served by a number of bus routes, with Bruce Grove and White Hart Lane rail stations within half a mile of the application site and Seven Sisters underground station within one mile.

## **PLANNING HISTORY**

Various planning applications have been submitted in the past for changes of use or extensions to the existing buildings.

In 2005, retrospective conservation area consent was granted. (HGY2005/1428), to demolish No. 598 Tottenham High Road which had been demolished without consent, based on a satisfactory replacement scheme having been submitted and approved, (HGY2005/1426).

In November 2007, the Council received a planning application and conservation area consent application for a mixed use redevelopment of the site. Both applications were refused in March 2008. These refusals were subject of an



appeal which was heard at a Public Inquiry in January 2009. Both appeals were dismissed by the Inspector. In his decision letter, the Inspector considered all the issues raised by the proposed development in detail. He concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

## **DETAILS OF PROPOSAL**

The scheme involves the demolition of the buildings on the site, (with the exception of No. 596 High Road), and the redevelopment of the site for a mixed residential/commercial scheme. The development comprises four 3-storey blocks. Block A fronting Tottenham High Road comprises four commercial units at ground floor level with residential above. The elevational treatment to Tottenham High Road has been altered to reflect the criticism of the Inspector at the appeal. Blocks B, C and D are now 3 storey only, again to take into account the comments of the Inspector. As the scheme has been reduced in height, the number of units proposed has also been reduced to 39, comprising 15 x 1-bed, 10 x 2-bed, 7 x 3-bed flats and 7 x 4-bed houses, of which 21 are affordable.

## **CONSULTATION**

Ward Councillors

Transportation  
Cleaving  
Building Control  
Policy  
Conservation

Tottenham Conservation Area Advisory Committee  
English Heritage

London Fire and Emergency Planning Authority  
Metropolitan Police  
Environment Agency  
Thames Water

Waste Management

570-614 High Road N17  
581-599 High Road N17

2-56 Scotland Green  
23-31 Parkhurst Road  
Units 1-7 Reform Row  
Parkhurst Infants School

A DM Forum was held in February 2010 at 639 High Road N17. A copy of the minutes of the meeting are attached as appendix 1.

## RESPONSES

Conservation Officer – *“The Planning Inspector dismissed the Appeal on conservation grounds, ruling that the 4 storey Blocks B & C were too high and that the urban grain of the scheme was too coarse for Scotland Green Conservation Area.*

*“In this revised scheme the architectural treatment has been revised to visually ‘break up’ the scheme, introducing additional family town houses in Block B & C, more active frontages, and using a more traditional palate of facing materials. This combination of measures is acknowledged as a very significant improvement to the overall scheme.*

*Overall I consider that the height, mass and bulk of the new development would be visually in keeping with the scale and appearance of character of the Conservation Area.”*

English Heritage – (archaeology) *“The site may contain significant archaeological remains. A condition should be attached requiring a programme of archaeological work in accordance with a written scheme for investigation”*

Tottenham CAAC – object on grounds of loss of No 598 High Road, access from Tottenham High Road dangerous, overly complex layout, poor detailing.

NB: With regard to the issue of the loss of No. 598 Tottenham High Road, the Inspector considered this issue in para. 15 of his decision letter, where he said that the loss of the building “was lamentable”, but it was not the appeal scheme that had led to its loss. He went on to say that even the historical connections of the building were not sufficient grounds to the forbid the use of the gap as an access. He continued in para. 16 to say that the formation of the access at this point would not be incongruous with the character of the conservation area in the locality.

Waste Management – no objections subject to recycling and composting facilities being provided for the houses.

Strategic Housing - object on the grounds that the scheme is 100% affordable, but recognise that the scheme will provide a good number of larger family units.

NB: Policy HSG4: Affordable Housing of the UDP requires a proportion of affordable housing on any residential development of over 10 units or 0.3

hectares to meet an overall borough target of 50%, in line with the London Plan targets.

The scheme as submitted specifies the amount of affordable housing to be 55% (by habitable rooms), slightly in excess of the Councils target, although the applicant indicates that the scheme is likely to be 100% affordable. The policy requirement is based on a *minimum* proportion of 50% affordable housing in any particular development, with a developer having to justify a lesser proportion than 50% on the grounds of the non-viability of the scheme, (usually through the use of a Three Dragons toolkit analysis). Therefore should a scheme be proposed of more than 50% affordable, this will meet the requirement of the policy, as the scheme will be achieving, albeit exceeding, the minimum proportion required.

London Fire and Emergency Planning Authority – “Object on grounds of excessive access distance to buildings D3 and D4.

Tottenham Quakers - no objections to the overall proposal. Concerned at protection of party walls/drainage and to ensure no disturbance to burial ground adjacent. Would prefer no Sunday working.

599 High Road N17 – Needham Poulter Solicitors. Concerned at lack of parking.

Thames Water – No objection to sewerage infrastructure. Where the developer proposes to discharge surface water into a public sewer, prior approval from Thames Water will be required. An informative is added to this effect.

## **RELEVANT PLANNING POLICY**

### National Guidance

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

### London Plan

Policy 4B.3 – Maximising the Potential of Sites

### Unitary Development Plan 2006

G2 – Development and Urban Design  
AC3 - Tottenham High Road regeneration corridor  
CSV1 - Development in Conservation Areas  
CSV7 – Demolition in Conservation Areas  
UD2 – Sustainable Design and Construction  
UD3 – General Principles

UD4 – Quality Design  
UD6 – Mixed Use Development  
UD7 – Waste Storage  
UD8 – Planning Obligations  
HSG1 – New Housing Developments  
HSG2 – Change of Use to Residential  
HSG9 – Density Standards  
HSG10 – Dwelling Mix  
M9 – Car Free developments  
M10 – Parking for Development

Supplementary Planning Guidance

SPG1a – Design Guidance  
SPG3a – Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes  
SPG3b – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight  
SPG8a – Waste and Recycling

**ANALYSIS/ASSESSMENT OF THE APPLICATION**

The redevelopment of this site was considered in detail during the previous application process that was eventually determined at appeal. At that appeal, the Inspector considered all the issues raised by the proposed development in detail. He concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

The scheme has been re-designed to take account of the Inspectors concerns. The principle areas of change between the previous scheme and the current scheme are:

- i) the elevational treatment to the frontage block facing Tottenham High Road, and
- ii) a general reduction in the heights of the buildings in the rear of the site from four to three storeys and alterations to the general arrangements of the proposed dwellings. This has resulted in a reduction in the total number of units proposed from 48 to 39.

In the light of the Inspectors conclusions and the changes made to the scheme to address them, the main issues to be considered in terms of this application are:

1. effect on the conservation area
2. density/mix
3. affordable housing
4. sustainability
5. waste/recycling
6. parking
7. planning obligations

1. Effect on conservation area

In his decision letter, the Inspector concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

The current scheme has addressed these concerns by amending the elevation of Block A to the High Road and reducing the overall height of the development to the rear.

Looking at the changes made to the scheme, the fenestration pattern of Block A, the predominant vertical proportion of windows, and regular bay treatment of elevations reflects the fine urban grain of the area. On the front elevation the first floor windows are taller than the second floor windows reflecting the traditional hierarchy on historic buildings. Block A’s fenestration treatment fronting the High Road is now symmetrical and regular. At first and second floor levels its 17m long brickwork façade is designed as 3 bays with 2 windows per bay. This treatment relates to the 3 shop bays at ground floor level, and is consistent with the fine urban grain which is characteristic of the urban block.

There are views into the site beyond the access gates to the south elevation of Block B at the end of the vista Block C. The layout and narrow plot widths of the town houses in the 3 storey terrace form of Block C indicates that the built form continues around the corner. The architectural treatment of their elevations, and regular fenestration pattern of small windows express the use, scale and the character of the residential layout behind.

The design of proposed new development has been amended well to break up Blocks A, B, C & D, to give them a similar urban grain, scale and character as the existing surrounding townscape of Scotland Green. The proposed yellow stock facing brickwork and dark grey aluminium window framing is considered to relate positively to the historic buildings of Scotland Green and is acceptable.

It is therefore considered that this proposal for re-development follows the requirement for preserving the character and appearance of Scotland Green Conservation Area in compliance with Policy CSV1.

## 2. Density/mix

To take account of the Inspectors comments, the scheme has been reduced in height with a consequent reduction in the number of units and overall density. Policy 3A.3 and table 3A.2 of the London Plan now apply to residential density in the borough. This requires that development proposals should seek to maximise the intensity of use of sites, compatible with local context. Table 3A.2 specifies acceptable density ranges based on PTAL ratings. In this case, the appropriate density range is 200 – 700 habitable rooms per hectare.

Taking into account the mixed use nature of the scheme, the density of the proposed development is approximately 380 habitable rooms per hectare. This is well within the density range set out in the London Plan and applicable to this location.

In terms of the mix, the scheme in total proposes:

15 x 1-bed – 38%  
10 x 2-bed – 26%  
7 x 3-bed – 18%  
7 x 4-bed – 18%  
39 in total - 100%

This mix accords with the mix set out in SPG3a and is therefore considered acceptable.

## 3. Affordable Housing

The whole scheme comprises 39 units, (137 habitable rooms). The scheme as submitted proposes a 50% affordable housing element, a total of 17 units (76 habitable rooms), within the scheme. This is in line with the requirement of policy HSG4 which requires all schemes over 10 units in the borough to provide a target of 50% affordable housing, based on habitable rooms.

In terms of mix, the scheme proposes 17 units (76 habitable rooms) in total, 4 x 1-bed, 2 x 2-bed, 4 x 3-bed and 7 x 4-bed units within the affordable housing element. In terms of tenure mix of the affordable housing, the applicant proposes:

### Social rent units

7 x 4B7P - Unit Nos. C1, C2, C3, D1, D2, D3, D4  
4 x 3B5P – Unit Nos. C6, C7, C8, C9

### Shared Ownership Units

2 x 2B4P – Unit Nos. C11, C13

3 x 1B2P – Unit Nos. C4, C10, C12  
1 x 1B2P Disabled Unit – Unit C5

This mix complies with the preferred tenure mix of 70% social rent and 30% intermediate housing set out in the Housing SPD 2008.

The requirement for 50% affordable housing and the agreed tenure mix is included in the S106 agreement.

#### 4. Sustainability

The site comprises previously developed land in a general state of dereliction. The redevelopment of this site will therefore bring the site back into use, providing both new commercial and residential floorspace within the existing town centre.

The site occupies a prominent position within a town centre with a good PTAL rating and as such is highly suitable for redevelopment. It is also a mixed use scheme, contributing to the regenerative benefits of the proposal.

In terms of the buildings themselves, the scheme is designed to Code Level 4 as a minimum.

Policy 4A.2 Mitigating Climate Change of the London Plan states a long term goal of 60% reduction in CO2 emissions by 2050, (the consultation draft replacement Plan has reduced the timescale to 2025) and 20% by 2015. Policy 4A.7 Renewable Energy seeks to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible.

In order to make this development as energy efficient as possible, the following features are included:

- low U-values for walls, roofs and floors
- solar thermal panels on the roofs providing hot water
- exhaust air heat pumps to provide heat and hot water.
- Rainwater butts for each house and communal flats
- Composting facilities for each house
- Secure cycle storage
- Responsibly sourced materials
- Energy efficient lighting
- Lifetime homes compliant

The applicant submitted an energy statement for the previous development prepared by Eco-Consulting. This statement set out how the development will achieve a 20% on-site renewable energy target. That report considered the various options available and concluded that a 20% reduction can be achieved through a combination of the renewable technologies. A condition is attached requiring the submission and approval of an energy statement for this revised scheme to achieve the required 20% energy savings in line with policy 4A.2

5. waste/recycling

The waste and recycling arrangements have been discussed and agreed directly with Waste Management Services. Refuse vehicles can enter the site from Tottenham High Road and turn within the site. For the residential elements within the site, separate refuse and recycling stores are provided for the flats, the houses will have their own facilities. The commercial units have their own storage facility within Block A.

6. Parking

The application site is located in The Tottenham High Road Town Centre with a high PTAL rating and very good connections for public transport including a number of bus routes as well as Bruce Grove railway station close by. Seven Sisters transport interchange is also within easy reach. The scheme is therefore car free in line with policy M9 of the UDP and central government guidance which discourages dependence on the private car. The scheme has a controlled access to prevent unauthorised entry.

The applicant has agreed in principle, subject to confirmation of costs, to participate in the Councils borough wide car club scheme, operated by StreetCar Ltd. This scheme involves a programme of providing dedicated car spaces on-street throughout the borough, funded by TfL, to make car club vehicles available to local residents when they are required. This provision is incorporated into the S106 agreement.

7. Planning obligations

The applicant has agreed to enter into a S106 agreement to provide the following:

- i) 50% affordable housing
- ii) Education contribution - £192,400
- iii) Car free
- iv) Car Club – the applicant has agreed, subject to confirmation of costs, to participate in the Councils borough wide car club scheme, operated by StreetCar Ltd.
- v) Local labour/considerate contractor

Building For Life (BfL)

The scheme has been assessed under the Building For Life (BfL) standard. BfL is the national standard for well-designed homes and neighbourhoods. It is led by CABE and the House Builders Federation and backed by the HCA, Design For Homes and the Civic Trust.



BfL is informed by 20 criteria that embody the partners vision of what housing development should be: attractive, functional and sustainable. These principles are founded on Government policy and on guidance developed by CABA in partnership with Design for Homes. The BfL criteria are used to evaluate the quality of both proposed and completed schemes.

This scheme scored 14.5 out of a possible 20 points, which indicates a good standard of development overall. A copy of the assessment is included as appendix 2.

## **SUMMARY AND CONCLUSION**

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road. The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006. It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The scheme involves the demolition of the buildings on the site, with the exception of No. 596 High Road and the redevelopment of the site for a mixed residential/commercial scheme. The development comprises four main blocks of 3-stories in height.

A previous similar proposal was refused by the Council in 2008, (HGY2007/2583 &2584), and was dismissed on appeal in 2008. The Inspector considered that the scheme resulted in harm to the conservation area due to i) poor design of the street elevation of Block A to Tottenham High Road and ii) the scheme being visible over the roofs of the buildings in Scotland Green. This scheme incorporates revisions to overcome the Inspectors objections.

It is considered that the principle of the uses proposed is acceptable and meets the requirements of policies AC3, UD6, HSG1 and HSG2 of the Unitary Development Plan 2006.

A residential density of 200-700 habitable rooms per hectare is considered to be appropriate for this site. The density of this scheme is well within this range. The dwelling mix accords with the mix set out in SPG3a and is therefore considered acceptable. The scheme will provide at least 50% affordable housing as required by policy HSG4 and the tenure mix meets the requirements set out in the Housing SPD

The scheme is now considered to meet the requirements of policy CSV1: 'Development in conservation areas' as the elevations to Block A have been improved and the building heights reduced throughout.

It is considered the development meets the requirements of policy UD4 of the Unitary Development Plan, and respects and complements the character and historic heritage context of the surrounding conservation area and is now of a scale that is sensitive to the surrounding area, and respects the existing urban grain of the area. In terms of the provision of amenity space, the scheme is considered to provide adequate amenity space, including the Homezone, within the development in line with the guidance in SPG3a.

Overall, in the light of the changes made to the scheme in the light of the Inspectors decision following the Public Inquiry, the proposal is considered satisfactory and is recommended for approval.

## **RECOMMENDATION 1**

That planning permission be granted in accordance with planning application reference number HGY2010/0201 subject to a pre-condition that the applicant and the owners of the application site shall first have entered into an agreement or agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- The provision of affordable housing at 50% of the total habitable rooms (total habitable rooms =137) = 76 habitable rooms to achieve 53 habitable rooms for social rented and 23 habitable rooms for intermediate housing.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £192,400
- Car-free development
- Car club
- A covenant restricting the transfer or lease of any private market housing unit to Local Authority, Registered Social Landlord, and the lease to persons claiming job seekers allowance or housing benefit
- A monitoring cost of £9,620.00

## **RECOMMENDATION 2**

### **GRANT PERMISSION**

Registered No. HGY/2010/0201

Applicant's drawing Nos 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

Subject to the following conditions:

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

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

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

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

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

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

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

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

maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

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

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

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

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

8. 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.

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

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

10. 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 a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-instillation 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. 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 a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-instillation 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.

11. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

12. Full details of the proposed access gates, including method of operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

13. Full details of the retail shopfronts shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: In order to safeguard the appearance of the shopping parade.

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

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

15. The contractor on site shall ensure that all due care is taken to secure and protect the historic fabric of No 596, the locally listed building, from damage during the course of the works, including any sound materials or elements of structure, that may be temporarily taken down and put to one side, will afterwards re-erected as part of the repair and reinstatement works.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

16. All new external and internal works and finishes and works of repair and making good to the retained fabric of No 596, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

17. Notwithstanding the application drawings fully annotated and dimensioned front elevation and cross section through No.596 High Road, at a scale of 1:20, illustrating all primary structural repairs to the building, all necessary repairs to architectural features and facing materials, including design details of ground floor shopfront, upper floors timber windows and their brickwork surrounds and semi circular arches, parapet wall, dormer window and natural slate roofing, and reinstated chimney stacks shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

18. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be

carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure proper archaeological investigation of the site.

INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. Prior approval may be required from Thames Water who may be contacted on 0845 850 2777

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

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 separate applications will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Prior to the commencement of the development hereby approved, the applicant is advised to contact the Environment Agency with regard to any potential effects to the Moselle Brook that runs along the eastern edge of the site, and to carry out any risk assessment or other investigation as required under the relevant legislation by the Environment Agency. They may be contacted at: Environment Agency, Eastbury House, 9th Floor, 30-34 Albert Embankment, London, SE1 7TL, tel: 08708 506506, email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

## REASONS FOR APPROVAL

A previous similar proposal was refused by the Council in 2008, (HGY2007/2583 & 2584), and was dismissed on appeal in 2008. The Inspector considered that the scheme resulted in harm to the conservation area due to

- i) poor design of the street elevation of Block A to Tottenham High Road and
  - ii) the scheme being visible over the roofs of the buildings in Scotland Green.
- This scheme incorporates revisions to overcome the Inspectors objections.

It is considered that the principle of the uses proposed is acceptable and meets the requirements of Policies AC3'Tottenham High Road Regeneration Corridor',

UD6 'Mixed Use Development', HSG1 'New Housing Developments' and HSG2 'Change of Use to Residential' of the Unitary Development Plan 2006. The density of this scheme is within the range set out in the London Plan. The dwelling mix accords with the mix set out in SPG3a. The scheme will provide at least 50% affordable housing as required by Policy HSG4 and the tenure mix meets the requirements set out in the Housing SPD 2008. The scheme is now considered to meet the requirements of Policy CSV1 'Development in Conservation Areas' as the elevations to Block A have been improved and the building heights reduced throughout.





**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

**MINUTES**

Meeting : Development Management Forum - 596-606 High Rd , N17  
 Date : 25<sup>th</sup> February 2010  
 Place : 639 High Road, Tottenham N17 8BD  
 Present : Paul Smith (Chair), Architect Agent, Nigel Norie, Chris Burford,  
 2 Representatives from Quaker Association  
 Minutes by : Tay Makoon

Distribution :

		<b>Action</b>
<p>1.</p> <p>2.</p>	<p>Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p> <p><b>Proposal</b></p> <p>Demolition of existing buildings and erection of 3 storey buildings to provide 39 residential units including 175 sqm of A1/A2/A3 floorspace with formation of vehicular access.</p> <p>Presentation by Joanne Groarke –Planning Consultants and Kevin Goodwin – Agent</p> <p>The presentation was delivered by slide presentation giving information about the history.</p> <ul style="list-style-type: none"> <li>▪ We made a planning application in 2008 for the redevelopment of the site. With an arrangement of blocks to the front and three central blocks to the back and home zone within the blocks and new entrance from the high road through where the previously demolished building (not demolished by our client) had previously been and the Council refused it planning permission on a number of issues. Our client appealed that decision and in February 2009, the appealed decision was issued and the inspector saw three principal issues that were considered at the inquiry which took place in January last year.</li> </ul>	

The issues were :

- The effect of the development on the character and appearance of the Tottenham High Road Conservation Area
- Highways safety in terms of where we were proposing the access
- The living conditions of future residents.

The inspector dismissed the appeal. It was a very narrow ground on which the appeal was dismissed. We thought we could overcome any issues the inspector had and essentially that set the brief for the site, we visited the planning office, talked to planners, conservation officer to discuss how we might modify the scheme to overcome the inspector's concern and the impact on the scheme on the conservation area and various suggestions were put forward for modifying the front elevation the block fronting on the High road and how that relates to the streetscape and fenestration on the high road and also how by changing the height of the building we can lower the height of the scheme and make it more consistent. Here we have the revised scheme we have put in for planning permission and conservation area consent to demolish the tired building in the conservation area that still stands. The vehicular and pedestrian entrance is essentially in the same place, in the gap formed by the demolished building, the pattern of development in terms of block alignment throughout the scheme is the same, the mix of accommodation has changed and we have reduced the number of units from 48 to 39, we have changed the mix between houses and flats within the scheme. It's the same configuration. The scheme is aimed at code level 4 for sustainable homes; it has a high proportion of renewable energy in it. The scheme has pitched roof to take advantage of the south facing sun.

### Questions:

Q1: Are you responsible for the site as it is now?

Ans: Client is the owner of the site; they did not demolish. Someone came along, knocked down the boundary wall and tipped a load of rubbish on the land. The site is in the Conservation Area and they are responsible for the land as it stands now. Our client bought the site in the current state; they did not demolish the pub or any other building.

Q2: Was the building that was knocked down a listed building?

Ans: It was a building in the conservation area and I don't think it was listed and there was a permission to put a replacement building which hasn't been implemented back and we saw this as an opportunity in order to provide and access into the site. The permission may have expired now, one of the arguments was in terms of refusal last time, they were not happy with us using the gap and this was form to have access into our site.

That was one of the issues the inspector had last year. He did say that the gap could stay and that we could access into our site.

Q3: Am I right in looking at the plans that you do not own the Titanic café and does Rock one own 596 High Road and does it intend to demolish it.

Ans: That correct. We do not own Titanic café; our plans are marked with a red line round our site.

Q4: Do you happen to know, what are the thoughts about the development and does it fit with the Titanic Café as part of this historic development?

Ans: At the moment it would stay as it is, clearly if permission were to be granted for this site and that scheme came forward you could look at that as a refurbishment and look at the opportunity it might produce. Permission has been granted for the infill site pub.

From the Council's point of view: Where you get development in this nature you may through the same architects be able to follow through the design and carry on to the next property.

Q5: Where will people park?

Ans: There is no parking on site as the location is accessible by public transport. It is considered that this development does not need parking.

Q6: Can cars go in to drop off?

Ans: Access to be pre-arranged for deliveries only by the management company to provide access through a secure area at the front, access for refuse collection and emergency services only, this is due to the access being on the high road.

Q7: Are visitors allowed to park?

Ans: No, there won't be access for visitors or people living on the site.

Q8: The flats that are next to our garden – do they have windows overlooking our gardens?

Ans: There are no windows overlooking your garden on the end elevation.

Q9: What is the length of that house? It looks about 20 feet. It looks about 1/3 of the length of the burial ground.

Ans: The depth of the flank wall is about 11 metres long.

Q10: Is this the same design as the last scheme- it's 3 floors instead of 4 floors?

Ans The massing is the same, the elevation treatment is completely different, it was all flat roof and we have gone for a more traditional design this time. The number of units is down.

Q11: How you got the numbers for the social housing?

Ans: 50% social housing and at present it is proposed that it would be all of block C and D.

Q12: What do you mean by social housing?

Ans: Registered Social Landlord, Housing Association would manage the blocks.

Q13: What is the feedback from Haringey Planning Service- does it fit in?

Ans: So far we have been told it meets policies. We have had pre-application discussion and so far all seems fine and going in the right direction, although we have not yet had comments from the Conservation Officer.

Q14: The retained building - Rock one is committed to remain owner of that retained building and to be responsible for its implementation.

Ans: Everything depends on whether permission is granted –If planning permission were granted there are two routes - Rock One would enable the developments themselves or they may decide to sell to registered social landlord in it's entirety who would then manage the affordable block and then dispose of the private units on the front.

Q15: Drains issues between 596 and the new build. Which will need to report to our overall Quaker Housing Trust, and we will be hoping for cooperation that maximises co-operation and minimises costs to all concern on what seem a complex problem.

Comment from Joanne - Any works that is governed by the party wall act, a party wall notice will be served yourself and the applicants – such as shared drains etc.

Q16: It says a development of this size may damage archaeological remains?

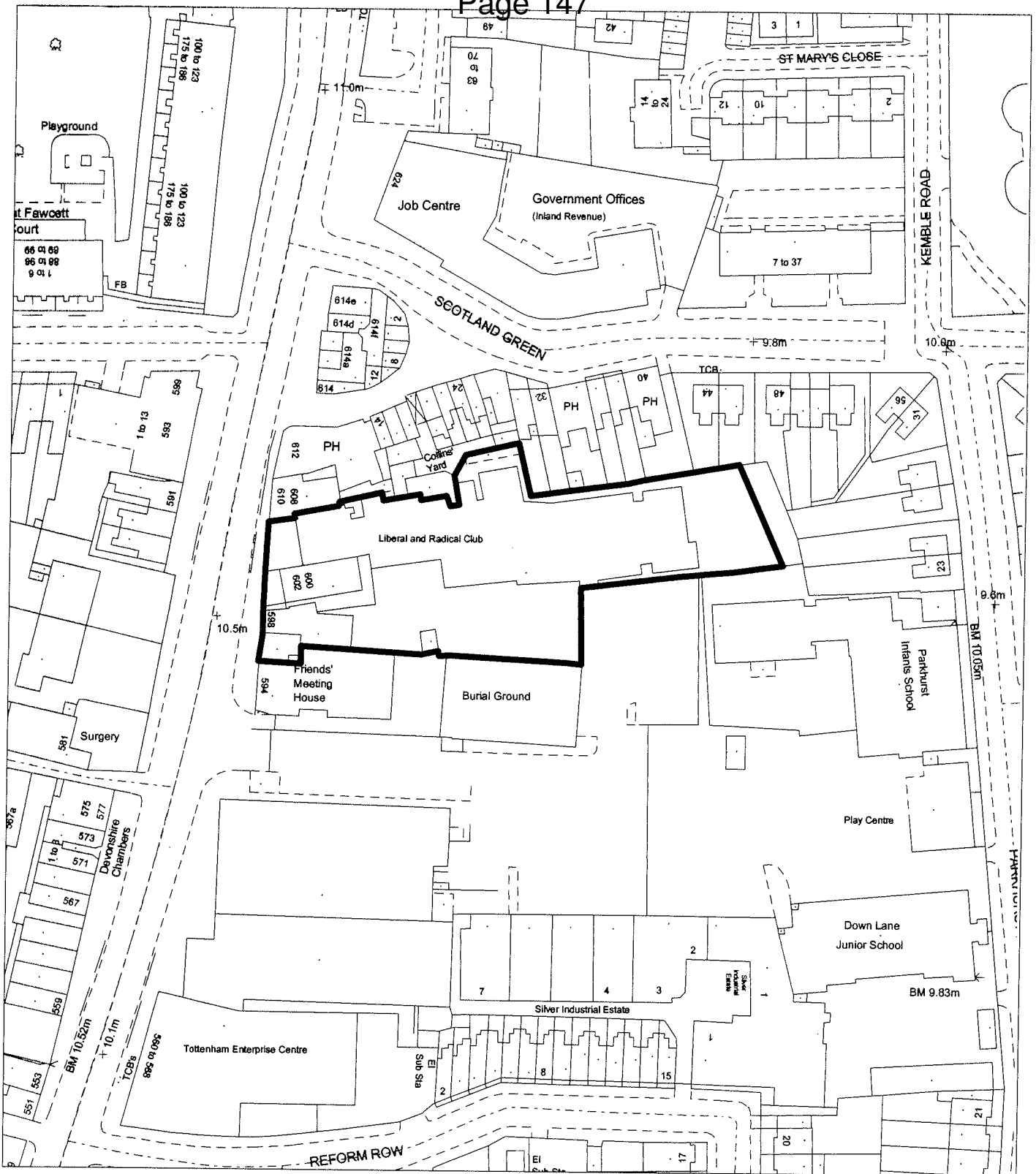
Ans: Normally there would be a desk base assessment and this would be inline with what English Heritage have asked and we submitted one with the last application. The Heritage comments have gone into this application. This allows us to put retained building in the context it use to be and the derelict building son the site.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting

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**Site plan**  
**596 - 606 High Road N17**

**Directorate of Urban Environment**

Marc Dorfman  
 Assistant Director  
 Planning and Regeneration  
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 London N17 8BD  
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Planning Committee 12 April 2010

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2010/0203

**Ward:** Tottenham Hale

**Date received:** 02/02/2010

**Last amended date:** N / A

**Drawing number of plans:** 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

**Address:** 596 - 606 High Road N17

**Proposal:** Conservation Area Consent for demolition of existing buildings (with the exception of No. 596 High Road) and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access

**Existing Use:** Vacant

**Proposed Use:** Mixed commercial / residential

**Applicant:** Rock One

**Ownership:** Private

## PLANNING DESIGNATIONS

Conservation Area  
UDP 2006 Archeological Importance  
Road Network: Classified Road

**Officer Contact:** Stuart Cooke

## RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Legal Agreement

## SITE AND SURROUNDINGS

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road.

The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The site generally fronts onto Tottenham High Road which is characterised by mixed use commercial and residential development. Directly to the north of the site are Nos. 608-610 High Road which are part 2, part three storey Victorian buildings in mixed use, with A3 use on the ground floor and residential above. Adjacent to these buildings is the Prince of Wales PH, (No. 612), on the corner of Tottenham High Road and Scotland Green. This is a substantial 3-storey Victorian building which is currently undergoing refurbishment. Directly to the south of the site is Nos. 600-602 High Road, a modern 2-storey building, currently vacant and formerly a Betting Office. Adjacent to this are Nos 596 and 598 High Road, both locally listed buildings. No. 598 was demolished without consent approximately 2 years ago. No. 596 remains and is currently vacant. Adjacent to these buildings is No. 504, the Friends Meeting House, another 2-storey, relatively modern building forming the end of this group of buildings to which the application site is central.

The site is bounded to the north by the terrace of modest, generally 2-storey, mixed use, mid-Victorian buildings in Scotland Green. To the north of this terrace fronting Tottenham High Road is the former Blue School building, currently undergoing refurbishment.

To the east of the site are the rear gardens of the 2-storey semi-detached houses in Parkhurst Road and the buildings and playgrounds of Parkhurst Infants and Junior Schools and the Mulberry Nursery.

Tottenham High Road itself is a busy north-south route through the borough served by a number of bus routes, with Bruce Grove and White Hart Lane rail stations within half a mile of the application site and Seven Sisters underground station within one mile.

## **PLANNING HISTORY**

Various planning applications have been submitted in the past for changes of use or extensions to the existing buildings.

In 2005, retrospective conservation area consent was granted, (HGY2005/1428), to demolish No. 598 Tottenham High Road which had been demolished without consent, based on a satisfactory replacement scheme having been submitted and approved, (HGY2005/1426).

Planning permission and conservation area consent was refused for the mixed use redevelopment of the site on appeal in 2008, (HGY2007/2583 & 2584).

## DETAILS OF PROPOSAL

This application seeks conservation area consent to demolish the existing buildings on the site with the exception of No. 596 High Road, which is to be retained and refurbished as part of the development. The demolition is required to allow the redevelopment of the site for a mixed residential/commercial scheme.

## CONSULTATION

Ward Councillors

Conservation Team  
Tottenham Conservation Area Advisory Committee

## RESPONSES

Conservation Team do not object on the basis that a satisfactory replacement scheme is now in place.

## RELEVANT PLANNING POLICY

PPG15 Planning and the Historic Environment

Policy CSV7 – Demolition of buildings in conservation areas – Unitary Development Plan 2006.

## ANALYSIS/ASSESSMENT OF THE APPLICATION

Advice in PPG15 states:

*“4.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.*

*“4.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad*

*criteria as proposals to demolish listed buildings (paragraphs 3.16-3.19 above). In less clear-cut cases - for instance, where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area."*

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 that conservation areas should be protected by refusing applications where demolition would have an adverse impact on the character and appearance of the conservation area where no acceptable replacement scheme is in place. As a suitable replacement scheme is now in place the demolition of the existing buildings, with the exception of No. 596 High Road, which is to be retained and refurbished as part of the development, would not have an adverse impact on the conservation area and therefore conservation area consent should be granted.

## **SUMMARY AND CONCLUSION**

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road. The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

This application seeks conservation area consent to demolish the existing buildings on the site, with the exception of No. 596 High Road. The demolition is required to allow the redevelopment of the site for a mixed residential/commercial scheme.

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 and seeks to protect the character and appearance of conservation areas by ensuring a suitable replacement scheme is in place. As a suitable replacement scheme is now in place in this case, the demolition would have no adverse impact and therefore it is considered appropriate to grant conservation area consent.

## **RECOMMENDATION**

Grant conservation area consent

Registered No. HGY/2010/0203

Applicant's drawing Nos: 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

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.

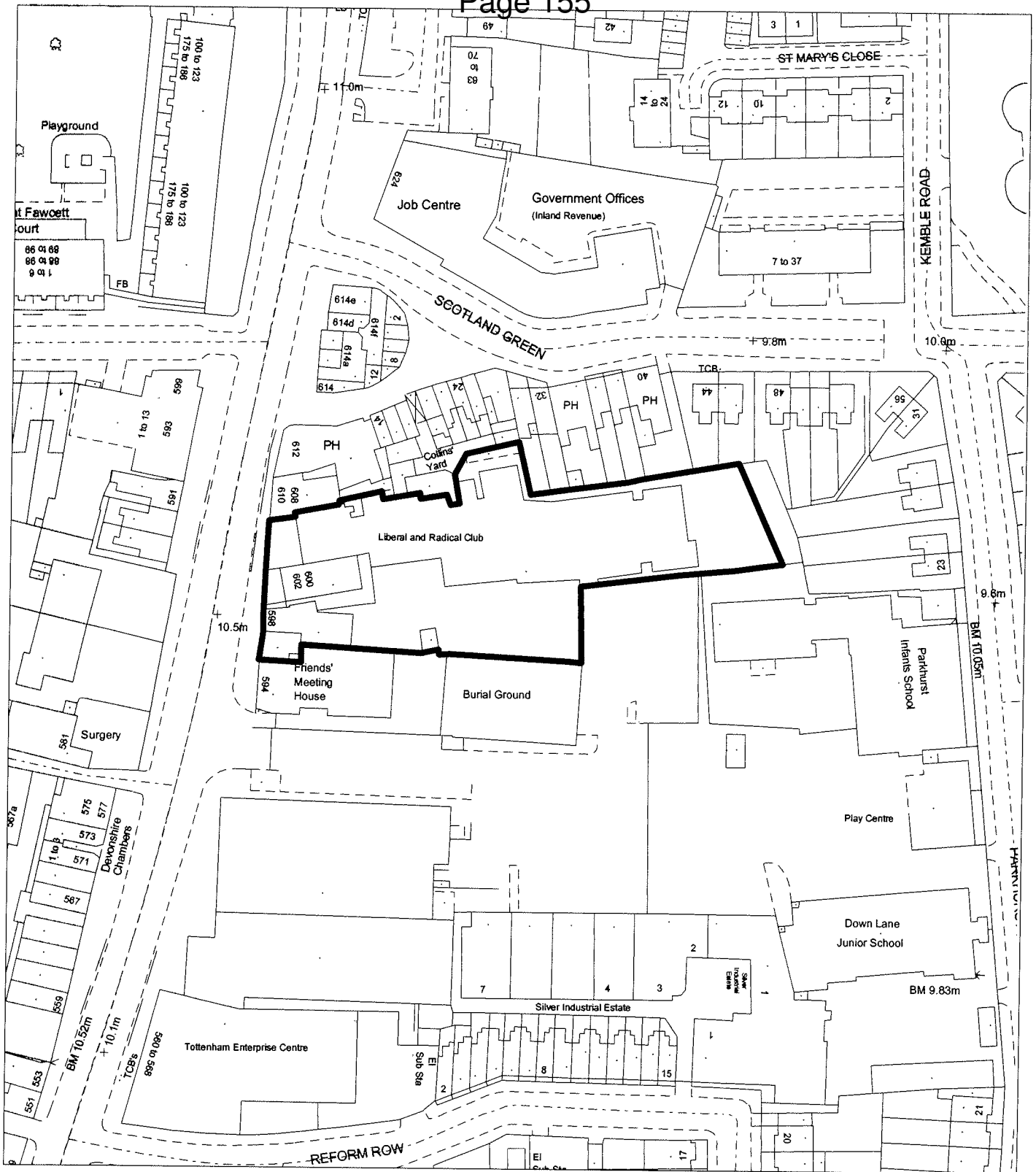
2. The demolition hereby permitted shall not be undertaken before a contract for carrying out the works of redevelopment has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural or historic interest of the buildings.

#### REASONS FOR APPROVAL

A satisfactory replacement scheme exists for the redevelopment of this site and therefore, in line with the advice in PPG15: 'Planning and The Historic Environment', the demolition of the existing buildings on the site may be allowed.

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Site plan

596 - 606 High Road N17

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Planning Committee 12 April 2010

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1695

**Ward:** Bruce Grove

**Date received:** 07/10/2009

**Last amended date:** N / A

**Drawing number of plans:** 1176/P/01, 02 Rec A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18.

**Address:** 8 Bruce Grove N17

**Proposal:** Refurbishment of existing listed building to retain the existing pub use on ground and basement levels, and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonetts units (AMENDED DESCRIPTION)

**Existing Use:** Sui generis/ C3

**Proposed Use:** Sui generis/ C3

**Applicant:** Mr Peter Cunningham Peachwalk Properties Ltd

**Ownership:** Private

## PLANNING DESIGNATIONS

Listed Buildings

Conservation area

Road Network: Classified Road

**Officer Contact:** Matthew Gunning

## RECOMMENDATION

GRANT PERMISSION subject to conditions

## SITE AND SURROUNDINGS

The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove with a large single storey (double height) rear extension, which occupies the full width of the site and which projects back approximately 27m. The application site is currently occupied by a building known as Tottenham Trader's Club.

The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.

The building in question is a substantial three storey buildings with a later two-storey side addition built in yellow London stock brick. The main adjoining section has three windows at upper floor level with parapets, moulded stucco cornices and shallow hipped slate roofs. The main entrance has been blocked up; however, the entrance to the north-west block retains a patterned radial fanlight, which may have been moved from the original door to its present location.

This building along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations, extensions, and sub-divisions within. No. 7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864'. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property.

The application site adjoins No 9 Bruce Grove along the north-western boundary. This site contains a three storey (plus basement) Georgian building (also listed/ Grade 2) with a later side addition proving an arched access to the rear of the site with two floors above. To the rear of the original townhouse at No 9 is a modern two-storey office block with 16 car parking spaces beyond this. This property contains a number of different officer uses/ employers. Adjoining No 9 on the other side is another listed Georgian town house (No 10) with a contemporary youth centre building to the rear, abutting the side boundary of No 9

To the rear of the application site and to the back of No 7 is a large open grassed/ treed area measuring 0.4ha in size. This is known as "Bruce Grove Wood' and is a designated 'Ecological Valuable Site of Local Importance'. To the side of No 7 Bruce Grove is an access road, known as, Champa Close, which serves a relatively new development of terrace properties and flats.

This part of Bruce Grove is within the Tottenham High Road Historic Corridor Regeneration Area. The application site falls just outside of Tottenham High Road Town Centre (Secondary Retail Frontage).

## PLANNING HISTORY

HGY/2008/1980 - Refurbishment of existing building to retain existing pub use on ground / basement levels, and conversion of upper levels into 5 self-contained residential units comprising 1 x three bed flat, 3 x two bed flats and 1 x studio apartment. Demolition of rear addition to listed building and erection of 3 storey apartment block comprising 5 x one bed and 7 x two bed apartments – Refused 31/12/2008

HGY/2008/1985 - Listed Building Consent for refurbishment of existing building to retain existing pub use on ground / basement levels, and conversion of upper levels into 5 self-contained residential units comprising 1 x three bed flat, 3 x two bed flats and 1 x studio apartment. Demolition of rear addition to listed building and erection of 3 storey apartment block comprising 5 x one bed and 7 x two bed apartments – Refused 31/12/2008

HGY/1989/0433 - Display of illuminated advertisement to listed building. – Withdrawn - 20-02-90

HGY/1989/0431 - Display of illuminated advertisement sign to listed building. (Listed Building Consent). – Withdrawn 26-02-90

OLD/1988/0157 - Display of 2x4 sheet poster panels illuminated forming an integral part of a bus shelter outside nos. 31-32 – Approved 18-11-88

OLD/1984/0150 - Change of use of part of 1st floor for use as a day-nursery for children. – Approved 18-12-84

OLD/1981/0158 - Listed building consent for blocking of windows + internal rearrangement of dance hall at rear. – Approved 21-09-81

OLD/1981/0156 - Change of use of first floor to a day nursery and a self-contained flat and conversion of second and third floors into two self-contained flats – Approved 26-10-81

OLD/1978/0109 - Erection of a single storey rear assembly hall (details pursuant to outline approval dated 22/3/77) – Approved 09-08-78

OLD/1966/0093 - Extension to provide toilet accommodation. – Approved 29-11-66

OLD/1950/0072 - Erection of new boundary wall. – Approved 29-08-50

## DETAILS OF PROPOSAL

The proposal is for the refurbishment of the existing listed building, retaining the existing traders club use on ground floor and basement floors and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units.

The original staircase is to be retained and the upper floors are to be re-configured into self-contained apartments. An additional floor in the form of a contemporary light weight glazed addition over the existing two-storey building (north-west block) has been removed from the scheme.

It is proposed to demolish the existing rear extensions and provide access to the rear of the site via an undercroft. A lean-to conservatory is also proposed for the rear.

The rear later addition (c.1928) to the Listed Building is to be demolished and a new storey 'L shaped' terrace block, comprising 4 x 4 bed dwellings with private gardens create and 2 x 2 bed maisonettes, is to be provided.

## CONSULTATION

Transportation Group  
Building Control  
Cleaning  
Conservation Officer  
English Heritage  
Tottenham CAAC  
1 to 7 Bruce Grove  
105 119 Bruce Grove (105a, 105b, 106a, 106b, 108a, 108b, 119a, 119b)  
Flats 1 to 6 11 Bruce Grove  
Flats 1 to 6 12 Bruce Grove  
Flats 1 to 12 Hamilton Place, 29 Wood Vale  
24a, b & c Woodside Gardens

## RESPONSES

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

Comment received from TfL on 18/10/08, in a letter dated 16/10/08 reads: "TfL do not believe that this development would have an adverse impact on the TfL's road network and therefore have no objection to this application. However, TfL recommends that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction." In the light of TfL's comment above, we will ask that the following conditions are attached to this application, if approved:

- No construction vehicles shall service the site during peak hours (0700-1000 and 1600-1900) and red route restrictions must be adhered to at all times.
- The footway of Bruce Grove must not be blocked during construction.

Waste Management - This proposed development has a bin storage area shown on the drawing to be sited to the side of what looks to be an archway leading to the 5x 4

bed houses. Whilst the calculations for the sizes of refuse and recycling bins is correct, it would appear from the drawing that the distance from the bin store to the rear of an RCV on Bruce Grove would exceed the 10mtr maximum distance, if this is so the bins will need to be relocated nearer the property entrance.

The block of 5 houses would under normal circumstance be entitled to an organic waste collection and a garden waste collection, but this could not be provided under the current proposed provision of waste and recycling collection. To achieve this, the houses would have to have separate refuse bins and recycling boxes. I can see no provision for the collection of the commercial waste and recycling from the pub. Separate provision must be made for this to prevent cross contamination with the domestic waste and recycling.

Conservation & Design - No. 8 Bruce Grove is one half of a semi-detached pair of Grade II listed villas with No 7 adjoining. They are part of an important group of large Georgian villas, No. 1 – 16, which stand on the south western side of Bruce Grove, within Bruce Castle Conservation Area.

Typically these symmetrical Grade II listed villas are three-storey-plus-basement, constructed of London stock brick. Their facades include timber sash windows, with flat gauged brickwork arches over. At ground floor level their entrance doors, with original decorative fanlights over, are set within brick arches. They have full hipped slated roofs, a large central chimney stack on the apex of the party wall, with a brickwork front parapet with a moulded cornice.

Regrettably most of these handsome villas have been subjected to extensive alterations and extensions, and sub-divided / converted into flats or for office use. Most of the original front original gardens have been paved over for forecourts that are used for car parking, and most of the original rear gardens have been built with substantial extensions, some linked to the villas themselves.

No. 8 is the Tottenham Trades Hall / Working Club and features a large bar at ground floor level, with a large separate function hall approx. 9m x 26m extending into the rear garden. The basement is used for beer storage and as a boiler room. The upper floors of the villa have been used for residential purposes but are currently vacant.

#### *Previous Alterations and Condition of the Building*

No 8 has a side extension dating to 1924, which has a neo-Georgian façade to the street. When this side extension was constructed the main entrance door was moved and re-located as part of the new frontage. The side extension provides ancillary offices and store accommodation and its interior is essentially utilitarian and of limited architectural / historic interest.

The original ground floor interior of the villa has been extensively altered before 8 Bruce Grove was listed in 1974. These alterations included removing the internal structure and partitions, installing with full width beams supporting the structure of the floors above. The ground floor interior of the original villa now consists of a large

open plan bar with a continuous modern suspended ceiling concealing the structural beams to the floor over. Alterations also included extending the building to the rear.

The frontage garden has been long since been paved over with tarmac for car park use, and the original front boundary railings removed. The building has suffered from a serious lack of maintenance over many years and now is in a poor state of dilapidation.

#### *Access to the Rear of Site*

There are significant concerns regarding forming an opening in the elevation of the 1924 side extension of this listed building. However the side extension is not part of the original architectural plan form of the building, is subordinate to it in architectural composition, and subservient to it in function. How access to the rear of these villas has been provided in the past is illustrated in the 1865, the 1896, the 1915 and the 1935 O.S. Maps. These show access through via gaps between the villas themselves and their side extensions or via arches in the side extensions. I therefore consider that a valid case to provide the necessary access through the side extension to the large site at rear.

#### *The Current Proposals*

In conservation terms there are considerable economic and viability concerns with this Grade II listed building. Enabling development at the rear of the site will be necessary to secure its proper repair, restoration and long term future.

In the previous refused scheme, HGY/2008/1985, the opening through the frontage was larger and asymmetric. In this application it is not intended to be a 'coach entrance' for any traffic to drive through the building to a rear car park. It will permit pedestrian access only. This is smaller, lower, and visually relates better to the scale and character of the side extension. The opening is located in a symmetrical position in the elevation of the 1924 side extension with a window on either side. It will have a gated entrance in the structural opening, providing normal access for pedestrian and cycles, and will exclude all vehicular traffic. To secure the amenity value of the rear development and its landscaped area, cars, service access and emergency vehicles are restricted to the front forecourt only. Accordingly suitable provision for fire brigade dry riser location within the rear courtyard may need to be covered by an appropriate planning condition.

#### *Proposed Alterations to the Listed Building ; Ground Floor*

The reinstatement of the main entrance door and its decorative fanlight and surrounding framework to its original position on the front elevation is of particular importance. The reinstatement of basement windows and front light well is likewise welcome. These important elements of the proposals will be subject to detail design approval.

Within the Club at ground floor level it is acknowledged that its original interior has been 'lost' and been replaced by a modern open plan bar. Whilst there are no proposals to alter the Club Bar itself, there is a new conservatory extension proposed at rear of the Club. This conservatory structure will also need to be subject to detail design approval.

The route to the entrance to the flats at the upper levels in the listed building is too convoluted. Potentially this could come in from under the archway, and into a more generous entrance lobby. The detail design of this area warrants careful review to ensure that the main gate, the position of enclosing wall, entrance door, windows, cycle store, and refuse store, all function well to ensure an attractive entrance area.

### *Proposed Alterations to the Listed Building ; The Upper Floors*

The plan form of the upper floors, the surviving structure, and all surviving architectural features are essential to retain in any conversion to residential. At first and second floor levels in the original building the hierarchy, form and proportions of the two principle rooms – the main front and rear rooms, with their central chimney breasts, must be retained. As this layout can only take one bedroom, I would suggest relocate the kitchen to the rear corner room, leave the internal bathroom as proposed, and route all plumbing, gas, water, services up via the rear

## **RELEVANT PLANNING POLICY**

### National Planning Policy

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

### The London Plan - 2008

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Maximising the potential of sites  
Policy 3A.4 Efficient use of stock  
Policy 4B.5 Creating an inclusive environment  
Policy 4A.3 Sustainable design and construction  
Policy 4B.8 Respect local context and communities  
Policy 6A.5 Planning obligations

### Adopted Unitary Development Plan, 2006

Policy G1 Environment  
Policy G2: Development and Urban Design  
Policy AC3 Tottenham High Road Regeneration Corridor  
Policy G3 Housing Supply

Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy UD8 Planning Obligations  
Policy ENV6 Noise Pollution  
Policy ENV13 Sustainable Waste Management  
Policy HSG1 New Housing Development  
Policy HSG9 Density Standards  
Policy HSG10 Dwelling Mix  
Policy M3 New Development Location and Accessibility  
Policy M4 Pedestrian and Cyclists  
Policy M10 Parking for Development  
Policy OS6 Ecological Valuable Sites and their Corridors  
Policy OS15 Open space deficiency and development  
Policy OS17 Tree Protection, Tree Masses and Spines  
Policy G10 Conservation  
Policy CSV1 Development in Conservation Areas  
Policy CSV2 Listed Buildings  
Policy CSV4 Alterations and Extensions to Listed Buildings  
Policy CLT3 Social Clubs

Supplementary Planning Guidance/ Documents

SPG1a Design Guidance and Design Statements  
SPG2 Conservation & Archaeology  
SPD Housing 2008  
SPG8a Waste and Recycling  
SPG8b Materials  
SPG9 Sustainability Statement

**ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues with this application are considered to be (1) alterations and extensions to the Listed Building; (2) the design, built form and layout of the new building, (3) impact on the character and appearance of the Conservation Area, (4) transport and car parking/ cycle provision (5) impact on adjoining properties, (6) sustainability and environmental issues and (7) planning obligations.

This current application follows on from a previously refused scheme (2008) for the refurbishment of the existing building to retain existing club use on ground / basement levels, and the conversion of upper floors into 5 self-contained units and for the demolition of rear addition to listed building and erection of 3 storey apartment block to accommodate 12 self contained flats. This application was refused permission principally on the grounds that:



- The proposed alterations and extensions to the Grade II Listed Building would be detrimental to the appearance, historical character, architectural integrity and setting of the building and overall the proposal would neither preserve nor enhance the character and appearance of this part of the Conservation Area;
- The proposed new building to the rear of the site would by virtue of its position, form, excessive site coverage, design and appearance, have an unsatisfactory relationship with the Listed Building, to the detriment of its character and setting. In addition this proposed new block would constitute an overdevelopment of the site in terms of the density of the development and the inadequate amenity space provision;
- The proposed mix of residential units would not provide sufficient family-size units.

## 1 ALTERATIONS AND EXTENSIONS TO LISTED BUILDING

As noted above the subject property is a Grade II listed building and as such is a material consideration in determining this application. As set out in PPG15 Grade II listed buildings are of special interest and warrant every effort being made to preserve them.

The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relate sensitively to the original building; and
- not adversely affect the setting of a listed building.

PPG15 (para. 3.13) acknowledges that “many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses...” but also notes that “nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest”. This guidance goes on to state that “it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed use and of alternative, and possibly less damaging, uses”.

The proposal is to create an opening in the façade of the later two-storey addition which sits in between the original three storey town house and No 9. This is for the purpose of creating pedestrian access to the new residential units to be erected to the rear of the site.

In the previously refused application HGY/2008/1985, the opening through the frontage was larger and asymmetric. The dimensions and design of this previous arch was very similar to the arch of the adjoining property (No 9). The arch placed an undesirable emphasis on vehicular access. In particular the siting of the new arch close to the existing front entrance door, which has a pediment and a patterned radial

fanlight above and would have disrupted the symmetry and proportions of this façade.

The proposed opening in the current application is not intended to be a 'coach entrance' for traffic to drive through, but rather for pedestrian access only. The main entrance door and its decorative fanlight and surrounding framework will be reinstated back to its original position on the front elevation which is presently blocked up. In addition the basement windows and front lightwell will be reinstated.

The opening to gain access to the rear of the site is now smaller, lower, and visually relates better to the scale and character of the 1924 side extension. The opening is located in a symmetrical position in the elevation of the side extension with a window on either side. It will have a gated entrance in the structural opening, providing normal access for pedestrian and cycles, and will exclude all vehicular traffic. To secure the amenity value of the rear development and its landscaped area, cars, service access and emergency vehicles are restricted to the front forecourt only.

Along the rear elevation the listed building is to be refurbished with the rear elevation restored to its original fenestration pattern with a simple lean to glass conservatory added. The proposal is also for the insertion of two dormer windows on the rear elevation of the main roof form, however it has been requested that one dormer be inserted instead, which would be match up with the dormer in No 7 in terms of size and position.

## **2 DESIGN, BUILT FORM & LAYOUT**

### Siting and Design

The proposal will involve the erection of a L shaped terrace block to the back of the site to accommodate 4 terrace property and two maisonettes. This will be 17.5m away from the rear of the original building. The L shaped block, which has incorporated further amendments, will project back the entire depth of the site. The block will be positioned 6.5m away from the boundary with No 7 and 2.5m away from the boundary with No 9.

This new terrace block which will also contain accommodation within the roofspace. The block will be of a contemporary design however it will be faced in traditional materials (brickwork, timber windows, slated roofs, lead faced dormers re-constituted cills, some render).

In between the new block and the rear elevation of the Listed Building a communal garden will be created which will be used by patrons of the Traders Club, future residents from the flats within the listed building and future residents of the residential units to the rear of the site.

Overall the proposed new building to the rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the Listed Building.

### Amenity Space

As set out in para. 8.8 of the Council's Housing DPD, new residential development including conversions where appropriate should provide external amenity space and this should be appropriate to the needs of the likely occupants. As noted above a communal amenity space (measuring approximately 115 sqm in size) will be provided for the future residents.

In addition private gardens will be provided for each of the four family size units; ranging in size from 41 to 47 sqm. These garden spaces fall below the normal standard required for family sized units (50 sqm), however on balance given the provision of large communal space on site this shortfall is not considered to be significant.

### Internal Layout/ Access

All the room and unit sizes of the proposed development are consistent with the floorspace minima outlined in Figure 8.1 of the Housing SPD.

### Dwelling Mix

The proposed mix of residential units is in accordance with the requirement of Policy HSG10 'Dwelling Mix' In comparison to the previous scheme the proposal now provides more family sized units, particularly in the form of houses with private rear gardens.

## **3 IMPACT ON THE CONSERVATION AREA**

As outlined above the application property along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations and extensions. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property and overall the property makes a positive contribution to this part of Bruce Grove Conservation Area.

As outlined above the opening to gain access to the rear of the site is now smaller, lower, and visually relates better to the scale and character of the side extension and in addition the contemporary light weight glazed addition has been removed.

The interventions now proposed to restore the integrity of the Georgian building are considered to be more sensitive will not disrupt the symmetry and proportions of building's facade. The development at the rear of the site is considered necessary to enable and to secure its proper repair, restoration and the long term future of the Listed Building.

The restoration/ interventions to restore the integrity of the Georgian building will preserve and enhance the Conservation Area. The proposed development is therefore considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

#### **4 TRANSPORTATION AND CAR PARKING**

The application site has a PTAL rating of 3 and is within walking distance of a number of bus routes along Bruce Grove and Tottenham High Road. Bruce Grove station is also within walking distance. Three car parking spaces (including 1 disabled space) will be provided to the front of the site. On balance given the constraints of the site the level of car parking provision is considered to be acceptable. Cycle storage for 9 cycles will be provided.

#### **5 IMPACTS ON LOCAL RESIDENTIAL AMENITY**

The scale, height, massing, alignment of the new building and its fenestration pattern has been designed sensitively to avoid adverse overlooking between the new residential units to the rear and the Listed Building. There will be an acceptable gap between the front elevation of the new block and the reinstatement rear façade.

There would be no habitable room windows on the upper floors of the north-western elevation of the new block. There is a sufficient distances between the south-eastern elevation of the new block and the nearby residential buildings in Champa Close to protect existing levels of privacy.

#### **6 ENVIRONMENTAL ISSUES, SUSTAINABILITY & RENEWABLE ENERGY**

##### Ecology

The application site is adjacent but not within the ecologically valuable site (Bruce Grove Wood) designated on the adopted UDP. Policy OS6 states that the Council will not permit development on or adjacent to such sites unless there will be no adverse affect on the nature conservation of the site; and unless the development outweighs the nature conservation value of the site. While the footprint of the new block to the rear of the site will project further into the site, areas of open space will be provided.

As such it would not adversely affect the nature conservation value of the adjoining site. The current application has addressed the excessive footprint and coverage proposed in the previous scheme.

##### Sustainability

In accordance with the requirement of SPG9 an Sustainability Checklist has been submitted with this application. As the building to the front of the site is a historic building it is understandable that the need for energy efficiency needs to be balanced with building conservation. The scheme will be sustainable by reason of:

- Being a brownfield development;
- Accessible by public transport;
- Insulation to the pitched roof of Listed Building;
- Maximising natural daylight and ventilation;
- Providing Energy efficiency appliances;
- Achieving High U values (above Building Regulations);
- Using high performance glass;
- Using low energy light fittings;
- Using energy efficient combi boilers;
- Water conservation;
- Using passive stack ventilation system.

## **7 PLANNING OBLIGATION/ SECTION 106 AGREEMENT**

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

A 'Three Dragons Report' (prepared by Peachwalk Properties Ltd) was submitted with the previous application for this site. The report outlines the considerable and exceptional cost associated with this development and present poor market conditions. The report indicates that the cost relating to restoring the listed building and creating the opening to the right of the building would total £609,000.00. Given the results of the Three Dragons appraisal it is accepted that the provision of planning contributions would jeopardise the financial viability of the scheme. The number of units proposed on site has reduced from 17 in the previous application to 9 in the current scheme; therefore further affecting the viability of the current scheme.

## **SUMMARY AND CONCLUSION**

The proposed development would involve a comprehensive redevelopment of this site involving alteration, minor extension and a refurbishment of the existing Grade II Listed Building. The existing trader's club use on the ground floor and basement floor will be retained; while the upper floors would be divided into 3 self contained residential units. The main alteration now proposed to the Listed Building will be the insertion of an opening in the façade of the 1924 side extension to provide pedestrian access to the rear of the site. This opening is smaller and lower than that previously proposed and visually relates better to the scale and character of the building. The opening will be symmetrical in position with windows on either side. The alterations now proposed are considered to be sensitive will not disrupt the symmetry and proportions of building's facade. The proposed development will preserve and enhance the character and appearance of this part of the Conservation Area.

The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The

siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and will deliver good quality family size units. The aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site. Given the above this application is recommended for APPROVAL.

## RECOMMENDATION

### GRANT PERMISSION

Registered No. HGY/2009/1695

Applicant's drawing No.(s) 1176/P/01, 02 Rec A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A; 11220/sheet 2 & 3, 1176P/07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18.

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 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. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other

documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. 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

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

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

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

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

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

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

#### CONSTRUCTION

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 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.

9. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings / method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Local Planning Authority. The relevant work shall be carried out in accordance with such structural engineers' drawings / method statement thus approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

#### PERMITTED DEVELOPMENT

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

INFORMATIVE: Transport for London recommend that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction.

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

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



## REASONS FOR APPROVAL

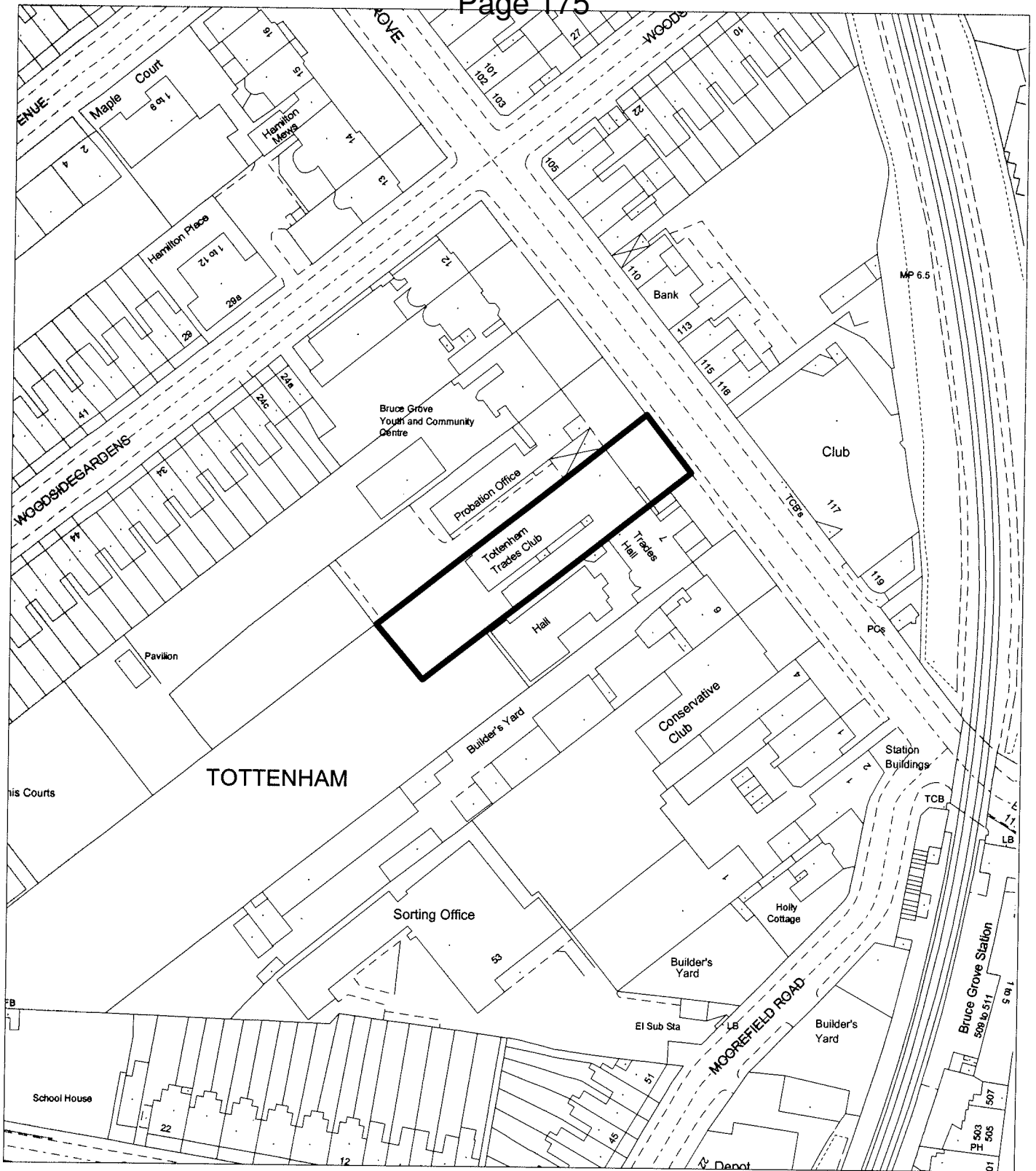
The reasons for the grant of planning permission are as follows:

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

- I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.
- II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping are now considered acceptable and will deliver good quality family size units. This aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

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 UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008.

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## Site plan

### 8 Bruce Grove N17

## Directorate of Urban Environment

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