



Haringey Council

NOTICE OF MEETING

Planning Committee

MONDAY, 14TH JUNE, 2010 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), McNamara (Vice-Chair), Christophides, Rice, Waters, Beacham, Reece, Reid and Schmitz

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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 16 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 - 20)

To confirm and sign the Minutes of the Planning Committee held on 12 April 2010.

6. APPEAL DECISIONS (PAGES 21 - 34)

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

7. DELEGATED DECISIONS (PAGES 35 - 82)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 22 March 2010 and 23 May 2010.

8. PERFORMANCE STATISTICS (PAGES 83 - 102)

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 12 April 2010 Committee meeting.

9. LEGAL SERVICES REPORT ON THE OUTCOME OF PLANNING ENFORCEMENT PROSECUTIONS AND ONGOING CASES FROM 1 MARCH 2010 TO 31 MAY 2010 (PAGES 103 - 108)

Report of the Head of Legal Services to update the Planning Committee on the outcome of Planning Enforcement prosecutions from 1 March 2010 to 31 May 2010 and ongoing cases. These represent referrals from the Planning Enforcement Department to the Corporate Legal Service.

10. PLANNING APPLICATIONS (PAGES 109 - 110)

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

11. LAND ADJOINING 1 HURST AVENUE, N6 (PAGES 111 - 126)

Demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage.

RECOMMENDATION: Grant permission.

12. LAND ADJOINING 1 HURST AVENUE, N6 (PAGES 127 - 132)

Conservation Area Consent for demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage (revised).

RECOMMENDATION: Grant consent.

13. 3 LAWRENCE YARD, LAWRENCE ROAD, N15 (PAGES 133 - 146)

Partial demolition of existing vacant factory building and conversion into 9 x two bedroom flats.

RECOMMENDATION: Grant permission subject to conditions and to a section 106 legal agreement.

14. WOODSIDE HIGH SCHOOL, WHITE HART LANE, N22 5QJ (PAGES 147 - 156)

Demolition of existing two storey teaching block and construction of new two storey teaching block with associated hard and soft landscaping.

RECOMMENDATION: Grant permission subject to conditions.

15. 26 LORDSHIP LANE, N17 (PAGES 157 - 170)

Demolition of existing steel framed workshop and office building and erection of 2 storey terrace of 5 x three bedroom units with private gardens. Refurbishment of existing building to the rear and conversion to form 3 x two bedroom units.

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

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

17. DATE OF NEXT MEETING

Monday, 12 July 2010, 7pm.

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Friday, 4 June 2010

MINUTES OF THE PLANNING COMMITTEE
MONDAY, 12 APRIL 2010

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

Also Present: Councillor Bevan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Hare.</p>	
PC02.	<p>URGENT BUSINESS</p> <p>The Chair advised the Committee that she had been saddened to hear of the recent death of the wife of former Councillor Tom Davidson, who had been Chair of the Planning Committee for many years. It was agreed that condolences would be sent on behalf of the Committee.</p> <p>The Committee agreed to consider a late item in relation to agenda item 9, Planning Enforcement Update. Reasons for lateness were the availability of year end figures and data from focus groups for inclusion in the report.</p> <p>The Committee agreed to consider one new item of Urgent Business in relation to New River Village, Fyfe House, Chadwell Lane, N8 7RZ. The reason for urgency was that the Deed of Variation is required to be entered into to give effect to the recent decision of the Planning Inspectorate.</p>	
PC03.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC04.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC05.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee considered a report regarding a Deed of Variation to delete the existing clause 11 from the 2002 Section 106 agreement in relation to development at New River Village, as a result of planning permission for change of use at the site being granted on appeal.</p> <p>In response to questions from the Committee, it was reported that the Council had presented evidence to support the use of the site</p>	

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	<p>as a doctor's surgery and crèche. Further to the decision by the Inspector, the Council was working with the PCT regarding the provision of healthcare services in the area.</p> <p>The Committee expressed disappointment with the decision of the Inspector.</p> <p>RESOLVED</p> <p>That the Deed of Variation to delete the existing clause 11 from the 2002 section 106 agreement in respect of HGY/2002/0245 be agreed.</p>	
PC06.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during February 2010.</p> <p>The Committee noted that, of the 7 planning appeal decisions determined by DCLG during February 2010, 1 had been allowed and 6 dismissed and that the 1 planning enforcement appeal decision determined during February 2010 had been dismissed.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
PC07.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Head of Development Management and the Chair of the Planning Committee between 15 February and 21 March 2010.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
PC08.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Management, Building Control and Planning Enforcement since the previous meeting on 8 March 2010.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	

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<p>PC09.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee considered a report on Planning Enforcement's progress in maintaining service delivery 2009-10.</p> <p>The Committee suggested that there should be Member involvement in complex and challenging enforcement cases, and it was agreed that this would be looked into further. The Committee asked whether landlords involved in breaches at more than one property were identified in the course of enforcement investigations. Marc Dorfman advised that a task force had been established to look into the issue of fraudulent applications and that this work included looking at the commonality of applicants. It was reported that Internal Audit had been requested to look at the department's processes and systems in relation to applications, and that officers were grateful to Members for flagging such issues up.</p> <p>The Committee suggested that the reasons for cases being closed because enforcement action was not expedient needed to be explained in greater detail to residents. It was reported that the basis of such decisions was covered in letters to residents and that officers were encouraged to add further explanation, but feedback had indicated that the quality of communication could be improved further and the department would work to address this issue in the coming year.</p> <p>The Committee asked about the information held on the different types of cases. It was reported that the recording system had been updated to include 12 distinct categories of cases. Once further data had been captured, it was anticipated that the breakdown of case types could be reported to the Committee on a quarterly basis.</p> <p>In response to a question from the Committee regarding enforcement notices withdrawn by the Council, it was reported that there had been evidence that some cases were out of time, and that work was needed to ensure that timescales were realistic in order to reduce the number of notices withdrawn.</p> <p>The Committee asked about lessons learned in relation to enforcement action at Tower Gardens, in response to which it was reported that a comprehensive survey undertaken in 2004 had enabled officers to have a good understanding of the enforcement issues and to prioritise cases. This improved information had resulted in enforcement action being undertaken on a sound basis, and few appeals being lodged.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
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<p>PC10.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending a Tree Preservation Order at Fortis Green Reservoir, Southern Road N2.</p> <p>RESOLVED</p> <p>That the Tree Preservation Order set out in the report be approved.</p>	
<p>PC11.</p>	<p>700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17 0AE</p> <p>On the advice of Marc Dorfman, Assistant Director, Planning and Regeneration, the Chair advised that this item was withdrawn from the agenda.</p>	
<p>PC12.</p>	<p>RHODES AVENUE PRIMARY SCHOOL, RHODES AVENUE, N22 7UT</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 key points and took questions from members of the Committee. The Committee was asked to note that an additional letter from the MP, attaching a copy of a letter of objection previously received, had been submitted. It was also reported that, subsequent to the objections raised by the Environment Agency, a flood risk assessment had been submitted. The Environment Agency still expressed concerns regarding surface water drainage, and had submitted a condition to address this issue, which would replace condition 7 as set out in the report.</p> <p>In response to a question from the Committee regarding the catchment area for the school, officers confirmed that the catchment area would remain unchanged. The Committee asked whether it would be possible to encourage initiatives for broadening use of the school facilities for more community activities, in response to which it was suggested that this could be added as an informative. In response to concerns from the Committee regarding some aspects of the proposed colour use, it was agreed that this could also be managed by means of an informative, although one view was expressed that the Committee should not be going into the level of detail of colour schemes when considering applications.</p> <p>RESOLVED</p> <p>That, subject to the following conditions, incorporating the</p>	

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withdrawal of the existing condition 7 to be replaced by a condition from the Environment Agency regarding a surface water drainage system, and the inclusion of informatives with respect to encouraging wider use of the facilities for community activities and the colours to be used, planning application reference HGY/2010/0055 be approved.

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. 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

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area.

SITE LAYOUT/ NATURE CONSERVATION

5. Notwithstanding any indication on the submitted drawings details and samples of the materials for those areas 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 shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological 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. The scheme shall include:

- Details of how surface water runoff will be reduced as far as practicable, given site specific constraints, with full justification of rates higher than greenfield rates.
- Details of how Sustainable Drainage Systems (SUDS) will be maximised on site with any barriers to their use clearly

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justified.

- Details of how storage can be provided on site to attenuate all storm events up to and including the 1 in 100 year event, taking the effects of climate change into account.

Reason: To reduce the risk of flooding, to improve and protect water quality.

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 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% CO2 shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the

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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.

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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.

INFORMATIVE: In regard to Condition 3 above the applicant is advised that the use of bright colours in the external appearance of the building should be used sensitively on the elevations which are clearly visible from outside the side.

INFORMATIVE: The Planning Committee Members advised that measures should be taken to make the new and improved accommodation on site available to the local community for activities outside of school hours

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 enhanced 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

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	<p>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'.</p> <p>Section 106: No</p>	
<p>PC13.</p>	<p>596-606 HIGH ROAD, N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report submitted and took questions from the Committee. The Committee was advised of revisions to the drawings, and an addendum sheet was circulated outlining two amendments proposed to the report as submitted, relating to the energy statement and the deletion of 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.</p> <p>The Committee asked where car club parking spaces would be located in relation to the site, in response to which it was reported that specific locations had not yet been identified, although possible locations were Scotland Green and Parkhurst Road. In response to questions from the Committee regarding making it clear to potential owners that the development was car free, it was reported that the design of the site itself meant that there was no opportunity to park on site, which would make the development self-policing. The Committee expressed concern that disabled residents in the development would not have access to dedicated parking spaces, although it was reported that the development would be accessible by car.</p> <p>Cllr Bevan addressed the Committee in objection to the report. Cllr Bevan reported that the housing service objected to the scheme on the grounds that it was not a mixed development and would constitute 100% affordable housing units. It was suggested that the scheme should be mixed tenure, and that 45% should be used for Homebuy. Cllr Bevan also objected to the car free element of the scheme, as car free developments should only be</p>	

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in areas subject to a CPZ, which was not the case at this site, and the development would contribute to parking problems in surrounding streets. Cllr Bevan asked that use of 45% of the scheme for Homebuy be considered and that the parking restrictions be reconsidered.

On behalf of the applicants, Mr Kevin Goodwin and Mr Peter Smith addressed the Committee, and advised that they had addressed all of the points raised by the Planning Inspector when the case had previously gone to appeal. It was reported that the issues regarding parking had been debated at that time, and the Inspector had not raised concerns in this regard. It was reported that, although there had been difficulty in identifying a development partner for the scheme, it was still felt to be the preferable option and work was continuing in this regard. It was felt, however, that it would be unreasonable to impose a covenant restricting the transfer or lease of any private units at this time.

In response to questions from the Committee regarding the lack of any disabled spaces on the site, the applicants advised that they had been unable to incorporate parking due to highway safety concerns relating to the bus lane, and because satisfactory means of addressing fly-parking had not been identified.

The Committee requested that the applicant look at ways in which two disabled parking spaces could be provided as part of the site. The applicants confirmed that this would be possible, provided that the Council's transport department could be flexible in considering how a gate system might be operated. The Council's Transport Officer confirmed that they would work with the applicant to consider how this might be facilitated.

In response to questions from the Committee regarding possible access to the site via Collins Yard to the north and the ownership of the strip of land to the east of the site which was not included as part of the development, the applicants reported that the issue of access via Collins Yard had been considered but that it had been decided not to re-implement this access and that the area would be secured. It was confirmed that the strip of land at the rear of the site belonged to Parkhurst Infants School.

It was suggested that a condition be added requiring the applicants to produce a management regime to set out how issues such as noise, litter, waste, pets, parking, car-free use, management of common areas, disabled access and deliveries would be handled and requiring this document to be agreed with the Council. It was suggested that such a condition would address the concerns raised by the Committee.

RESOLVED

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That, subject to the conditions set out below, including the condition for the applicants to produce a management regime setting out how issues such as noise, litter, waste, pets, parking, car-free use, management of common areas, disabled access and deliveries would be handled and for this document to be agreed with the Council, subject to a s106 Legal Agreement and with the deletion of the 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, planning application reference HGY/2010/0201 be approved.

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.

3. 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.

MATERIALS

4. 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.

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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.

EXTERNAL WORKS/LANDSCAPING

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

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

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

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

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

7. That the levels of all thresholds and details of boundary

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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.

GENERAL

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. 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.

SUSTAINABILITY/ENVIRONMENTAL PERFORMANCE

11. 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-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

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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.

SERVICING/ACCESS

12. That the accommodation for 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.

13. 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.

WASTE/REFUSE

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.

WORKS TO No. 596 TOTTENHAM HIGH ROAD

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

**MINUTES OF THE PLANNING COMMITTEE
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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

ARCHAEOLOGY

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.

19. Prior to the occupation of the residential units hereby approved, a management plan setting out the arrangements for the management of:

- noise
- litter
- waste
- management of common external areas
- parking

**MINUTES OF THE PLANNING COMMITTEE
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- car free use
- disabled access, and
- deliveries

within the development be submitted to, and approved in writing by, the Local Planning Authority.

Reason: to ensure the proper management of the development.

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.

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

**MINUTES OF THE PLANNING COMMITTEE
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	<p>Road and</p> <p>ii) the scheme being visible over the roofs of the buildings in Scotland Green. This scheme incorporates revisions to overcome the Inspectors objections.</p> <p>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.</p> <p>Section 106: Yes</p>	
<p>PC14.</p>	<p>596-606 HIGH ROAD, N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and surroundings, planning history and all relevant planning factors and policies.</p> <p>RESOLVED</p> <p>That, subject to conditions and s106 legal agreement, application reference HGY/2010/0203 be approved.</p>	
<p>PC15.</p>	<p>8 BRUCE GROVE, N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report. It was reported that the application before the Committee was for Planning Permission and that a further application for Listed Building Consent had also been submitted but had yet to come to the Committee for consideration. It was reported that drawings 2, 3 and 4 had been revised and were available for the Committee to consider.</p> <p>Alison Armour, representing the Tottenham CAAC, addressed the Committee in objection to the application. It was reported that the</p>	

**MINUTES OF THE PLANNING COMMITTEE
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	<p>Grade II listed building was an important building and major attraction in the area, and the CAAC objected to the proposal to cut a large hole in the fabric of the building. Ms Armour also expressed concern regarding overdevelopment in an area of high density and that the development was inappropriate in its location on the edge of Tottenham Wood. Ms Armour also expressed concern that more recent drawings showed the proposed opening as rectangular rather than an arch shape. The Planning Officer reported that the Conservation Officer had suggested that a rectangular shape would be preferable to an arch, but advised that the Committee could reinstate an arch as had been originally proposed.</p> <p>The Committee expressed concern that the development might set a precedent for the development of other rear gardens, particularly in an area with a deficiency in open space. The Planning Officer reported that the proposal represented a reduction in the footprint of the existing buildings and would lead to an increase in the level of green space.</p> <p>Marc Dorfman expressed concern that the Listed Building Consent was not being considered at the same time as the application for Planning Permission, and it was proposed that the application be withdrawn and re-submitted for consideration by the Committee at the same time as the application for Listed Building Consent to enable all the issues and concerns raised to be addressed at the same meeting.</p> <p>The motion was put to the vote and the results were as follows:</p> <p>For: 5 Against: 3 Abstentions: 0</p> <p>RESOLVED</p> <p>That application reference HGY/2009/1695 be withdrawn and brought back to the Committee at such time as the application for Listed Building Consent in relation to the same site could be considered by the Committee.</p>	
<p>PC16.</p>	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 8 March 2010 be confirmed as a correct record and signed by the Chair.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 12 APRIL 2010**

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 21:15hrs.



Haringey Council

Agenda item:

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Planning Committee

On 14th June 2010Report Title: **Appeal decisions determined during March & April 2010**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during March & April 2010.

2. Summary

Reports outcome of 12 planning appeal decisions and determined by the Department for Communities and Local Government during March 2010 of which 2 (17%) were allowed and 10 (83%) were dismissed.

Reports outcome of 5 planning appeal decisions and determined by the Department for Communities and Local Government during April 2010 of which 1 (20%) was allowed and 4 (80%) were dismissed.

Reports outcome of 2 planning enforcement appeal decisions and determined by the Department for Communities and Local Government during March 2010 of which 1 (50%) was allowed and 1 (50%) was dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:

pp
Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: **020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

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APPEAL DECISIONS MARCH 2010**PLANNING APPEALS**

Ward:	Bounds Green
Reference Number:	HGY/2009/0432
Decision Level:	Delegated

11 Durnsford Road N11 2EP**Proposal:**

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the provision of parking spaces on Durnsford Road

Result:

Appeal Dismissed 16 March 2010

Ward:	Crouch End
Reference Number:	HGY/2009/0848
Decision Level:	Delegated

7 Broadway Parade, Tottenham Lane N8 9DE**Proposal:**

Change of use to hot food takeaway (Use Class A5) and installation of extract ducting to rear

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the retail function of the Crouch End Town Centre (CETC)

Whether the proposed extract flue would harm the living conditions of occupiers of the upper floor living accommodation by reason of the effect on daylight and outlook

Result:

Appeal Dismissed 18 March 2010

Ward:	Harringay
Reference Number:	HGY/2009/0552 & 0661
Decision Level:	Delegated

3-3A Wightman Road N4 1RQ

Proposal:

Appeal A

Conversion of the existing upper parts into two self contained flats, erection of first floor rear/side loft extension and alteration at first floor rear/side to provide access for Flat B

Appeal B

External wooden/decking terrace to the front side

Type of Appeal:

Written Representation

Issue:

The effect of the Appeal A scheme on the character and appearance of the locality

The effect of the proposed development on highway safety

The effect on the living conditions of nearby residents in relation to the availability of daylight, outlook and noise and disturbance and the living conditions of future occupiers of the Appeal A scheme in relation to dwelling size and internal room stacking

Result:

Both Appeals **Dismissed** 15 March 2010

Ward:	Highgate
Reference Number:	HGY/2008/0441 & 0440
Decision Level:	Delegated

6A Grange Road N6 4AP

Proposal:

HGY/2008/0441 – Demolition of the existing two storey private family dwelling unit and the erection of a three storey plus basement private family dwelling unit

HGY/2008/0440 – Demolition of existing 1960s two storey family dwelling unit and the erection of a three storey plus basement family dwelling unit designed to be as close as possible to a code 6 carbon neutral home as defined by the Department for Communities and Local Government

Type of Appeal:

Written Representation

Issue:

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

The effect of the proposed development on the character and appearance of Grange Road

Result:

Both Appeals **Dismissed** 19 March 2010

Ward:	Highgate
Reference Number:	HGY/2009/0623
Decision Level:	Delegated

42 Priory Gardens N6 5QS

Proposal:

Installation of 9 photovoltaic modules to south aspect of roof

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the Highgate Conservation Area, within which the appeal site is situated

Result:

Appeal **Dismissed** 15 March 2010

Ward:	Highgate
Reference Number:	HGY/2009/0342
Decision Level:	Delegated

8 Wembury Mews N6 5XJ

Proposal:

Erection of two storey mews house

Type of Appeal:

Written Representation

Issue:

Whether the proposal would harm the living conditions of the occupiers of accommodation in adjacent properties by reason of the effect on daylight and outlook

Whether it would preserve or enhance the character or appearance of the Highgate conservation Area within which the site lies

Result:

Appeal **Dismissed** 18 March 2010

Ward:	Hornsey
Reference Number:	HGY/2009/0792
Decision Level:	Committee

Ground Floor & First Floor void at Fyfe House, Chadwell Lane N8 7RZ

Proposal:

Change of use of first floor void and ground floor of block F from doctor's surgery, crèche and A3 use to 8 residential units comprising 2 x 1 bed, 4 x 2 bed and 2 x 3 bed with associated private amenity space

Type of Appeal:

Informal Hearing

Issue:

Whether the proposal would result in the unacceptable loss of community facilities

Result:

Appeal **Allowed** 16 March 2010
Award of Costs Granted 16 March 2010

Ward:	Hornsey
Reference Number:	HGY/2009/0082
Decision Level:	Delegated

Rear of 19 High Street N8 7QB

Proposal:

Replacement of existing staff accommodation and storage for one bedroom flat

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the locality, having regard to its location within the Hornsey High Street Conservation Area

Whether or not the proposal would provide a satisfactory standard of living conditions for the occupiers of the proposed flat and neighbouring residential accommodation

Result:

Appeal **Dismissed** 26 March 2010

Ward:	Muswell Hill
Reference Number:	HGY/2009/0200
Decision Level:	Delegated

54 Muswell Hill Road N10 3JR

Proposal:

Construction of a vehicle footway crossing

Type of Appeal:

Written Representation

Issue:

The impact of the proposal on the safety and convenience of highway users, including pedestrians

Result:

Appeal **Allowed** 23 March 2010

Ward:	West Green
Reference Number:	HGY/2009/1044
Decision Level:	Delegated

199 Boundary Road N22 6AL

Proposal:

Erection of single storey one bedroom dwelling

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on Highway safety

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

The effect of the proposed development on the living conditions of neighbours in relation to visual impact and the living conditions of future occupiers of the bungalow in respect to dwelling size and the provision of amenity space

Result:

Appeal **Dismissed** 17 March 2010

ENFORCEMENT APPEAL 2010

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

35 Blake Road N11 2AG

Proposal:

Erection of an extension

Type of Appeal:

Written Representation

Issue:

The effect of the development as built, firstly on the character of the host dwelling

The effect of the development on the amenities of the neighbouring residents at no.37 Blake Road in terms of outlook

Result:

Appeal **Allowed** 9 March 2010

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

10 Woollaston Road N4 1SD

Proposal:

Conversion of the single dwelling into five self contained dwelling

Type of Appeal:

Written Representation

Issue:

Whether or not the steps required by the Enforcement Notice exceed what is necessary to remedy the injury that has been caused by the breach

Result:

Appeal **Dismissed** 11 March 2010

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APPEAL DECISION APRIL 2010**PLANNING APPEALS**

Ward:	Alexandra
Reference Number:	HGY/2009/1699
Decision Level:	Delegated

Land Rear of 23 Alexandra Park Road N10 2DD**Proposal:**

Demolition of garage/store building and erection of a new two storey 2 bedroom family dwelling including garden to the front and rear, thereby resulting in two separate dwellings

Type of Appeal:

Informal Hearing

Issues:

The effect that the proposal would have on the character or appearance of the Muswell Hill Conservation Area

The effect that the proposal would have the living conditions of the occupiers at 42 Muswell Avenue and 21, 23 and 25 Alexandra Park Road, with regard to privacy and outlook

Result:

Appeal **Dismissed** 6 April 2010

Ward:	Bounds Green
Reference Number:	HGY/2009/0096
Decision Level:	Delegated

86 Palmerston Road N22 8RF**Proposal:**

Change of use into three no. flats

Type of Appeal:

Written Representation

Issues:

Whether the proposal would harmfully undermine policies relating to the conversion of properties into flats

Result:

Appeal **Dismissed** 12 April 2010

Ward:	Highgate
Reference Number:	HGY/2009/0275 & 0276
Decision Level:	Delegated

Big School, Highgate School, North Road N6 4AY

Proposal:

Appeal A – HGY/2009/0275

Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings

Appeal B – HGY/2009/0276

Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development on the character and appearance of the Listed Building including any features of special architectural or historic interest which it possesses

Whether other considerations outweigh any harm that is identified

Result:

Appeals **Allowed** 20 April 2010

Ward:	Noel Park
Reference Number:	HGY/2009/1278
Decision Level:	Delegated

105 Mayes Road N22 6UP

Proposal:

Display of two free standing illuminated box signs

Type of Appeal:

Written Representation

Issues:

Whether the proposed illuminated signs would cause significant harm to the character and appearance of the appeal premises or surroundings

Result:

Appeal **Dismissed** 31 March 2010

Ward:	White Hart Lane
Reference Number:	HGY//2009/1672
Decision Level:	Delegated

79 Creighton Road N17 8JS

Proposal:

Retention of existing extension

Type of Appeal:

Written Representation

Issues:

The effect on the appearance of the building

Result:

Appeal **Dismissed** 29 April 2010

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Haringey Council

Agenda item:

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Planning Committee	On 14th June 2010
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Report Title: Decisions made under delegated powers between 22 March 2010 and 23 May 2010		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.		
2. Summary The applications listed were determined between 22 March 2010 and 23 May 2010.		
3. Recommendations See following reports.		
Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/03/2010 AND 23/05/2010

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

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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.

WARD: **Alexandra**

Application No:	HGY/2009/1942	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/04/2010
Location:	28 Coniston Road N10 2BP		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2010/0085	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	01/04/2010
Location:	81 Grosvenor Road N10 2DU		
Proposal:	Erection of rear dormer window and retention of variations from previous application, planning permission reference HGY/2009/0726.		
Application No:	HGY/2010/0152	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/03/2010
Location:	35 Albert Road N22 7AA		
Proposal:	Erection of single storey side extension with one skylight including new window to the front and french double doors to rear elevation.		
Application No:	HGY/2010/0167	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/03/2010
Location:	112 Alexandra Park Road N10 2AH		
Proposal:	Change of use from A1 (retail) to D1 (physical therapy studio).		
Application No:	HGY/2010/0178	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/03/2010
Location:	Flat C, 58 Coniston Road N10 2BN		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2010/0204	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/05/2010
Location:	37 Coniston Road N10 2BL		
Proposal:	Rear roof extension to facilitate a loft conversion and insertion of 3 x velux windows to front/rear roofslope.		
Application No:	HGY/2010/0224	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	29/03/2010
Location:	329 - 331 Alexandra Park Road N22 7BP		
Proposal:	Erection of rear dormer extension, erection of second floor extension to back addition including raising roof pitch and creation of hip to gable end.		
Application No:	HGY/2010/0237	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/03/2010
Location:	112 Grosvenor Road N10 2DT		
Proposal:	Erection of rear dormer window with insertion of 3 x velux windows to front elevation.		

Application No:	HGY/2010/0252	Officer:	Ashwita Naidu	Decision Date:	31/03/2010
Decision:	GTD				
Location:	Allotment gardens, Winton Avenue N11				
Proposal:	Installation of self composting WC on golf course allotments.				
Application No:	HGY/2010/0253	Officer:	Jill Warren	Decision Date:	31/03/2010
Decision:	GTD				
Location:	30 Dukes Avenue N10 2PU				
Proposal:	Demolition of timber decking to rear (south) wall of house and erection of timber conservatory				
Application No:	HGY/2010/0260	Officer:	Ashwita Naidu	Decision Date:	07/04/2010
Decision:	GTD				
Location:	9 Elms Avenue N10 2JN				
Proposal:	Roof extension including erection of rear dormer window to facilitate a loft conversion.				
Application No:	HGY/2010/0292	Officer:	Subash Jain	Decision Date:	31/03/2010
Decision:	GTD				
Location:	110 Grosvenor Road N10 2DT				
Proposal:	Erection of rear dormer window with insertion of 3 x velux windows to front roofslope.				
Application No:	HGY/2010/0295	Officer:	Ashwita Naidu	Decision Date:	13/04/2010
Decision:	GTD				
Location:	67 The Avenue N10 2QG				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0296	Officer:	Valerie Okeiyi	Decision Date:	14/04/2010
Decision:	REF				
Location:	98 Victoria Road N22 7XF				
Proposal:	Conversion of existing property into 3 self-contained flats including erection of 2 storey rear extension and erection of basement extension with creation of lightwell.				
Application No:	HGY/2010/0312	Officer:	Michelle Bradshaw	Decision Date:	26/04/2010
Decision:	GTD				
Location:	56 Muswell Avenue N10 2EL				
Proposal:	Erection of single storey rear extension, erection of rear dormer window with insertion of 2 x velux windows to front roofslope to facilitate loft conversion.				
Application No:	HGY/2010/0326	Officer:	Jill Warren	Decision Date:	14/04/2010
Decision:	REF				
Location:	263 Victoria Road N22 7XH				
Proposal:	Display of 2 x internally illuminated fascia signs.				
Application No:	HGY/2010/0356	Officer:	Michelle Bradshaw	Decision Date:	07/05/2010
Decision:	GTD				
Location:	Alexandra Park School, Bidwell Gardens N11 2AZ				
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (colour scheme) and 5 (details including type, specification and location of external lighting) attached to planning reference HGY/2008/1937.				

Application No:	HGY/2010/0359	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	29/03/2010
Location:	63 Albert Road N22 7AA		
Proposal:	Formation of rear dormer and insertion of 3 x velux rooflights to front roofslope.		
Application No:	HGY/2010/0361	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	24/03/2010
Location:	11 Curzon Road N10 2RB		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2010/0379	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	22/04/2010
Location:	31 Thirlmere Road N10 2DL		
Proposal:	Erection of single storey rear extension, insertion of 3 x rooflights, bi-folding doors to rear elevation and external store area.		
Application No:	HGY/2010/0428	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	10/05/2010
Location:	Opposite 79 Dukes Avenue N10 2PY		
Proposal:	Installation of new green coloured cabinet 1600mm(Height) x 1200mm (Width) x 450mm (Depth). (Prior Notification - Part 24).		
Application No:	HGY/2010/0437	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/05/2010
Location:	62 Grove Avenue N10 2AN		
Proposal:	Erection of rear dormer and hip to gable roof extension to facilitate a loft conversion.		
Application No:	HGY/2010/0438	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/04/2010
Location:	122A Colney Hatch Lane N10 1EA		
Proposal:	Replacement of existing white timber sash windows with timber sash double-glazed windows.		
Application No:	HGY/2010/0457	Officer:	Subash Jain
Decision:	GTD	Decision Date:	11/05/2010
Location:	25 Muswell Avenue N10 2EB		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0468	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/05/2010
Location:	14 Grove Avenue N10 2AR		
Proposal:	Erection of summerhouse in rear garden.		
Application No:	HGY/2010/0488	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/04/2010
Location:	65 Grove Avenue N10 2AL		
Proposal:	Non-material amendments to approved planning application HGY/2009/1106 to reduce garage opening with doors instead of roller shutter, 4 panel sliding door instead of panel folding / sliding door, amendments to rooflight and internal alterations.		

Application No:	HGY/2010/0498	Officer:	Jill Warren	Decision Date:	11/05/2010
Decision:	GTD				
Location:	40 Cranbourne Road N10 2BT				
Proposal:	Erection of single storey rear extension with terrace, including associated internal/ external alterations.				
Application No:	HGY/2010/0538	Officer:	Tara Jane Fisher	Decision Date:	14/05/2010
Decision:	REF				
Location:	31 Grosvenor Road N10 2DR				
Proposal:	Erection of rear dormer window, erection of side / part single storey rear extension, including insertion of 4 x velux windows to front roofslope.				
Application No:	HGY/2010/0545	Officer:	Valerie Okeiyi	Decision Date:	14/05/2010
Decision:	GTD				
Location:	Opposite 172 Dukes Avenue N10 2QB				
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).				
Application No:	HGY/2010/0546	Officer:	Tara Jane Fisher	Decision Date:	14/05/2010
Decision:	GTD				
Location:	Side of 41 Muswell Road N10 2BS				
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24)				
Application No:	HGY/2010/0551	Officer:	Subash Jain	Decision Date:	10/05/2010
Decision:	PERM DEV				
Location:	Side of 51 Alexandra Park Road N10 2DG				
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).				
Application No:	HGY/2010/0560	Officer:	Michelle Bradshaw	Decision Date:	17/05/2010
Decision:	REF				
Location:	4a Coniston Road N10 2BP				
Proposal:	Erection of retaining wall/backfill, internal alterations to existing basement and insertion of 3 double glazed traditional sash windows at lower ground level				
Application No:	HGY/2010/0568	Officer:	Jeffrey Holt	Decision Date:	18/05/2010
Decision:	PERM REQ				
Location:	52 Colney Hatch Lane N10 1EA				
Proposal:	Erection of single storey rear conservatory.				
Application No:	HGY/2010/0571	Officer:	Ashwita Naidu	Decision Date:	19/05/2010
Decision:	GTD				
Location:	35 Outram Road N22 7AB				
Proposal:	Extension/ modification to existing rear extension and creation of raised terrace area.				
Application No:	HGY/2010/0588	Officer:	Matthew Gunning	Decision Date:	18/05/2010
Decision:	GTD				
Location:	Alexandra Palace, Alexandra Palace Way N22 7AY				
Proposal:	Listed Building Consent for alterations and partial refurbishment to existing ice rink with other associated works.				

Application No: **HGY/2010/0611** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 18/05/2010
 Location: Pavillion Car Park Alexandra Palace Way N22
 Proposal: Provision of temporary Ice Rink and marquee structure.

Application No: **HGY/2010/0651** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 21/05/2010
 Location: 79 Princes Avenue N22 7SB
 Proposal: Formation of rear dormer with installation of three velux rooflights to front roofslope to facilitate a loft conversion

WARD: Bounds Green

Application No: **HGY/2010/0223** Officer: Subash Jain
 Decision: GTD Decision Date: 27/04/2010
 Location: Community Centre, Commerce Road N22 8EW
 Proposal: Approval Of Details pursuant to Conditions 3 (roof materials) and 5 (details of anti-graffiti measures) attached to planning permission reference HGY/2009/1484.

Application No: **HGY/2010/0231** Officer: Subash Jain
 Decision: REF Decision Date: 30/03/2010
 Location: 90 Myddleton Road N22 8NQ

Proposal: Erection of single storey rear extension to form 1 bedroom unit, and demolition of existing walls to rear of building.

Application No: **HGY/2010/0263** Officer: Subash Jain
 Decision: GTD Decision Date: 27/04/2010
 Location: 373 High Road N22 8JA
 Proposal: Use of property as nine self contained studios

Application No: **HGY/2010/0276** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/04/2010
 Location: 113 Whittington Road N22 8YR
 Proposal: Erection of single storey side extension.

Application No: **HGY/2010/0285** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 09/04/2010
 Location: 106 Nightingale Road N22 8PP
 Proposal: Certificate of Lawfulness for mansard roof extension including a dormer window to facilitate a loft conversion.

Application No: **HGY/2010/0380** Officer: Jill Warren
 Decision: REF Decision Date: 22/04/2010
 Location: Bounds Green Junior and Infant School, Bounds Green Road N11 2QG
 Proposal: Temporary change of use from (D1) School Premises to car boot market on Sunday and Bank Holiday.

Application No:	HGY/2010/0450	Officer:	Ashwita Naidu	Decision Date:	07/05/2010
Decision:	REF				
Location:	Land to the rear of 5-11 Green Lanes N13				
Proposal:	Installation of 2 x containers.				
Application No:	HGY/2010/0491	Officer:	Ashwita Naidu	Decision Date:	10/05/2010
Decision:	PERM DEV				
Location:	108 Woodfield Way N11 2NT				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension.				
Application No:	HGY/2010/0515	Officer:	Subash Jain	Decision Date:	12/05/2010
Decision:	GTD				
Location:	8 Queens Parade, Brownlow Road N11 2DN				
Proposal:	Enlargement of existing rear extension.				
Application No:	HGY/2010/0520	Officer:	Ashwita Naidu	Decision Date:	13/05/2010
Decision:	PERM REQ				
Location:	44 Blake Road N11 2AE				
Proposal:	Certificate of lawfulness for erection of second floor side extension including insertion of 4 x velux windows to front elevation.				
Application No:	HGY/2010/0552	Officer:	Ashwita Naidu	Decision Date:	16/04/2010
Decision:	GTD				
Location:	Pupil Support Centre, Commerce Road N22 8DZ				
Proposal:	Non-material amendments to approved planning application HGY/2008/2203 to add powder-coated roller shutters				
Application No:	HGY/2010/0566	Officer:	Ashwita Naidu	Decision Date:	14/05/2010
Decision:	GTD				
Location:	Fernwood Court, 55 Clarence Road N22 8QE				
Proposal:	Replacement of existing aluminium frame single glazed units with double glazed UPVC framed units.				

WARD: Bruce Grove

Application No:	HGY/2009/1437	Officer:	Valerie Okeiyi	Decision Date:	27/04/2010
Decision:	GTD				
Location:	The Swan, 363 High Road N17 6QN				
Proposal:	Approval of Details pursuant to Condition 7 (site investigation) attached to planning reference HGY/2009/0159				
Application No:	HGY/2010/0171	Officer:	Tara Jane Fisher	Decision Date:	23/03/2010
Decision:	REF				
Location:	122 Philip Lane N15 4JL				
Proposal:	Erection of canopy with shutter.				

Application No:	HGY/2010/0172	Officer:	Subash Jain	Decision Date:	23/03/2010
Decision:	GTD				
Location:	34 Philip Lane N15 4JB				
Proposal:	Erection of single storey rear and side extension.				
Application No:	HGY/2010/0236	Officer:	Ruma Nowaz	Decision Date:	01/04/2010
Decision:	REF				
Location:	2 Hartham Road N17 6SA				
Proposal:	Erection of single storey side extension.				
Application No:	HGY/2010/0279	Officer:	Michelle Bradshaw	Decision Date:	15/04/2010
Decision:	REF				
Location:	38 Philip Lane N15 4JB				
Proposal:	Erection of smoking shelter to rear of property.				
Application No:	HGY/2010/0294	Officer:	Ashwita Naidu	Decision Date:	13/04/2010
Decision:	GTD				
Location:	1a Higham Road N17 6NF				
Proposal:	Retrospective planning application for retention of existing extension as two bedroom single family dwellinghouse (Amended Description).				
Application No:	HGY/2010/0362	Officer:	Ashwita Naidu	Decision Date:	21/04/2010
Decision:	REF				
Location:	52 Lordsmead Road N17 6EY				
Proposal:	Demolition of existing timber shed and erection of single storey outbuilding to provide hobby room, gym studio with shower room.				
Application No:	HGY/2010/0458	Officer:	Jill Warren	Decision Date:	05/05/2010
Decision:	GTD				
Location:	52 St Margarets Road N17 6TY				
Proposal:	Replacement of existing dining room window with a French door. Brick in the right hand side window on rear addition flank. Replace external kitchen door with a single window and replace rear addition windows with a single window.				
Application No:	HGY/2010/0570	Officer:	Subash Jain	Decision Date:	17/05/2010
Decision:	PERM DEV				
Location:	107 St Loys Road N17 6UE				
Proposal:	Erection of single storey side/rear extension				

WARD: Crouch End

Application No:	HGY/2009/1893	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	24/03/2010
Decision:	GTD				
Location:	159A Tottenham Lane N8 9BT				
Proposal:	Variation of Condition 3 attached to planning permission HGY/2001/0911 to allow opening hours as follows: not before 0800 or after 12:30 am Monday to Thursday; not before 0800 or after 2:30 am on Friday to Saturday (including 30 minutes for customers to vacate the premises) and not before 0800 or after 11pm on Sunday (Amended Description).				

Application No:	HGY/2010/0179	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/03/2010
Location:	Flat 17, 66 Shepherds Hill N6 5RN		
Proposal:	Replacement of existing wooden brown windows with brown UPVC windows / doors.		
Application No:	HGY/2010/0183	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	27/04/2010
Location:	13 Christchurch Road N8 9QL		
Proposal:	Formation of new pavement crossovers with associated works including hardstanding / landscaping.		
Application No:	HGY/2010/0187	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	24/03/2010
Location:	4 Broughton Gardens N6 5RS		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2010/0225	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/03/2010
Location:	99 Claremont Road N6 5BZ		
Proposal:	Erection of two-storey side and two-storey rear extension.		
Application No:	HGY/2010/0244	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	29/03/2010
Location:	41 Stanhope Gardens N6 5TT		
Proposal:	Certificate of Lawfulness for alterations to existing window opening to form side entrance and demolition of wall.		
Application No:	HGY/2010/0249	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	31/03/2010
Location:	51 Park Road N8 8SY		
Proposal:	Installation of new shop front including alterations to existing shop and installation of a new flue to rear elevation.		
Application No:	HGY/2010/0250	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	31/03/2010
Location:	51 Park Road N8 8SY		
Proposal:	Display of 1 x externally illuminated fascia sign.		
Application No:	HGY/2010/0269	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	07/04/2010
Location:	102 Priory Gardens N6 5QT		
Proposal:	Erection of a rear mansard roof with Juliet balcony and window to facilitate a loft conversion.		
Application No:	HGY/2010/0277	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/04/2010
Location:	113a Ferme Park Road N8 9SA		
Proposal:	Erection of rear dormer extension with insertion of 3 x velux windows to front elevation.		

Application No:	HGY/2010/0289	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/04/2010
Location:	15 Cecile Park N8 9AX		
Proposal:	Erection of single storey outdoor structure.		
Application No:	HGY/2010/0327	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/04/2010
Location:	7 Broadway Parade, Tottenham Lane N8 9DE		
Proposal:	Change of use of property from (A1) Shop to (A2) Financial and Professional Services.		
Application No:	HGY/2010/0337	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	15/04/2010
Location:	155 Ferme Park Road N8 9BP		
Proposal:	Provision of a new external stair from the first floor flat providing access to the rear yard		
Application No:	HGY/2010/0345	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2010
Location:	34 Shepherds Hill N6 5AH		
Proposal:	Conversion of existing lower ground floor into 2 x 2 bedroom flats, including creation of front lightwells, installation of new windows with French doors to rear lower ground floor, installation of new entrance door to provide side access, alteration to sub-divide the existing first floor flat into one bedroom flat and 2 bed flat, conversion of roof space to extend second floor flat, minor alterations to existing garden planters in the front garden, subdivision of rear gardens into five units to provide amenity space and demolition of 2 timber porches on east side of the building.		
Application No:	HGY/2010/0347	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	29/03/2010
Location:	6 Broughton Gardens N6 5RS		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2010/0384	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/04/2010
Location:	73 Claremont Road N6 5BZ		
Proposal:	Erection of rear dormer window with insertion of 3 x velux windows to front roofslope and installation of solar panels to rear.		
Application No:	HGY/2010/0396	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/04/2010
Location:	25 Hurst Avenue N6 5TX		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2008/0767		
Application No:	HGY/2010/0398	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/04/2010
Location:	50 Cecile Park N8 9AS		
Proposal:	Erection of single storey rear extension and glass panels to enclose roof terrace.		

Application No:	HGY/2010/0411	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/04/2010
Location:	22 Middle Lane N8 8PL		
Proposal:	Installation of awning		
Application No:	HGY/2010/0417	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/04/2010
Location:	2 - 6 Middle Lane N8 8PL		
Proposal:	Approval of details pursuant to condition 3 (materials), condition 4 (centralised dish /aerial) condition 5/9 (refuse, waste storage and recycling), condition 6 (landscaping), condition 8 (site wide energy strategy) and condition 10 (car parking space). Attached to planning reference HGY/2008/1692		
Application No:	HGY/2010/0436	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	30/04/2010
Location:	8 Crouch End Hill N8 8AA		
Proposal:	Change of use from bookmakers to private hire business		
Application No:	HGY/2010/0451	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/04/2010
Location:	44 The Broadway N8 9SU		
Proposal:	Conversion of upper floors into 3 self contained flats.		
Application No:	HGY/2010/0456	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/04/2010
Location:	31 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Display of 1 x externally illuminated projecting sign.		
Application No:	HGY/2010/0483	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/05/2010
Location:	Coleridge Primary School, Crouch End Hill N8 8DE		
Proposal:	Erection of 3 cycle shelters.		
Application No:	HGY/2010/0484	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/04/2010
Location:	25 Wolseley Road N8 8RS		
Proposal:	Demolition of existing extension and erection of single storey rear extension, including replacement of existing white aluminium windows / doors with dark grey aluminium windows / doors.		
Application No:	HGY/2010/0485	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/05/2010
Location:	30 Park Road N8 8TD		
Proposal:	Erection of rear ground floor extension.		
Application No:	HGY/2010/0493	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	07/05/2010
Location:	24 Bourne Road N8 9HJ		
Proposal:	Erection of rear dormer window with insertion of 2x velux windows to front roofslope.		

Application No:	HGY/2010/0505	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/05/2010
Location:	First floor, 3-5 Crouch End Hill N8 8AA		
Proposal:	Conversion of existing first floor vacant office in to a 3 bedroom residential flat.		
Application No:	HGY/2010/0506	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	11/05/2010
Location:	10 Bryanstone Road N8 8TN		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension.		
Application No:	HGY/2010/0511	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/04/2010
Location:	Land referred to as Priory Gardens, enclosed by Linzee Road, Priory Avenue & Priory Road N8		
Proposal:	Tree works to include felling of 3 x Lombardy Poplars trees at rear of property.		
Application No:	HGY/2010/0543	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/05/2010
Location:	9 Bryanstone Road N8 8TN		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2010/0553	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/05/2010
Location:	4 Haslemere Road N8 9QX		
Proposal:	Installation of canopy to south elevation, removal of existing porch and construction of ramped access including handrail, replacement of existing door and extension of existing painted wall finish. Removal of 1 x window and insertion of 1 pair of doors.		
Application No:	HGY/2010/0569	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	18/05/2010
Location:	Alexandra Court, 16-33 Hannay Lane N8 9QQ		
Proposal:	Installation of a communal aerial / satellite digital TV system.		
Application No:	HGY/2010/0624	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2010
Location:	Flat 6, 81 Shepherds Hill N6 5RG		
Proposal:	Replacement of existing aluminium framed windows / doors with aluminium framed double glazed windows / doors.		

WARD: Fortis Green

Application No:	HGY/2010/0037	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/04/2010
Location:	41 Kings Avenue N10 1PA		
Proposal:	Erection of single storey rear extension		

Application No:	HGY/2010/0087	Officer:	Valerie Okeiyi	Decision Date:	29/03/2010
Decision:	GTD				
Location:	38 Fortismere Avenue N10 3BL				
Proposal:	Erection of single storey rear ground floor extension (amended plans).				
Application No:	HGY/2010/0162	Officer:	Ashwita Naidu	Decision Date:	23/03/2010
Decision:	GTD				
Location:	Coldfall Primary School, Coldfall Avenue N10 1HS				
Proposal:	Display of 1 x non-illuminated free standing flag rope with flag.				
Application No:	HGY/2010/0164	Officer:	Ashwita Naidu	Decision Date:	22/03/2010
Decision:	PERM REQ				
Location:	16 Shakespeare Gardens N2 9LJ				
Proposal:	Certificate of Lawfulness for erection of side dormer extensions and conversion of roof from hip to gable ends (rear elevation) with insertion of windows/rooflights (AMENDED DESCRIPTION).				
Application No:	HGY/2010/0165	Officer:	Michelle Bradshaw	Decision Date:	23/03/2010
Decision:	GTD				
Location:	42 Beech Drive N2 9NY				
Proposal:	Excavation of basement to create lower ground floor and creation of lightwells to front and rear and erection of single storey rear extension.				
Application No:	HGY/2010/0191	Officer:	Subash Jain	Decision Date:	01/04/2010
Decision:	GTD				
Location:	10 Twyford Avenue N2 9NJ				
Proposal:	Erection of first floor extension to create en suite bathroom				
Application No:	HGY/2010/0214	Officer:	Tara Jane Fisher	Decision Date:	26/03/2010
Decision:	GTD				
Location:	Coldfall Primary School, Coldfall Avenue N10 1HS				
Proposal:	Installation of solar photovoltaic panels				
Application No:	HGY/2010/0215	Officer:	Ruma Nowaz	Decision Date:	01/04/2010
Decision:	GTD				
Location:	10 Birchwood Avenue N10 3BE				
Proposal:	Tree works to include pollarding of 1 x Sycamore tree				
Application No:	HGY/2010/0233	Officer:	Subash Jain	Decision Date:	07/05/2010
Decision:	GTD				
Location:	59 Colney Hatch Lane N10 1LR				
Proposal:	Retrospective planning application for retention of existing windows.				
Application No:	HGY/2010/0241	Officer:	Matthew Gunning	Decision Date:	30/03/2010
Decision:	GTD				
Location:	13 Southern Road N2 9LH				
Proposal:	Non-material amendments to approved planning application HGY/2009/1093 for alterations to front lower roof				

Application No:	HGY/2010/0245	Officer:	Tara Jane Fisher	Decision Date:	30/04/2010
Decision:	GTD				
Location:	27 Tetherdown N10 1ND				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/0248	Officer:	Valerie Okeiyi	Decision Date:	06/04/2010
Decision:	REF				
Location:	51 Queens Avenue N10 3PE				
Proposal:	Basement extension to rear and erection of ground floor rear extension, with creation of lightwells at ground floor and basement levels.				
Application No:	HGY/2010/0281	Officer:	Valerie Okeiyi	Decision Date:	09/04/2010
Decision:	GTD				
Location:	36 Leaside Avenue N10 3BU				
Proposal:	Conversion of roof to hipped end roof and erection of rear dormer window with insertion of 3 velux windows to front, rear and side				
Application No:	HGY/2010/0287	Officer:	Subash Jain	Decision Date:	26/04/2010
Decision:	PERM DEV				
Location:	21 Coldfall Avenue N10 1HS				
Proposal:	Erection of rear dormer with insertion of 3 x velux windows to front elevation.				
Application No:	HGY/2010/0293	Officer:	Ashwita Naidu	Decision Date:	26/03/2010
Decision:	GTD				
Location:	307-309 Queens Lane N10 1DN				
Proposal:	Reduce crown by 30 % to one Ash tree				
Application No:	HGY/2010/0381	Officer:	Tara Jane Fisher	Decision Date:	23/04/2010
Decision:	PERM DEV				
Location:	54 Greenham Road N10 1LP				
Proposal:	Erection of rear dormer window with insertion of 3 x velux windows to front roofslope				
Application No:	HGY/2010/0423	Officer:	Subash Jain	Decision Date:	10/05/2010
Decision:	GTD				
Location:	54 Greenham Road N10 1LP				
Proposal:	Erection of pitched tiled roof over existing front bay windows.				
Application No:	HGY/2010/0461	Officer:	Jill Warren	Decision Date:	05/05/2010
Decision:	GTD				
Location:	24 Southern Road N2 9LG				
Proposal:	Replacement of existing car port with free standing garage.				
Application No:	HGY/2010/0495	Officer:	Michelle Bradshaw	Decision Date:	10/05/2010
Decision:	GTD				
Location:	11 Southern Road N2 9LH				
Proposal:	Erection of single storey front and rear extension, reconfiguration and refurbishment of interior including basement extension and installation of new low front boundary wall and gates.				

Application No:	HGY/2010/0499	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/05/2010
Location:	9 Fortismere Avenue N10 3BN		
Proposal:	Erection of dormer window extension and raising of the roof to facilitate a loft conversion.		
Application No:	HGY/2010/0512	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	29/04/2010
Location:	7 Colney Hatch Lane N10 1PN		
Proposal:	Approval of details pursuant to condition 6 (details of proposed railings / balustrade) attached to planning reference HGY/2009/1013.		
Application No:	HGY/2010/0514	Officer:	Michelle Bradshaw
Decision:	NOT DEV	Decision Date:	29/04/2010
Location:	9 Kings Avenue N10 1PA		
Proposal:	Use of property as single dwellinghouse.		
Application No:	HGY/2010/0529	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	12/05/2010
Location:	Muswell Hill Baptist Church, Dukes Avenue N10 2PT		
Proposal:	Listed Building Consent for installation of knife bin.		
Application No:	HGY/2010/0532	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	14/05/2010
Location:	46 Twyford Avenue N2 9NL		
Proposal:	Certificate of Lawfulness for the replacement of the existing hardstanding with granite setts in the front garden.		
Application No:	HGY/2010/0544	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/05/2010
Location:	Side of 522 Muswell Hill Broadway N10 6FH		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).		
Application No:	HGY/2010/0547	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	14/05/2010
Location:	Side of United Reformed Church, Tetherdown N10 1NB		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).		
Application No:	HGY/2010/0548	Officer:	Subash Jain
Decision:	GTD	Decision Date:	07/05/2010
Location:	Outside Roseview Hotel 2 Queens Avenue N10 3PD		
Proposal:	Installation of new green coloured telecommunications cabinet 1600 mm (Height) x 1200 mm (Width) x 450 mm (Depth) (Prior Notification - Part 24).		
Application No:	HGY/2010/0549	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	10/05/2010
Location:	Side of 53 Tetherdown N10 1NH		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).		

Application No:	HGY/2010/0555	Officer:	Ashwita Naidu	Decision Date:	14/05/2010
Decision:	GTD				
Location:	488 Muswell Hill Broadway N10 6FH				
Proposal:	Erection of store at rear of existing retail shop.				
Application No:	HGY/2010/0573	Officer:	Tara Jane Fisher	Decision Date:	19/05/2010
Decision:	GTD				
Location:	Chester House, 30 Pages Lane N10 1PR				
Proposal:	Excavation and construction of new stepped access to the rear gardens and a glass atrium to the lower ground floor reception area				
Application No:	HGY/2010/0574	Officer:	Michelle Bradshaw	Decision Date:	19/05/2010
Decision:	GTD				
Location:	4 Leaside Avenue N10 3BU				
Proposal:	Infill of side entrance recessed porch to form ground floor WC, and installation of new window within infill wall				
Application No:	HGY/2010/0594	Officer:	Jill Warren	Decision Date:	21/05/2010
Decision:	GTD				
Location:	24 Eastern Road N2 9LD				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0595	Officer:	Jill Warren	Decision Date:	21/05/2010
Decision:	PERM DEV				
Location:	7 Leaside Avenue N10 3BT				
Proposal:	Demolition of existing structure and erection of single storey side extension				
Application No:	HGY/2010/0598	Officer:	Valerie Okeiyi	Decision Date:	21/05/2010
Decision:	GTD				
Location:	51 Tetherdown N10 1NH				
Proposal:	Erection of single storey rear extension.				

WARD: Harringay

Application No:	HGY/2010/0188	Officer:	John Ogenga P'Lakop	Decision Date:	22/03/2010
Decision:	GTD				
Location:	79 Raleigh Road N8 0JD				
Proposal:	Certificate of Lawfulness for the use of property as two self contained flats.				
Application No:	HGY/2010/0280	Officer:	John Ogenga P'Lakop	Decision Date:	01/04/2010
Decision:	REF				
Location:	2 Pemberton Road N4 1AZ				
Proposal:	Erection of dormer extension and insertion of 3 x velux windows to front elevation including flattening pitch roof to create a roof terrace.				

Application No:	HGY/2010/0355	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	20/04/2010
Location:	13 Alroy Road N4 1EF		
Proposal:	Extension of existing crossover from 2.5m to 7.0m in width.		
Application No:	HGY/2010/0385	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/04/2010
Location:	Former Public conveniences Manor House gate, Finsbury Park, Green Lanes N4		
Proposal:	Change of use of ex-public convenience / temporary site offices into A3 restaurant / Cafe.		
Application No:	HGY/2010/0386	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/04/2010
Location:	Former Public conveniences Manor House gate, Finsbury Park, Green Lanes N4		
Proposal:	Display of 1 x Halo-lit fascia sign.		
Application No:	HGY/2010/0394	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	16/04/2010
Location:	119 Warham Road N4 1AS		
Proposal:	Conversion of existing property into 2 x 1 bedroom flats.		
Application No:	HGY/2010/0421	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/04/2010
Location:	73 Wightman Road N4 1RJ		
Proposal:	Creation of lightwell to front elevation including new access to existing basement storage ancillary to ground floor flat.		
Application No:	HGY/2010/0446	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/04/2010
Location:	34A Allison Road N8 0AT		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0472	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/05/2010
Location:	102 Allison Road N8 0AS		
Proposal:	Erection of single storey side and rear extension.		
Application No:	HGY/2010/0541	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	12/05/2010
Location:	3 Seymour Road N8 0BJ		
Proposal:	Retention of 1100mm high railing at roof terrace and access. Use of flat roof terrace as amenity space.		
Application No:	HGY/2010/0587	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/05/2010
Location:	8 Wordsworth Parade N8 0SJ		
Proposal:	Retrospective planning application for use of the property as A4 (drinking establishment).		

Application No: **HGY/2010/0596** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/05/2010
 Location: 29 Burgoyne Road N4 1AA
 Proposal: Addition of external rear staircase from second floor to garden.

WARD: Highgate

Application No: **HGY/2009/0892** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/05/2010
 Location: Land Between 32-34 Holmesdale Road N6 5TQ
 Proposal: Erection of one x two bedroom dwellinghouse.

Application No: **HGY/2009/1885** Officer: Ruma Nowaz
 Decision: REF Decision Date: 29/03/2010
 Location: 6 Church Road N6 4QT
 Proposal: Tree works to include crown reduction by 20% of 1 x Horse Chestnut tree and 1 x 1 Oak Tree.

Application No: **HGY/2009/1996** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 01/04/2010
 Location: Highfield House, 1 Bloomfield Road N6 4ET
 Proposal: Alterations to roof and windows to existing conservatory and internal alterations to create a kitchen diner

Application No: **HGY/2010/0111** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 31/03/2010
 Location: High Point 1, North Hill N6 4BA
 Proposal: Listed Building Consent for creating access to roof.

Application No: **HGY/2010/0151** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 22/03/2010
 Location: 1D Cromwell Avenue N6 5HN
 Proposal: Retrospective planning application for conversion of property into 3 self-contained studio flats.

Application No: **HGY/2010/0174** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 23/03/2010
 Location: 205 North Hill N6 4EH
 Proposal: Demolition of timber clad brick built garage and erection of new brick built garage with studio room.

Application No: **HGY/2010/0185** Officer: Jill Warren
 Decision: REF Decision Date: 01/04/2010
 Location: 53 North Road N6 4BE
 Proposal: Erection of rear second floor extension.

Application No:	HGY/2010/0219	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/04/2010
Location:	64 Cromwell Avenue N6 5HQ		
Proposal:	Approval Of Details pursuant to Condition 3 (samples of materials) attached to planning permission reference HGY/2009/1173.		
Application No:	HGY/2010/0230	Officer:	Subash Jain
Decision:	GTD	Decision Date:	27/04/2010
Location:	Ground Floor Flat, 4 Winchester Place N6 5HJ		
Proposal:	Demolition of existing rear extension and erection of single storey rear extension including internal alterations to ground floor flat, installation of windows on the front elevation and erecting of a wooden structure at its rear boundary to be used as a music studio.		
Application No:	HGY/2010/0246	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/04/2010
Location:	51 Sheldon Avenue N6 4NH		
Proposal:	Tree works to include removal of deadwood, pruning and removal of epicormic of 1 x Oak tree and reduction by 30% of 1 x Eucalyptus tree.		
Application No:	HGY/2010/0255	Officer:	Subash Jain
Decision:	REF	Decision Date:	25/03/2010
Location:	16 Highgate High Street N6 5JG		
Proposal:	Erection of infill extension to provide one studio flat		
Application No:	HGY/2010/0256	Officer:	Subash Jain
Decision:	GTD	Decision Date:	26/04/2010
Location:	11 Stormont Road N6 4NS		
Proposal:	Approval Of Details pursuant to Condition 5 (landscaping and treatment of surroundings) attached to planning permission reference HGY/2009/1428.		
Application No:	HGY/2010/0268	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/05/2010
Location:	12 Southwood Lane N6 5EE		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning application HGY/2008/1116		
Application No:	HGY/2010/0271	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	01/04/2010
Location:	34 Southwood Avenue N6 5RZ		
Proposal:	Demolition of existing conservatory and erection of single storey extension.		
Application No:	HGY/2010/0274	Officer:	Jill Warren
Decision:	GTD	Decision Date:	15/04/2010
Location:	10 Grange Road N6 4AP		
Proposal:	Alterations to garage and front elevation to create an entrance hall and improve the appearance of the house		
Application No:	HGY/2010/0284	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/04/2010
Location:	11 Highgate Close N6 4SD		
Proposal:	Tree works to include removal of deadwood and reshaping of 1 x Plane tree		

Application No:	HGY/2010/0288	Officer:	Ruma Nowaz	Decision Date:	09/04/2010
Decision:	GTD				
Location:	30 Sheldon Avenue N6 4JT				
Proposal:	Installation of 2 x flush mounted solar panels.				
Application No:	HGY/2010/0297	Officer:	Tara Jane Fisher	Decision Date:	14/04/2010
Decision:	GTD				
Location:	29 Milton Park N6 5QB				
Proposal:	Demolition of existing detached garage and erection of single storey side extension, rear dormer window including internal alterations.				
Application No:	HGY/2010/0298	Officer:	Tara Jane Fisher	Decision Date:	21/04/2010
Decision:	PERM DEV				
Location:	29 Milton Park N6 5QB				
Proposal:	Conservation Area Consent for demolition of existing detached garage.				
Application No:	HGY/2010/0334	Officer:	Subash Jain	Decision Date:	07/05/2010
Decision:	GTD				
Location:	94 Talbot Road N6 4RA				
Proposal:	Erection of rear / side dormers including new roof.				
Application No:	HGY/2010/0338	Officer:	Ruma Nowaz	Decision Date:	15/04/2010
Decision:	GTD				
Location:	1 Regency Terrace, 66 North Hill N6 4RH				
Proposal:	Replacement of existing timber single glazed windows with timber double glazed windows.				
Application No:	HGY/2010/0354	Officer:	Ruma Nowaz	Decision Date:	19/04/2010
Decision:	REF				
Location:	71 Cromwell Avenue N6 5HS				
Proposal:	Extension of existing basement, creation of lightwell, new windows to side / rear elevations including internal alterations at ground, first and second floor.				
Application No:	HGY/2010/0376	Officer:	Jill Warren	Decision Date:	14/05/2010
Decision:	GTD				
Location:	Beaulieu, Courtenay Avenue N6 4LP				
Proposal:	Tree works to include removal of deadwood from various Oak trees.				
Application No:	HGY/2010/0409	Officer:	Michelle Bradshaw	Decision Date:	27/04/2010
Decision:	REF				
Location:	6 Parkwood Mews N6 5UR				
Proposal:	Erection of two storey rear extension.				
Application No:	HGY/2010/0419	Officer:	Matthew Gunning	Decision Date:	18/05/2010
Decision:	GTD				
Location:	12 Stormont Road N6 4NL				
Proposal:	Retention of pillars and front boundary brick wall, and erection of gates and railings.				

Application No:	HGY/2010/0429	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	29/04/2010
Location:	Rear of 73-79 Hornsey Lane N6 5LQ		
Proposal:	Variation of Condition 7 (Materials) attached to planning permission reference HGY/2007/1601 to swap the Sedum Roof to the main building and the zinc (replica) roof to the pavilion.		
Application No:	HGY/2010/0443	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/04/2010
Location:	103- 107 North Hill N6 4DP		
Proposal:	Replacement of existing timber single glazed leaded windows with Aluminium timber double glazed leaded windows.		
Application No:	HGY/2010/0449	Officer:	Jill Warren
Decision:	GTD	Decision Date:	07/05/2010
Location:	24 Sheldon Avenue N6 4JT		
Proposal:	Erection of single storey rear orangery extension.		
Application No:	HGY/2010/0454	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/05/2010
Location:	21 Sheldon Avenue N6 4JS		
Proposal:	Extension of existing utility room with flat asphalt roof.		
Application No:	HGY/2010/0459	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	05/05/2010
Location:	18 Causton Road N6 5ES		
Proposal:	Insertion of rear rooflights to facilitate a loft conversion.		
Application No:	HGY/2010/0460	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	05/05/2010
Location:	18 Causton Road N6 5ES		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0462	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/04/2010
Location:	15 North Road N6 4BD		
Proposal:	Demolition of existing rear extension and erection of single storey side extension, including internal alterations.		
Application No:	HGY/2010/0463	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/04/2010
Location:	15 North Road N6 4BD		
Proposal:	Listed Building Consent for demolition of existing rear extension and erection of single storey side extension, including internal alterations.		
Application No:	HGY/2010/0477	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	07/05/2010
Location:	Orchard Dene, 20 Denewood Road N6 4AJ		
Proposal:	Demolition of existing conservatory and erection of two storey rear extension.		

Application No:	HGY/2010/0481	Officer:	Ashwita Naidu	Decision Date:	29/04/2010
Decision:	REF				
Location:	1b Cholmeley Park N6 5ET				
Proposal:	Change of existing garage / workshops unit into 1 bedroom residential unit.				
Application No:	HGY/2010/0522	Officer:	Jill Warren	Decision Date:	13/05/2010
Decision:	GTD				
Location:	51 Southwood Lane N6 5ED				
Proposal:	Demolition of existing garden wall and erection of new wall.				
Application No:	HGY/2010/0523	Officer:	Jill Warren	Decision Date:	13/05/2010
Decision:	GTD				
Location:	51 Southwood Lane N6 5ED				
Proposal:	Conservation Area Consent for demolition of existing garden wall and erection of new wall.				
Application No:	HGY/2010/0533	Officer:	Jill Warren	Decision Date:	14/05/2010
Decision:	GTD				
Location:	6A Northwood Road N6 5TN				
Proposal:	Alterations to basement flat access staircase.				
Application No:	HGY/2010/0534	Officer:	Ruma Nowaz	Decision Date:	14/05/2010
Decision:	REF				
Location:	Flat C, 14 Muswell Hill Road N6 5UG				
Proposal:	Replacement of existing single glazed windows with timber casement windows.				
Application No:	HGY/2010/0550	Officer:	Matthew Gunning	Decision Date:	29/03/2010
Decision:	GTD				
Location:	21 Denewood Road N6 4AQ				
Proposal:	Non-material amendments to approved planning application HGY/2009/0767 for alterations to basement and fenestration.				
Application No:	HGY/2010/0557	Officer:	Tara Jane Fisher	Decision Date:	19/04/2010
Decision:	GTD				
Location:	41 Wood Lane N6 5UD				
Proposal:	Non material amendments to approved planning application HGY/2009/1817 to substitute sliding doors with three leaf concertina doors and centre doors in front facade.				
Application No:	HGY/2010/0577	Officer:	Subash Jain	Decision Date:	19/05/2010
Decision:	NOT DEV				
Location:	4 Highgate Avenue N6 5RX				
Proposal:	Conversion of two existing self contained flats into a single dwellinghouse.				
Application No:	HGY/2010/0602	Officer:	Michelle Bradshaw	Decision Date:	21/05/2010
Decision:	GTD				
Location:	Highgate Wood, Muswell Hill Road N6				
Proposal:	Erection of single storey building to provide new staff facilities				

WARD: **Hornsey**

Application No:	HGY/2009/1972	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/04/2010
Location:	28 Harold Road N8 7DE		
Proposal:	Tree works to include crown reduction by 25%, shaping / thinning of crown by 10% and removal of deadwood from 1 x London Plane tree.		
Application No:	HGY/2010/0159	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	23/03/2010
Location:	47 Rokesly Avenue N8 8NS		
Proposal:	Erection of garden room to the rear of property at basement level.		
Application No:	HGY/2010/0234	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/04/2010
Location:	Flat 32, Wellington, Ashford Avenue N8 8LL		
Proposal:	Retrospective planning application for retention of existing double-glazed windows with PVC frames		
Application No:	HGY/2010/0272	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	25/03/2010
Location:	19 Ribblesdale Road N8 7EP		
Proposal:	Alterations to approved scheme HGY/2008/0760 comprising enlargement of infill and rear extensions, enlarged roof terrace at first / second floor landing level, and revised amenity space layout		
Application No:	HGY/2010/0325	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/04/2010
Location:	1 Moore House, Pembroke Road N8 7PX		
Proposal:	Replacement of existing windows with double-glazed windows.		
Application No:	HGY/2010/0371	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/04/2010
Location:	Windsor Court, 75 High Street N8 7QW		
Proposal:	Change of use of lower ground floor (Block A) from 12 office (B1) units to 6 self-contained flats consisting of 4 x two bed and 2 x one bed flats.		
Application No:	HGY/2010/0378	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/04/2010
Location:	86 High Street N8 7NU		
Proposal:	Erection of 2 x rear dormer windows with insertion of 3 x velux windows to front roofslope of Nos 86-88 to create 1 bedroom self contained flat.		
Application No:	HGY/2010/0420	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	27/04/2010
Location:	37 Hillfield Avenue N8 7DS		
Proposal:	Extension of existing dormer.		

Application No:	HGY/2010/0424	Officer:	Jeffrey Holt	Decision Date:	26/04/2010
Decision:	GTD				
Location:	34 Rathcoole Avenue N8 9NA				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0426	Officer:	Jeffrey Holt	Decision Date:	26/04/2010
Decision:	GTD				
Location:	56-58 High Street N8 7NX				
Proposal:	Installation of new shopfront to nos. 56 and 58 High Street, and erection of single storey rear extension.				
Application No:	HGY/2010/0561	Officer:	John Ogenga P'Lakop	Decision Date:	10/05/2010
Decision:	GTD				
Location:	44 Clovelly Road N8 7RH				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0579	Officer:	Jeffrey Holt	Decision Date:	10/05/2010
Decision:	GTD				
Location:	10 Hawthorn Road N8 7NA				
Proposal:	Conversion of existing 2 flats into 3 bedroom single dwellinghouse including replacement of existing white UPV double-glazed windows with timber framed triple-glazed windows.				
Application No:	HGY/2010/0600	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/05/2010
Decision:	REF				
Location:	21 Beechwood Road N8 7NG				
Proposal:	Erection of rear dormer window and insertion of 3 x conservation rooflights to front roofslope to facilitate a loft conversion.				

WARD: Muswell Hill

Application No:	HGY/2010/0189	Officer:	Tara Jane Fisher	Decision Date:	26/03/2010
Decision:	GTD				
Location:	Ground Floor Flat 5 Muswell Hill Road N10 3JB				
Proposal:	Erection of single storey rear extension and conservatory				
Application No:	HGY/2010/0198	Officer:	Ashwita Naidu	Decision Date:	26/03/2010
Decision:	GTD				
Location:	18 Topsfield Road N8 8SN				
Proposal:	Demolition of existing garage and erection of single storey side extension				
Application No:	HGY/2010/0210	Officer:	Jill Warren	Decision Date:	29/03/2010
Decision:	PERM REQ				
Location:	61 Etheldene Avenue N10 3QD				
Proposal:	Certificate of lawfulness for erection of single storey rear extension.				

Application No:	HGY/2010/0266	Officer:	Jill Warren	Decision Date:	31/03/2010
Decision:	PERM DEV				
Location:	33 Muswell Hill Place N10 3RP				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0290	Officer:	Valerie Okeiyi	Decision Date:	09/04/2010
Decision:	GTD				
Location:	4 Connaught Gardens N10 3LB				
Proposal:	Erection of single storey side and rear extension.				
Application No:	HGY/2010/0300	Officer:	Michelle Bradshaw	Decision Date:	24/03/2010
Decision:	GTD				
Location:	Marks & Spencer, 126-138 Muswell Hill Broadway N10 3RU				
Proposal:	Installation of roof mounted solar photovoltaic panels.				
Application No:	HGY/2010/0324	Officer:	Valerie Okeiyi	Decision Date:	13/04/2010
Decision:	REF				
Location:	51 Wood Vale N10 3DJ				
Proposal:	Alterations to existing rear dormer window, including provision of balcony.				
Application No:	HGY/2010/0342	Officer:	Ashwita Naidu	Decision Date:	13/05/2010
Decision:	GTD				
Location:	93 Priory Road N8 8LY				
Proposal:	Erection of single storey rear conservatory and extension of room at the rear (Amended description).				
Application No:	HGY/2010/0368	Officer:	Ashwita Naidu	Decision Date:	21/04/2010
Decision:	GTD				
Location:	57 Onslow Gardens N10 3JY				
Proposal:	Erection of single storey side extension				
Application No:	HGY/2010/0369	Officer:	Ashwita Naidu	Decision Date:	21/04/2010
Decision:	PERM DEV				
Location:	57 Onslow Gardens N10 3JY				
Proposal:	Demolition of existing dormer roof extension and erection of new dormer extension.				
Application No:	HGY/2010/0399	Officer:	Valerie Okeiyi	Decision Date:	26/04/2010
Decision:	GTD				
Location:	31 Cascade Avenue N10 3PT				
Proposal:	Erection of a rear and side dormer window to facilitate a loft conversion including erection of 2 x rear dormer window with insertion of a conservation rooflight including internal alterations to provide ground floor WC				
Application No:	HGY/2010/0405	Officer:	Tara Jane Fisher	Decision Date:	26/04/2010
Decision:	REF				
Location:	29 Cranmore Way N10 3TP				
Proposal:	Erection of single storey rear conservatory and modification of existing adjacent rear addition.				

Application No:	HGY/2010/0414	Officer:	Ashwita Naidu
Decision:	REF	Decision Date:	27/04/2010
Location:	33 Cranmore Way N10 3TP		
Proposal:	Formation of a new dormer window including enlargement of an existing garden door / window to form a new French window.		
Application No:	HGY/2010/0432	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	10/05/2010
Location:	Former Hornsey Central Hospital, Park Road N8 8JL		
Proposal:	Approval of Details pursuant to Condition 10 (artificial lighting scheme) attached to planning permission HGY/2009/0219.		
Application No:	HGY/2010/0442	Officer:	Ashwita Naidu
Decision:	PERM DEV	Decision Date:	29/04/2010
Location:	104 Cranley Gardens N10 3AH		
Proposal:	Conversion of roof from hip to gable including erection of rear dormer to facilitate a loft conversion.		
Application No:	HGY/2010/0508	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	11/05/2010
Location:	37 Woodland Rise N10 3UN		
Proposal:	Certificate of Lawfulness for the erection of dormer extension with insertion of 4 x rooflights to roofslope.		
Application No:	HGY/2010/0558	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/05/2010
Location:	Grove Lodge, 8 Muswell Hill N10 3TD		
Proposal:	Tree works to include crown reduction by 30%, pruning to shape and removal of one limb of 1 x Horse Chestnut tree, and crown reduction by 30% and pruning to shape of 1 x Dawn Redwood tree.		
Application No:	HGY/2010/0565	Officer:	Ashwita Naidu
Decision:	PERM DEV	Decision Date:	10/05/2010
Location:	R/O Lloyds Bank Building, Summerland Gardens N10 3QP		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24).		

WARD: Noel Park

Application No:	HGY/2009/1959	Officer:	Jill Warren
Decision:	GTD	Decision Date:	22/03/2010
Location:	Noel Park Junior and Infant School, Gladstone Avenue N22 6LH		
Proposal:	Erection of sun and rain proof canopies.		
Application No:	HGY/2010/0052	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/05/2010
Location:	35 Burghley Road N8 0QG		
Proposal:	Erection of a part two-storey, part single storey side extension.		

Application No:	HGY/2010/0229	Officer:	Jill Warren
Decision:	GTD	Decision Date:	29/03/2010
Location:	Unit 4a, Hollywood Green, 180 High Road N22 6EJ		
Proposal:	Variation of condition 5 (Use Class Order) attached to planning permission HGY/51179 to accommodate A2 use, for unit 4a only.		
Application No:	HGY/2010/0240	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	15/04/2010
Location:	Land R/O 14 High Road & adjacent to 1 Whymark Avenue N22		
Proposal:	Approval of details pursuant to condition 3 (refuse), condition 4 (refuse store door), condition 6 (recycling storage), condition 7 (wheelie bins/bulk waste), condition 8 (access) and condition 13 (cycle storage) attached to planning permission HGY/2005/2228.		
Application No:	HGY/2010/0242	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	15/04/2010
Location:	Land R/O 14 High Road & adjacent to 1 Whymark Avenue N22		
Proposal:	Approval of details pursuant to condition 17 (site-wide energy strategy) attached to planning application HGY/2005/2228.		
Application No:	HGY/2010/0243	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	15/04/2010
Location:	Land R/O 14 High Road & adjacent to 1 Whymark Avenue N22		
Proposal:	Approval of details pursuant to condition 21 (elevation details) attached to planning permission HGY/2005/2228.		
Application No:	HGY/2010/0286	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/04/2010
Location:	1 Mallard Place, Coburg Road N22 6TS		
Proposal:	Change of use from B1 (storage/distribution) to non-residential education and training centre (D1).		
Application No:	HGY/2010/0346	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	19/04/2010
Location:	10 Lyttleton Road N8 0QB		
Proposal:	Erection of rear dormer.		
Application No:	HGY/2010/0366	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	21/04/2010
Location:	2 The Broadway, High Road N22 6DS		
Proposal:	Change of use of first floor residential space into restaurant sitting area for the ground floor restaurant.		
Application No:	HGY/2010/0412	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	27/04/2010
Location:	140 High Road N22 6EH		
Proposal:	Change of use from A1 (retail) to A2 (financial and professional services).		
Application No:	HGY/2010/0427	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	27/04/2010
Location:	70 Alexandra Road N8 0LJ		
Proposal:	Conversion of existing property into two self contained flats.		

Application No:	HGY/2010/0476	Officer:	Ashwita Naidu	Decision Date:	07/05/2010
Decision:	GTD				
Location:	Solar House, 37 Station Road N22 6UX				
Proposal:	Installation of new shop front and use of part of pavement for display units.				
Application No:	HGY/2010/0487	Officer:	Michelle Bradshaw	Decision Date:	29/04/2010
Decision:	GTD				
Location:	144-146 High Road N22 6EB				
Proposal:	Change of use from A1 (part of no 146) to A2.				
Application No:	HGY/2010/0521	Officer:	Jill Warren	Decision Date:	13/05/2010
Decision:	REF				
Location:	513 Lordship Lane N22 5DL				
Proposal:	Replacement of existing wooden windows with UPVC windows.				
Application No:	HGY/2010/0525	Officer:	Tara Jane Fisher	Decision Date:	13/05/2010
Decision:	REF				
Location:	109 High Road N22 6BB				
Proposal:	Conversion of upper floors into 2 x 1 bed residential accommodation with erection of rear extension at first floor level. Conversion of rear of ground floor retail unit into 1 x 1 bed residential accommodation with first floor extension above.				
Application No:	HGY/2010/0530	Officer:	Michelle Bradshaw	Decision Date:	21/04/2010
Decision:	GTD				
Location:	Heartlands High School, Station Road N22 7ST				
Proposal:	Variation of condition 10 (construction works) attached to planning permission HGY/2008/1431 to propose construction works not to be carried out prior to 0800hrs or after 1700hrs on Saturdays: prior to 0800hrs or after 1600hrs on Sundays: prior to 0730hrs or after 1830hrs Monday to Friday except in the following circumstances: a) external roofing works carried out from 03.05.10 to 28.08.10 during hours of 1830hrs to 1930hrs Monday - Friday, b) internal works carried out from 03.05.10 to 21.09.10 during hours of 1830hrs to 2100hrs Monday - Friday, c) internal works to be carried out from 07.06.10 to 31.08.10 during hours of 2100hrs to 0730hrs Monday - Friday; d) external roofing works carried out 03.05.10 to 21.09.10 from 0800hrs to 1700hrs Saturdays; e) internal works carried out 03.05.10 to 20.12.10 from 0800hrs to 1700hrs Saturdays; f) internal works carried out 01.07.10 to 31.08.10 0800 to 1600hrs Sundays; g) Not at all on Bank Holidays.				

WARD: Northumberland Park

Application No:	HGY/2009/0753	Officer:	Matthew Gunning	Decision Date:	07/05/2010
Decision:	GTD				
Location:	639 High Road N17 8BD				
Proposal:	Listed Building Consent for repairs to sash windows and exterior masonry / stonework				
Application No:	HGY/2010/0128	Officer:	Stuart Cooke	Decision Date:	27/04/2010
Decision:	GTD				
Location:	Park Tavern Public House, 220 Park Lane N17 0JA				
Proposal:	Approval Of Details pursuant to Condition 7 (site investigation) attached to planning permission reference HGY/2008/2220.				

Application No: **HGY/2010/0197** Officer: Michelle Bradshaw
Decision: REF Decision Date: 29/03/2010
Location: 61 Baronet Road N17 0LY
Proposal: Erection of two storey building to create 2 self-contained flats comprising 1 x one bed flat and 1 x two bed flat.

Application No: **HGY/2010/0262** Officer: Ashwita Naidu
Decision: GTD Decision Date: 07/04/2010
Location: Flats 1-60 Charles House, Love Lane N17 8DB
Proposal: Replacement of existing crittal windows / doors with uPVC white double-glazed windows / doors.

Application No: **HGY/2010/0267** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/04/2010
Location: Flats 1-60, Ermine House, Moselle Street N17 8DE
Proposal: Replacement of existing crittal windows with PVCu white double-glazed windows / doors.

Application No: **HGY/2010/0321** Officer: Jill Warren
Decision: GTD Decision Date: 14/04/2010
Location: Moselle House, William Street N17 8DD
Proposal: Replacement of existing crittle steel windows with PVC-u white double glazed windows / doors.

Application No: **HGY/2010/0328** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 10/05/2010
Location: 18 Baronet Road N17 0LU
Proposal: Conversion of the existing first and second floor three bed flat into 2 self-contained units comprising of 2 x one bed flats.

Application No: **HGY/2010/0343** Officer: Tara Jane Fisher
Decision: REF Decision Date: 19/04/2010
Location: Kerela Court, Argyle Passage N17
Proposal: Replacement of existing refuse store enclosure, incorporating roof and provision of external bollards.

Application No: **HGY/2010/0353** Officer: Jill Warren
Decision: GTD Decision Date: 14/04/2010
Location: Opposite, 701-703 High Road N17 0AE
Proposal: Installation of 1 x new green cabinet, 1600mm height x 1200mm width x 450 mm Depth.

Application No: **HGY/2010/0473** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 06/05/2010
Location: 9G, 1-7 Javindas House, Garman Road N17 0UN
Proposal: Construction of additional floor, including the installation of a new metal staircase to side elevation.

Application No:	HGY/2009/1537	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	27/04/2010
Location:	60 Etherley Road N15 3AJ		
Proposal:	Use of property as four self-contained flats.		
Application No:	HGY/2010/0089	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/05/2010
Location:	48 Grand Parade N4 1AG		
Proposal:	Approval Of Details pursuant to Conditions 2 (soundproofing), 3 (shopfront details) and 4 (waste / refuse storage) attached to appeal reference APP/Y5420/A/08/2068891 (original planning reference HGY/2007/2507).		
Application No:	HGY/2010/0196	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	24/03/2010
Location:	33B Grand Parade N4 1LG		
Proposal:	Retrospective planning application for retention of existing Social Club.		
Application No:	HGY/2010/0218	Officer:	Oliver Christian
Decision:	REF	Decision Date:	30/03/2010
Location:	49 Black Boy Lane N15 3AP		
Proposal:	Use of property as 2 self-contained flats		
Application No:	HGY/2010/0415	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	27/04/2010
Location:	2 Haringay Road N15 3JD		
Proposal:	Use of property as car repairs / car tyre fitters between 8:00am and 6:00pm Monday to Friday and 9:00am and 3:00pm on Saturdays.		
Application No:	HGY/2010/0418	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	28/04/2010
Location:	94 Black Boy Lane N15 3AQ		
Proposal:	Erection of single storey extension, new window to rear and installation of French doors to form new lounge.		
Application No:	HGY/2010/0494	Officer:	Oliver Christian
Decision:	REF	Decision Date:	06/05/2010
Location:	2B Glenwood Road N15 3JU		
Proposal:	Demolition of existing buildings and erection of 2 storey 2 bedroom dwellinghouse incorporating vehicular crossover, and detached residential block consisting of 3 x two bed flats together with off-street parking, landscaping and refuse / cycle storage facilities.		
Application No:	HGY/2010/0497	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/05/2010
Location:	30 Woodlands Park Road N15 3RT		
Proposal:	Conversion of HMO (House in Multiple Occupation) into 3 flats.		
Application No:	HGY/2010/0539	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/05/2010
Location:	St Marys Priory Junior School, Hermitage Road N15 5RE		

Proposal: Internal remodelling of existing IT suite to provide new entrance with automatic sliding doors and canopy over. Erection of rear extension to provide disabled WC and external works to nursery to provide new raised planting beds.

Application No: **HGY/2010/0615** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 18/05/2010

Location: 1-59 Culvert Road N15 5HP

Proposal: Replacement of existing single glazed windows with PVCu double glazed windows.

Application No: **HGY/2010/0619** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 18/05/2010

Location: 71-111 Russell Road N15 5LT

Proposal: Replacement of existing single glazed windows with PVCu double glazed windows.

Application No: **HGY/2010/0620** Officer: Jeffrey Holt

Decision: PERM DEV Decision Date: 19/05/2010

Location: 31 Gresley Close N15 5BQ

Proposal: Erection of single storey rear conservatory.

Application No: **HGY/2010/0630** Officer: Jeffrey Holt

Decision: GTD Decision Date: 19/05/2010

Location: 128-162 Victoria Crescent N15 5LX

Proposal: Replacement of existing single-glazed windows with PVCu double-glazed windows

Application No: **HGY/2010/0631** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 19/05/2010

Location: 16-50 Kerswell Close N15 5HT

Proposal: Replacement of existing single-glazed windows with PVCu double-glazed windows

Application No: **HGY/2010/0632** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 18/05/2010

Location: 1-35 Kerswell Close N15 5HT

Proposal: Replacement of existing single-glazed windows with PVCu double-glazed windows

Application No: **HGY/2010/0633** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 18/05/2010

Location: 1-46 Helston Court Culvert Road N15 5HF

Proposal: Replacement of existing single-glazed windows with PVCu double-glazed windows.

WARD: Seven Sisters

Application No: **HGY/2009/2158** Officer: Oliver Christian

Decision: GTD Decision Date: 28/04/2010

Location: Inlay Works, Vale Road N4 1TF

Proposal: Change of use from B2 to B8, formation of additional floor to create first floor level and raise roof of existing building.

Application No:	HGY/2010/0107	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/04/2010
Location:	Day Nursery, Plevna Crescent N15 6DX		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2009/1039.		
Application No:	HGY/2010/0207	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/03/2010
Location:	123 Castlewood Road N15 6BD		
Proposal:	Erection of front and rear dormer to facilitate a loft conversion, erection of single storey rear extension and two storey side extension.		
Application No:	HGY/2010/0208	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/04/2010
Location:	Flat A, 57 Gladesmore Road N15 6TA		
Proposal:	Erection of front and rear dormer window to facilitate a loft conversion.		
Application No:	HGY/2010/0211	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/03/2010
Location:	8 Riverside Road N15 6DA		
Proposal:	Erection of two storey side and single storey rear extension as well as hip-to-gable roof extension.		
Application No:	HGY/2010/0226	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	25/03/2010
Location:	Side of 2 Gladesmore Road N15 6TB		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200mm (width) x 450mm (depth)		
Application No:	HGY/2010/0239	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/03/2010
Location:	Ground Floor Flat, 54 Fairview Road N15 6LJ		
Proposal:	Replacement of existing single glazed timber windows with white double glazed PVCu windows.		
Application No:	HGY/2010/0273	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/03/2010
Location:	10 Riverside Road N15 6DA		
Proposal:	Erection of two storey side and single storey rear extension as well as hip-to-gable roof extension.		
Application No:	HGY/2010/0301	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/04/2010
Location:	41 Daleview Road N15 6PL		
Proposal:	Replacement of existing timber single glazed white windows with PVCu double glazed white windows.		
Application No:	HGY/2010/0303	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	14/04/2010
Location:	89-91 Wargrave Avenue N15 6TU		
Proposal:	Retrospective planning application for retention of existing porch at front, air conditioning units and rooflights to front elevation.		

Application No:	HGY/2010/0304	Officer:	Jeffrey Holt	Decision Date:	14/04/2010
Decision:	GTD				
Location:	48 Rostrevor Avenue N15 6LP				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0306	Officer:	Jeffrey Holt	Decision Date:	14/04/2010
Decision:	GTD				
Location:	164 Vartry Road N15 6HA				
Proposal:	Replacement of existing windows/door with PVCu double glazed white windows/door.				
Application No:	HGY/2010/0307	Officer:	Jeffrey Holt	Decision Date:	01/04/2010
Decision:	GTD				
Location:	160 Vartry Road N15 6HA				
Proposal:	Replacement of existing windows / door with PVCu double glazed white windows / door				
Application No:	HGY/2010/0308	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	09/04/2010
Decision:	GTD				
Location:	99 Richmond Road N15 6QA				
Proposal:	Replacement of existing timber single glazed white windows with PVCu double glazed white windows.				
Application No:	HGY/2010/0309	Officer:	Jeffrey Holt	Decision Date:	01/04/2010
Decision:	GTD				
Location:	56 Vartry Road N15 6PU				
Proposal:	Replacement of existing windows / door with PVCu double glazed white windows / door.				
Application No:	HGY/2010/0311	Officer:	John Ogenga P'Lakop	Decision Date:	09/04/2010
Decision:	GTD				
Location:	2 Howard Road N15 6NL				
Proposal:	Replacement of existing timber single glazed white windows with PVCu double glazed white windows.				
Application No:	HGY/2010/0313	Officer:	John Ogenga P'Lakop	Decision Date:	09/04/2010
Decision:	GTD				
Location:	4 Howard Road N15 6NL				
Proposal:	Replacement of existing timber single glazed white windows with PVCu double glazed white windows.				
Application No:	HGY/2010/0416	Officer:	Jeffrey Holt	Decision Date:	26/04/2010
Decision:	GTD				
Location:	197 Plevna Crescent N15 6DZ				
Proposal:	Replacement of existing timber aluminium single glazed windows / doors with white UPVc double glazed windows / doors.				
Application No:	HGY/2010/0445	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	30/04/2010
Decision:	GTD				
Location:	511 Seven Sisters Road N15 6EP				
Proposal:	Erection of rear dormer to facilitate a loft conversion, alterations to first floor rear extension and creation of two additional self contained flats				

Application No:	HGY/2010/0492	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/04/2010
Location:	181 Plevna Crescent N15 6DZ		
Proposal:	Retention of existing double glazed windows.		
Application No:	HGY/2010/0567	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/05/2010
Location:	121-123 Gladesmore Road N15 6TL		
Proposal:	Formation of additional floor to existing single dwellinghouses to provide two additional habitable rooms to create two five bedroom dwellinghouses		
Application No:	HGY/2010/0572	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	14/05/2010
Location:	36 Wellington Avenue N15 6AS		
Proposal:	Erection of front and rear dormer window with insertion of 2 x velux windows to front roofslope.		
Application No:	HGY/2010/0629	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/05/2010
Location:	99 Plevna Crescent N15 6DY		
Proposal:	Replacement of existing metal windows / door with uPVC double-glazed windows / door.		
Application No:	HGY/2010/0699	Officer:	Jeffrey Holt
Decision:	PERM REQ	Decision Date:	19/05/2010
Location:	63 Oakdale Road N4 1NU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0749	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/05/2010
Location:	92-94 Crowland Road N15 6UU		
Proposal:	Erection of second floor extension and roof extensions including insertion of 2 x velux windows to both properties.		

WARD: Stroud Green

Application No:	HGY/2010/0109	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/04/2010
Location:	36 Denton Road N8 9NS		
Proposal:	Tree works to include: rear garden 1. Sycamore. Crown reduce by 2-3m, remove deadwood and reshape to leave a natural outline. 2. Lilac. Reduce back to regenerating shoots. Leave some on the screen. 3. 3 x Leylandii. Crown reduce by 4-5m, remove deadwood and reshape to leave a natural outline. 4. Eucalyptus. Remove one limb to the rear and several low branches. Crown reduce by 4-5m, remove deadwood and reshape to leave a natural outline. 5. Birch. Crown reduce by 2-3m, remove deadwood and reshape to leave a natural outline.		
Application No:	HGY/2010/0190	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	22/03/2010
Location:	6 Osborne Road N4 3SF		
Proposal:	Erection of single storey wooden log cabin.		

Application No:	HGY/2010/0220	Officer:	Oliver Christian
Decision:	REF	Decision Date:	30/03/2010
Location:	162 Stroud Green Road N4 3RS		
Proposal:	Certificate of Lawfulness for use of ground floor as residential consisting of 1 x one bed and 1 x studio flat.		
Application No:	HGY/2010/0254	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/03/2010
Location:	42 Osborne Road N4 3SD		
Proposal:	Erection of single rear extension		
Application No:	HGY/2010/0320	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2010
Location:	28 Denton Road N8 9NS		
Proposal:	Tree works to include the felling of 1 x Sycamore tree and the treatment of the stump.		
Application No:	HGY/2010/0330	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	31/03/2010
Location:	18 Oakfield Road N4 4NL		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0331	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	29/03/2010
Location:	152 Weston Park N8 9PN		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0350	Officer:	Jeffrey Holt
Decision:	PERM REQ	Decision Date:	15/04/2010
Location:	43 Nelson Road N8 9RS		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/0364	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	13/05/2010
Location:	35 Cornwall Road N4 4PH		
Proposal:	Certificate of lawfulness for the erection of single storey side extension.		
Application No:	HGY/2010/0374	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/04/2010
Location:	8 Ridge Road N8 9LG		
Proposal:	Tree works to include crown reduction by 30% of 2 x Lime trees		
Application No:	HGY/2010/0388	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/04/2010
Location:	95 Inderwick Road N8 9LA		
Proposal:	Demolition of existing side return infill extension and erection of single storey infill extension with decking at ground floor level.		

Application No: **HGY/2010/0403** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 26/04/2010
 Location: 79 Stapleton Hall Road N4 4EH
 Proposal: Erection of single storey rear / side extension.

Application No: **HGY/2010/0407** Officer: Jeffrey Holt
 Decision: REF Decision Date: 27/04/2010
 Location: 42 Stapleton Hall Road N4 3QG
 Proposal: Use of property as 3 self-contained flats

Application No: **HGY/2010/0455** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 04/05/2010
 Location: 88 Mount View Road N4 4JX
 Proposal: Demolition of existing conservatory, erection of single storey rear extension and side enlargement of existing ground floor rear extension.

Application No: **HGY/2010/0467** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/05/2010
 Location: 32 Ferme Park Road N4 4ED
 Proposal: Creation of vehicle crossover.

Application No: **HGY/2010/0562** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 10/05/2010
 Location: First Floor Flat A, 82 Uplands Road N8 9NJ
 Proposal: Certificate of Lawfulness for retention of existing windows and french doors.

Application No: **HGY/2010/0591** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 18/05/2010
 Location: 83 Stapleton Hall Road N4 4RH
 Proposal: Erection of first floor rear extension.

WARD: Tottenham Green

Application No: **HGY/2010/0176** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/03/2010
 Location: 96 Beaconsfield Road N15 4SQ
 Proposal: Erection of 2 x dormer windows to rear roofslope.

Application No: **HGY/2010/0227** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 25/03/2010
 Location: 33a + b Earlsmead Road N15 4DA
 Proposal: Replacement of existing wooden white-painted single-glazed windows with white UPVC double-glazed windows

Application No:	HGY/2010/0257	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	06/04/2010
Location:	Flat 1, 32 Westerfield Road N15 5LD		
Proposal:	Replacement of existing wooden windows / doors with UPVC plastic windows / doors.		
Application No:	HGY/2010/0258	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/03/2010
Location:	16 Stonebridge Road N15 5PA		
Proposal:	Replacement of existing timber windows with UPVC windows		
Application No:	HGY/2010/0283	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	06/04/2010
Location:	Electricity Sub Station, Greenfield Road N15 5EP		
Proposal:	Removal and dismantlement of electrical equipment and erection of new 33Kv switch house.		
Application No:	HGY/2010/0302	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	14/04/2010
Location:	Zenith House, 69 Lawrence Road N15 4TG		
Proposal:	Use of existing property to include (D1) educational purposes.		
Application No:	HGY/2010/0316	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	29/03/2010
Location:	181 Broad Lane N15 4QT		
Proposal:	Replacement of existing timber sash windows with PVCu double glazed white windows.		
Application No:	HGY/2010/0317	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	29/03/2010
Location:	177 Broad Lane N15 4QT		
Proposal:	Replacement of existing timber sash windows with PVCu double glazed white windows.		
Application No:	HGY/2010/0387	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/04/2010
Location:	671 Seven Sisters Road N15 5LA		
Proposal:	Renewal of temporary planning permission for use of premises as mini-cab office.		
Application No:	HGY/2010/0400	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2010
Location:	86 Antill Road N15 4BA		
Proposal:	Use of property as two self contained flats.		
Application No:	HGY/2010/0503	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	30/03/2010
Location:	1-13 Herbert Road N15 4PE		
Proposal:	Approval of details pursuant to conditions 5 (treatment of hard landscaping) and 11 (proposals for car parking) attached to planning reference HGY/2008/1293		

Application No:	HGY/2010/0516	Officer:	Jeffrey Holt	Decision Date:	10/05/2010
Decision:	GTD				
Location:	Unit 4, Tottenham Hale Retail Park, Broad Lane N15 4QD				
Proposal:	Display of 4 x internally illuminated fascia signs.				
Application No:	HGY/2010/0578	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/05/2010
Decision:	GTD				
Location:	85 Stonebridge Road N15 5NY				
Proposal:	Conversion of garage into habitable room providing disabled bathroom and bedroom.				
Application No:	HGY/2010/0593	Officer:	John Ogenga P'Lakop	Decision Date:	18/05/2010
Decision:	GTD				
Location:	10 + 11 Ventnor Terrace, Broad Lane N15 4QR				
Proposal:	Insertion of 4 x velux windows to front / rear elevations.				
Application No:	HGY/2010/0599	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/05/2010
Decision:	GTD				
Location:	41 Broad Lane N15 4DJ				
Proposal:	Erection of two storey back addition extension including internal alterations to ground floor shop and first / second floor of residential unit.				
Application No:	HGY/2010/0601	Officer:	John Ogenga P'Lakop	Decision Date:	18/05/2010
Decision:	PERM DEV				
Location:	219 Philip Lane N15 4HL				
Proposal:	Erection of single storey rear extension and use of the premises by up to 6 people living together as a family				
Application No:	HGY/2010/0613	Officer:	John Ogenga P'Lakop	Decision Date:	19/05/2010
Decision:	GTD				
Location:	Pagin House, Braemar Road N15 5HX				
Proposal:	Replacement of existing crittall single glazed windows with PVCu double glazed windows.				
Application No:	HGY/2010/0634	Officer:	Jeffrey Holt	Decision Date:	18/05/2010
Decision:	GTD				
Location:	70 - 82 Southey Road N15 5LN				
Proposal:	Replacement of existing single glazed windows with PVCu double glazed windows.				

WARD: Tottenham Hale

Application No:	HGY/2009/2167	Officer:	Stuart Cooke	Decision Date:	26/04/2010
Decision:	GTD				
Location:	GLS Depot, Ferry Lane N17 9QQ				
Proposal:	Non-material amendment application to approved planning application reference HGY/2008/1971 pertaining to Block SE to amend internal units, roof terraces, cleaner's cupboards, plinth, solid panels of elevations, residential entrance core, materials, windows, rainwater pipes, plant, stair core roof, lightwells, balconies, Newlon office entrance and core.				

Application No:	HGY/2010/0088	Officer:	Jeffrey Holt	Decision Date:	29/03/2010
Decision:	GTD				
Location:	1 Lansdowne Road N17 0LL				
Proposal:	Change of use from Light Industry (B1) to Motor Repairs (B2) and MOT centre (Sui Generis).				
Application No:	HGY/2010/0232	Officer:	Jeffrey Holt	Decision Date:	30/03/2010
Decision:	GTD				
Location:	1 Lansdowne Road N17 0LL				
Proposal:	Change of use from Light Industrial (B1) use to Gymnasium (D2) use.				
Application No:	HGY/2010/0310	Officer:	John Ogenga P'Lakop	Decision Date:	06/05/2010
Decision:	PERM DEV				
Location:	2 Dawlish Road N17 9HP				
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension and rear dormer window to facilitate a loft conversion.				
Application No:	HGY/2010/0314	Officer:	Jeffrey Holt	Decision Date:	25/03/2010
Decision:	GTD				
Location:	157 Erskine Crescent N17 9PS				
Proposal:	Replacement of existing wooden framed / single glazed windows / doors with white UPVC double glazed windows / doors.				
Application No:	HGY/2010/0329	Officer:	Jeffrey Holt	Decision Date:	29/03/2010
Decision:	GTD				
Location:	38 Reedham Close N17 9PT				
Proposal:	Replacement of existing wooden single glazed windows/doors with UPVC white double glazed windows/doors.				
Application No:	HGY/2010/0344	Officer:	John Ogenga P'Lakop	Decision Date:	15/04/2010
Decision:	GTD				
Location:	18 St Marys Close N17 9UD				
Proposal:	Retrospective planning application for retention of existing double glazed windows				
Application No:	HGY/2010/0370	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	21/04/2010
Decision:	REF				
Location:	182 Shelbourne Road N17 9YA				
Proposal:	Conversion of existing workman's club into 6 x self-contained units consisting of 3 x one bed, 1 x two bed and 2 x three bed, including first floor rear extension.				
Application No:	HGY/2010/0372	Officer:	Stuart Cooke	Decision Date:	06/05/2010
Decision:	GTD				
Location:	Park Tavern Public House, 220 Park Lane N17 0HY				
Proposal:	Approval Of Details pursuant to Conditions 3 (materials), 10 (car parking and unloading details), 11 (refuse management strategy), 19 (green travel plan), 20 (1st floor soundproofing details), 21 (car park entry gates) and 22 (site landscaping details) attached to planning permission reference HGY/2008/2220.				
Application No:	HGY/2010/0382	Officer:	Oliver Christian	Decision Date:	22/04/2010
Decision:	GTD				
Location:	Land to rear of 352-360 High Road N17 9HT				

Proposal: Partial demolition of rear of 352 High Road including demolition of existing garden walls, single storey garage and sheds; erection of single storey side extension and erection of single storey two bed residential unit to rear of 352-360 High Road.

Application No: **HGY/2010/0383** **Officer:** Oliver Christian

Decision: GTD **Decision Date:** 22/04/2010

Location: Land to rear of 352-360 High Road N17 9HT

Proposal: Conservation Area Consent for partial demolition of rear of 352 High Road including demolition of existing garden walls, single storey garage and sheds, erection of single storey side extension and erection of single storey two bed residential unit to rear of 352-360 High Road.

Application No: **HGY/2010/0401** **Officer:** Elizabeth Ennin-Gyasi

Decision: GTD **Decision Date:** 26/04/2010

Location: Tottenham Telephone Exchange, Reform Row N17 9SZ

Proposal: Removal of glass window from frame and replacement with aluminium louvre to match existing.

Application No: **HGY/2010/0408** **Officer:** John Ogenga P'Lakop

Decision: GTD **Decision Date:** 27/04/2010

Location: 608-610 High Road N17 9TA

Proposal: Erection of extension at second floor level and conversion of maisonette into 2 x two bed flats

Application No: **HGY/2010/0489** **Officer:** Oliver Christian

Decision: GTD **Decision Date:** 28/04/2010

Location: Rear of 131 Chesnut Road N17 9EU

Proposal: Erection of 2 x 3 bedroom semi detached dwelling.

Application No: **HGY/2010/0496** **Officer:** Jeffrey Holt

Decision: GTD **Decision Date:** 28/04/2010

Location: 141 Reedham Close N17 9PY

Proposal: Replacement of existing wooden framed, single-glazed windows and doors with UPVc double-glazed windows / doors.

Application No: **HGY/2010/0524** **Officer:** Jeffrey Holt

Decision: GTD **Decision Date:** 13/05/2010

Location: 678-682 High Road N17 0AE

Proposal: Erection of first and second floor rear extension to provide cold room, staff room and office.

Application No: **HGY/2010/0563** **Officer:** John Ogenga P'Lakop

Decision: GTD **Decision Date:** 18/05/2010

Location: 111 Reedham Close N17 9PY

Proposal: Retrospective planning permission for retention of existing double glazed windows.

Application No: **HGY/2010/0581** **Officer:** Jeffrey Holt

Decision: GTD **Decision Date:** 10/05/2010

Location: 486 High Road N17 9JF

Proposal: Alterations to shopfront including installation of four satellite dishes to flat roof and installation of air conditioning units to rear elevation with associated works.

Application No: **HGY/2010/0582** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/05/2010
 Location: 486 High Road N17 9JF
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x externally illuminated projecting sign.

Application No: **HGY/2010/0586** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/05/2010
 Location: 80 Armadale Close N17 9PL
 Proposal: Replacement of existing wooden-framed windows / doors with PVCu windows / doors.

Application No: **HGY/2010/0704** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/05/2010
 Location: 25 Reedham Close N17 9PX
 Proposal: Replacement of existing windows with PVC double-glazed windows and existing front door / kitchen balcony door with double-glazed doors

WARD: **West Green**

Application No: **HGY/2010/0206** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/03/2010
 Location: 468 West Green Road N15 3PT
 Proposal: Change of use of ground floor from Commercial Unit (A1) to Financial and Professional Services (A2).

Application No: **HGY/2010/0212** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 30/03/2010
 Location: 438 West Green Road N15 3PT
 Proposal: Conversion of existing office space on ground floor to 1 bedroom flat

Application No: **HGY/2010/0261** Officer: Jill Warren
 Decision: GTD Decision Date: 29/03/2010
 Location: Outside 10 Turnpike Parade, Green Lanes N15 3EA
 Proposal: Display of 2 x internally illuminated insignia signs.

Application No: **HGY/2010/0517** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 12/05/2010
 Location: Turnpike Lane Underground Station, Green Lanes N15 3NX
 Proposal: Listed Building Consent for the installation of electronic service update board in ticket hall.

Application No: **HGY/2010/0589** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 19/05/2010
 Location: 157 Higham Road N17 6NX
 Proposal: Erection of two side extension and single storey rear/side extension

Application No: **HGY/2010/0592** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 21/05/2010
 Location: 58 Westbury Avenue N22 6RS
 Proposal: Use of property as two self contained flats.

Application No: **HGY/2010/0707** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 14/05/2010
 Location: Park View Academy, Langham Road N15 3RB
 Proposal: Non-material amendments to approved planning application HGY/2008/1377 for demolition of existing oil tank and replacement with sprinkler tank enclosure / pump house to serve school.

WARD: White Hart Lane

Application No: **HGY/2010/0186** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/04/2010
 Location: 47 Devonshire Hill Lane N17 7NE
 Proposal: Erection of an outbuilding in the rear garden for use as a store / gym.

Application No: **HGY/2010/0340** Officer: Ashwita Naidu
 Decision: REF Decision Date: 14/04/2010
 Location: 89 Devonshire Hill Lane N17 7NE
 Proposal: Erection of single storey rear extension and two storey side extension

Application No: **HGY/2010/0365** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 21/04/2010
 Location: 74 Gospatrick Road N17 7JA
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/0377** Officer: Subash Jain
 Decision: REF Decision Date: 22/04/2010
 Location: 44 Risley Avenue N17 7ET
 Proposal: Replacement of existing wood sash cord single panel windows with UPVC double glazed windows and insertion of interlocking roof tiles.

Application No: **HGY/2010/0389** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/04/2010
 Location: 27 + 29 Courtman Road N17 7HT
 Proposal: Replacement of existing timber glazed windows / doors with double-glazed PVCu windows / doors

Application No: **HGY/2010/0390** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/04/2010
 Location: 52-58 (even nos.) Courtman Road N17 7HU
 Proposal: Replacement of existing windows / doors with white PVCu double-glazed windows / doors.

Application No:	HGY/2010/0391	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/04/2010
Location:	41 + 43 Courtman Road N17 7HT		
Proposal:	Replacement of existing timber single-glazed windows / doors with white double-glazed PVCu windows / doors		
Application No:	HGY/2010/0475	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	06/05/2010
Location:	140-146 Lordship Lane N17 7QS		
Proposal:	Replacement of existing single glazed timber framed casement with timber framed casement and sliding sash windows.		
Application No:	HGY/2010/0528	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	13/05/2010
Location:	2 The Green N17 7NN		
Proposal:	Certificate of Lawfulness for retention of existing single storey rear extension and the installation of 2 x velux windows to rear elevation.		
Application No:	HGY/2010/0585	Officer:	Subash Jain
Decision:	GTD	Decision Date:	14/05/2010
Location:	366 Lordship Lane N17 7QX		
Proposal:	Change of use from A1 (shop) to A2 (financial and professional services).		

WARD: **Woodside**

Application No:	HGY/2010/0150	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	23/03/2010
Location:	30 Saxon Road N22 5EB		
Proposal:	Non-material amendments to approved planning application HGY/2008/2247 for replacement of rear windows with new French doors including new metal balustrade to French doors.		
Application No:	HGY/2010/0160	Officer:	Ashwita Naidu
Decision:	REF	Decision Date:	22/03/2010
Location:	40 Granville Road N22 5LY		
Proposal:	Alterations to roof from pitched to gable ends with increase in height of ridge line and insertion of rear dormer window and rooflights to front roof slope (AMENDED DESCRIPTION).		
Application No:	HGY/2010/0200	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/03/2010
Location:	Driving Test Centre, 656 Lordship Lane N22 5JJ		
Proposal:	Renewal of temporary planning permission HGY/2008/0235 for use of portacabin unit in connection with Driving Test Centre		
Application No:	HGY/2010/0202	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	26/03/2010
Location:	40 Granville Road N22 5LY		
Proposal:	Erection of garden store		

Application No:	HGY/2010/0259	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/03/2010
Location:	Ground Floor Flat, 32 Sylvan Avenue N22 5HY		
Proposal:	Replacement of existing white painted, wooden-framed, single-glazed windows with white plastic-framed double-glazed windows		
Application No:	HGY/2010/0278	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/03/2010
Location:	White Hart Lane Community Sports Centre, White Hart Lane		
Proposal:	Construction of a rendered wall with bricks on edge coping, within the line of the enclosure fence to existing tennis courts, with a 900mm fence above. Wall faces to be painted green.		
Application No:	HGY/2010/0373	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	21/04/2010
Location:	39 Sylvan Avenue N22 5JA		
Proposal:	Roof extension involving hipped roof to gable, including erection of rear dormer window.		
Application No:	HGY/2010/0395	Officer:	Ashwita Naidu
Decision:	REF	Decision Date:	26/04/2010
Location:	First floor flat, 67 Sylvan Avenue N22 5JA		
Proposal:	Erection of rear dormer to facilitate a loft conversion		
Application No:	HGY/2010/0439	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	30/04/2010
Location:	6 Stuart Crescent N22 5NJ		
Proposal:	Erection of single storey rear extension and creation of additional unit		
Application No:	HGY/2010/0584	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/05/2010
Location:	23 Arcadian Gardens N22 5AG		
Proposal:	Use of property as five self-contained flats		

WARD: Not Applicable - Outside Borough

Application No:	HGY/2010/0282	Officer:	Michelle Bradshaw
Decision:	RNO	Decision Date:	09/04/2010
Location:	2-10 & 14 Morris Place (Including car parking area) N4 3JG		
Proposal:	Observation to London Borough of Islington for demolition of existing buildings and erection of a part 6, part 7 storey development providing for: 15 residential dwellings: 5,280sqm (GEA) of sui-generis floorspace (forming accommodation for John Jones and to include frame making related uses, storage, machine workshops, office space, gallery/exhibition space and showroom): student accommodation - 475 rooms and ancillary communal floorspace: 267sqm (GEA) of retail (Class A1) floorspace: 1,000sqm internal service space: cycle parking: landscaping and associated works.		
Application No:	HGY/2010/0425	Officer:	Michelle Bradshaw
Decision:	RNO	Decision Date:	16/04/2010
Location:	33 Summerlee Gardens N2 9QN		
Proposal:	Installation of solar panels onto flat roof of dormer window (observations to L.B. Barnet)		

Application No: **HGY/2010/0518** Officer: Stuart Cooke
Decision: RNO Decision Date: 19/05/2010
Location: 396-408 Seven Sisters Road N4 2LX
Proposal: S73 application to vary condition 17 (no plant or machinery to the roof) so as to allow for installation of a telecommunications antennae and ancillary equipment at roof level as part of application 2007/2959 for demolition of existing buildings and the erection of part 4 and part 6 storey buildings to provide 130 residential units (48x1 bed, 42x2 bed, 27x3 bed and 13x4 bed) with associated parking, amenity space and landscaping (Observations to L.B. Hackney).

Application No: **HGY/2010/0616** Officer: Stuart Cooke
Decision: RNO Decision Date: 18/05/2010
Location: Land at Kenwood House, Hampstead Lane NW3
Proposal: Change of use of part of the grounds for weekend open air concerts, including erection of a stage compound and sound towers, toilets and ancillary infrastructure on the Pasture Ground, for a temporary period of 9 weeks over the summer months of 2010 (26 June to August 21 including fireworks display on the last date), 2011 & 2012 (Observations to London Borough of Camden).

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Haringey Council

Agenda item:

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Planning Committee	On 14th June 2010
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Report Title: Development Management, Building Control and Planning Enforcement work report
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Report of: Niall Bolger Director of Urban Environment
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Wards(s) affected: All	Report for: Planning Committee
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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 12th April 2010 Planning Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by:

Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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Planning Committee 14 June 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

April 2010 Performance

In April 2010 there were 133 planning applications determined, with performance in each category as follows -

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

87% of minor applications were determined within 8 weeks (20 out of 23 cases)

82% of other applications were determined within 8 weeks (89 out of 109 cases)

For an explanation of the categories see Appendix I

Year Performance – 2010/11

In the financial year 2010/11, up to the end of April, there were 133 planning applications determined, with performance in each category as follows -

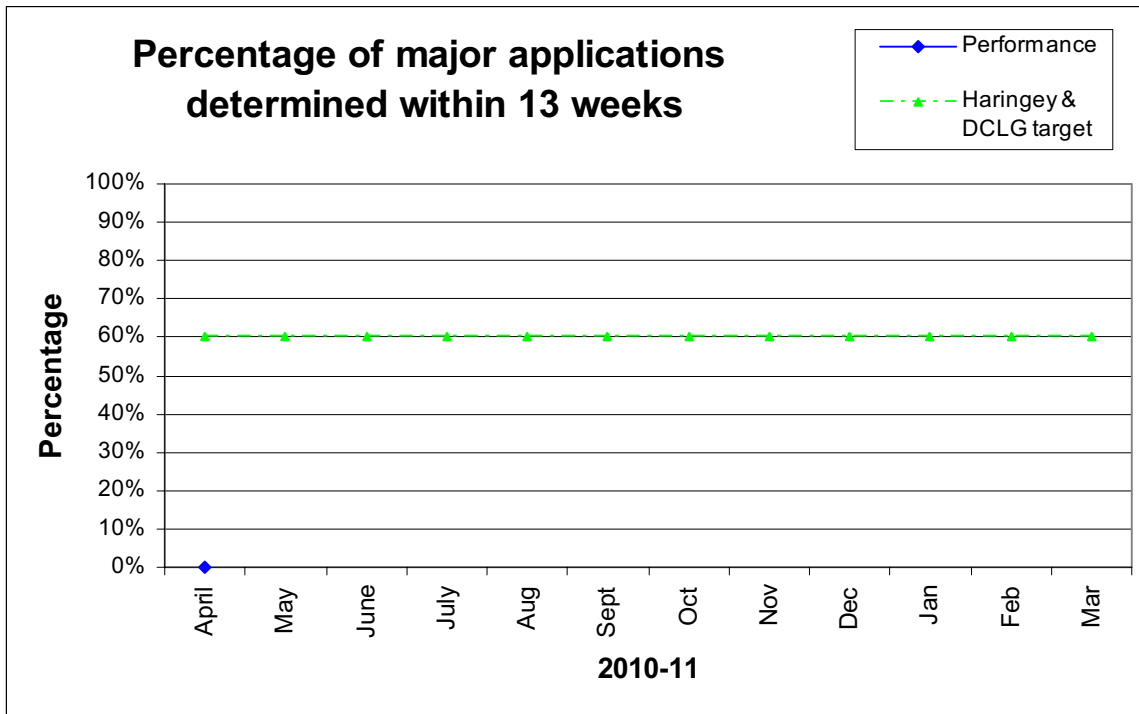
0% of major applications were determined within 13 weeks (0 out of 1)

87% of minor applications were determined within 8 weeks (20 out of 23 cases)

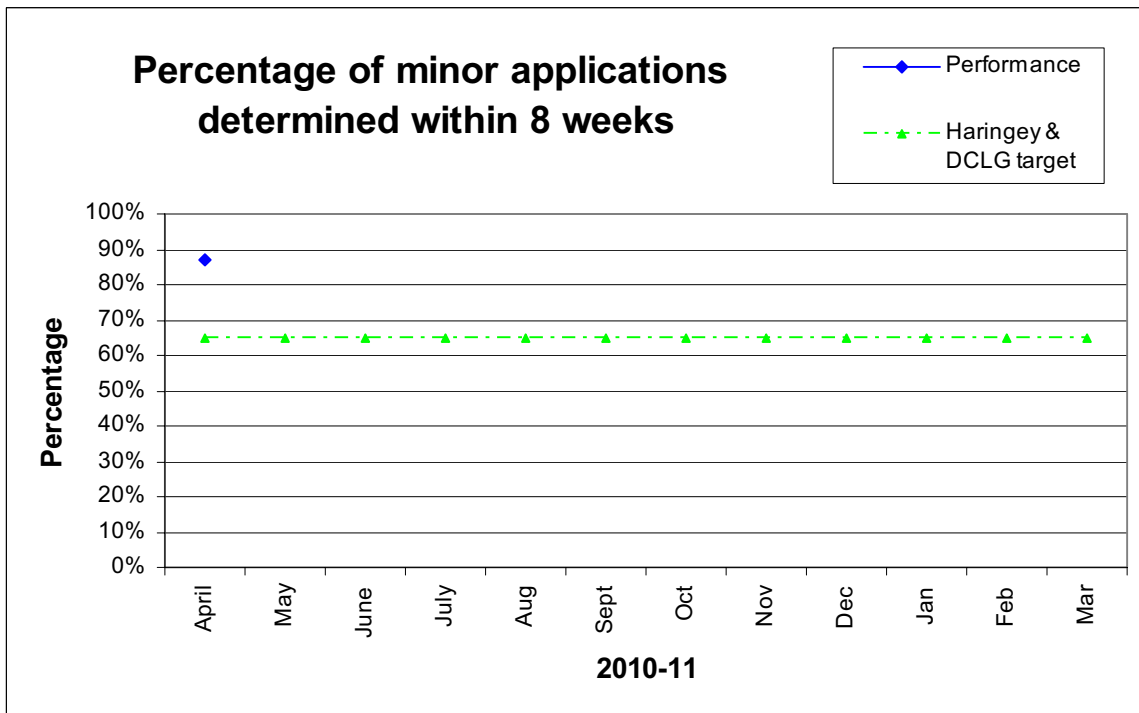
82% of other applications were determined within 8 weeks (89 out of 109 cases)

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

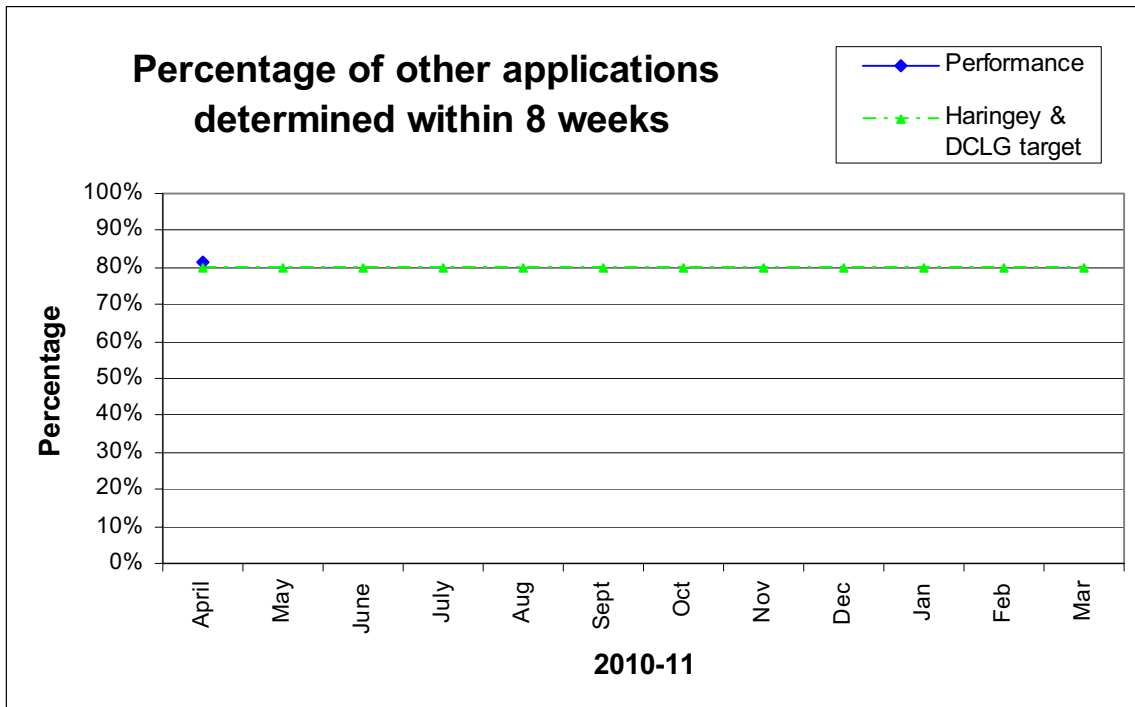
Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11



Last 12 months performance – May 2009 to April 2010

In the 12 month period May 2009 to April 2010 there were 1663 planning applications determined, with performance in each category as follows -

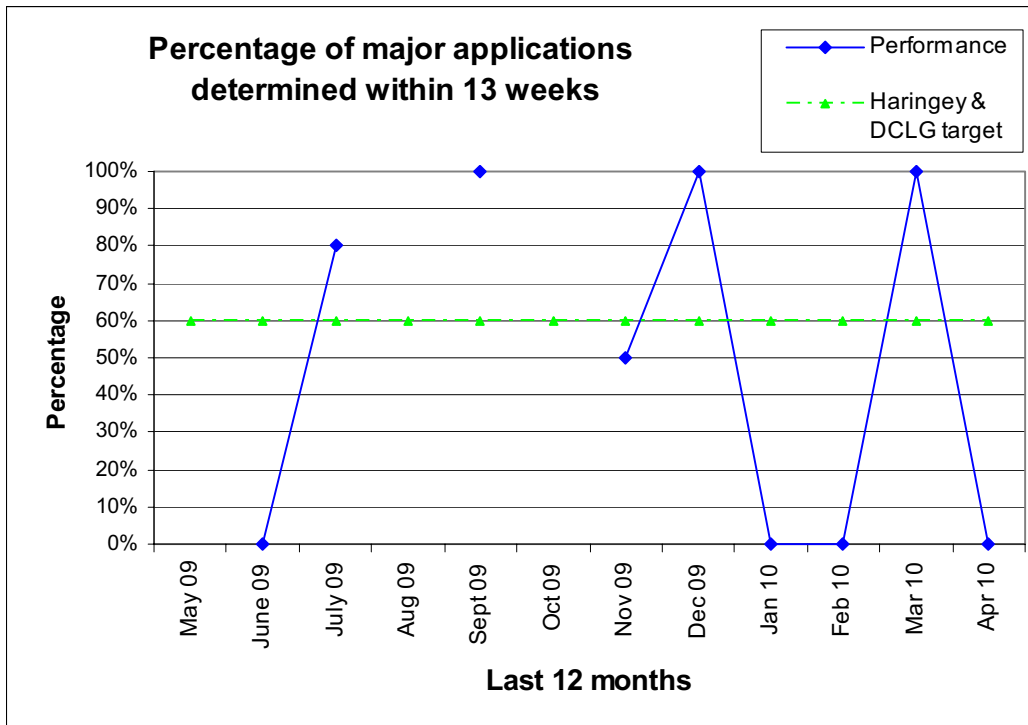
63% of major applications were determined within 13 weeks (12 out of 19)

77% of minor applications were determined within 8 weeks (280 out of 365 cases)

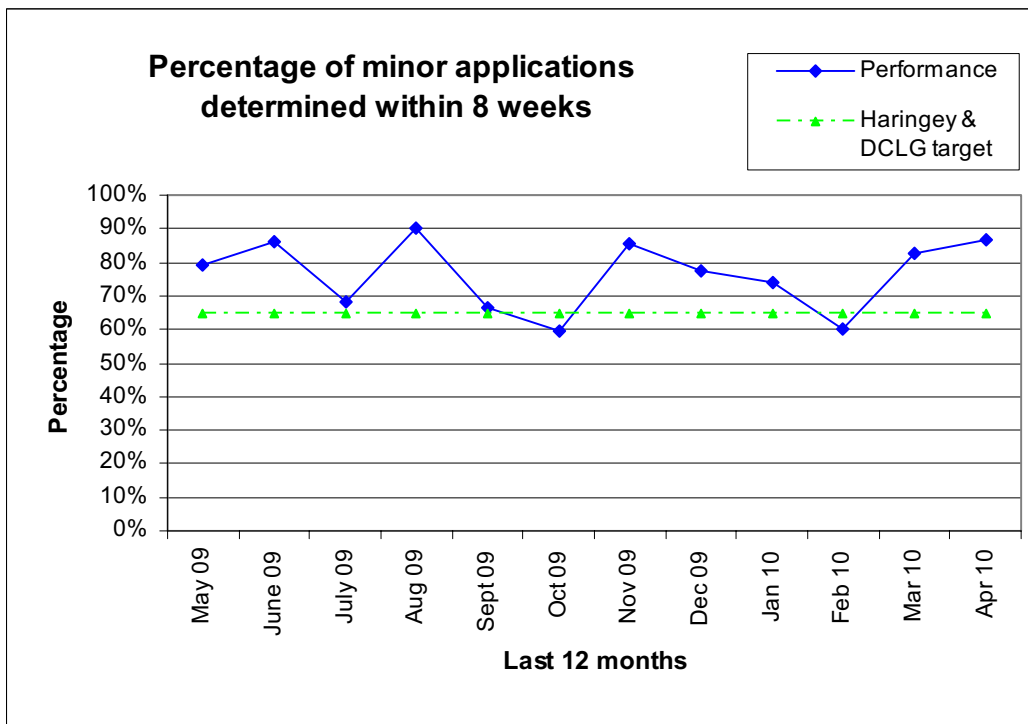
86% of other applications were determined within 8 weeks (1105 out of 1279 cases)

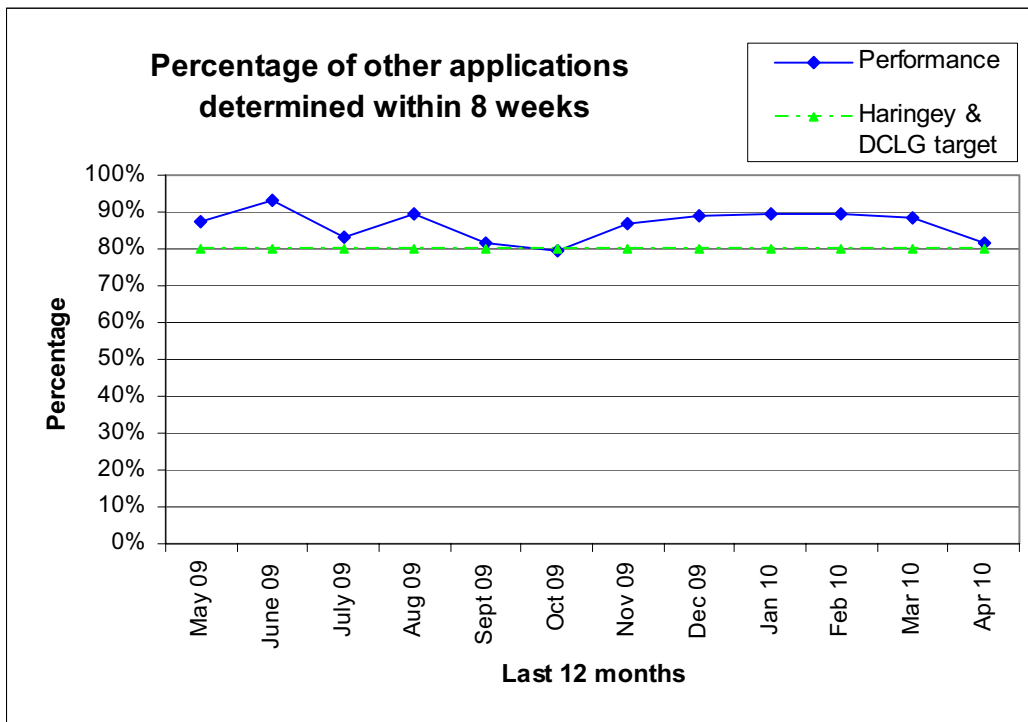
The 12 month performance for each category is shown in the following graphs:

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 2010/11.

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 2010/11 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2010-13 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

April 2010 Performance

In April 2010, excluding Certificate of Lawfulness applications, there were 111 applications determined of which:

76% were granted (84 out of 111)

24% were refused (27 out of 111)

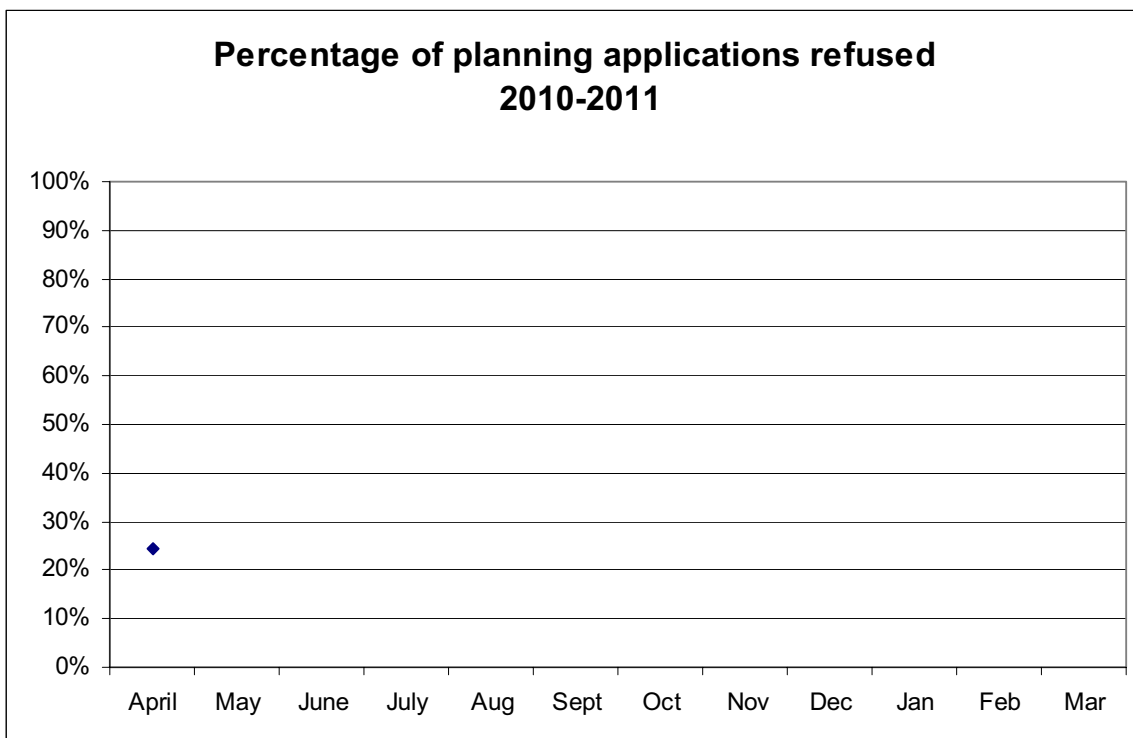
Year Performance – 2010/11

In the financial year 2010/11 up to the end of April, excluding Certificate of Lawfulness applications, there were 111 applications determined of which:

76% were granted (84 out of 111)

24% were refused (27 out of 111)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

April 2010 Performance

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

40% of appeals allowed on refusals (2 out of 5 cases)

60% of appeals dismissed on refusals (3 out of 5 cases)

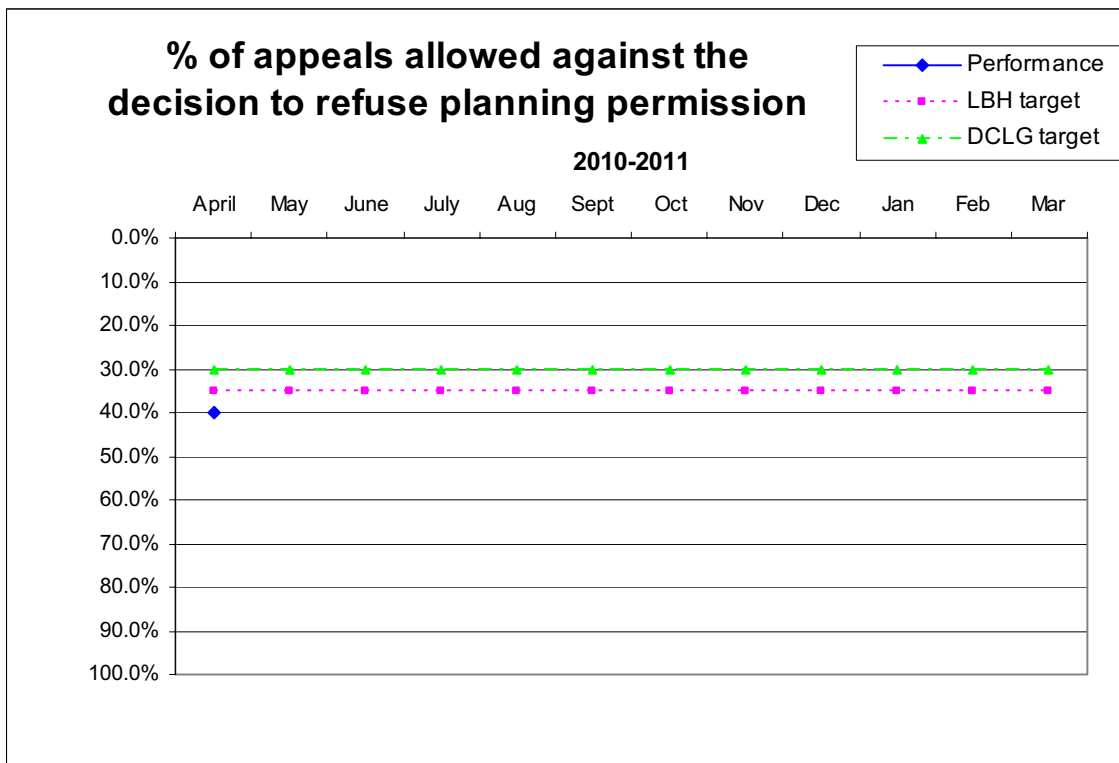
Year Performance – 2010/11

In the financial year 2010/11, up to the end of April, there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40% of appeals allowed on refusals (2 out of 5 cases)

60% of appeals dismissed on refusals (3 out of 5 cases)

The monthly performance is shown in the following graph:



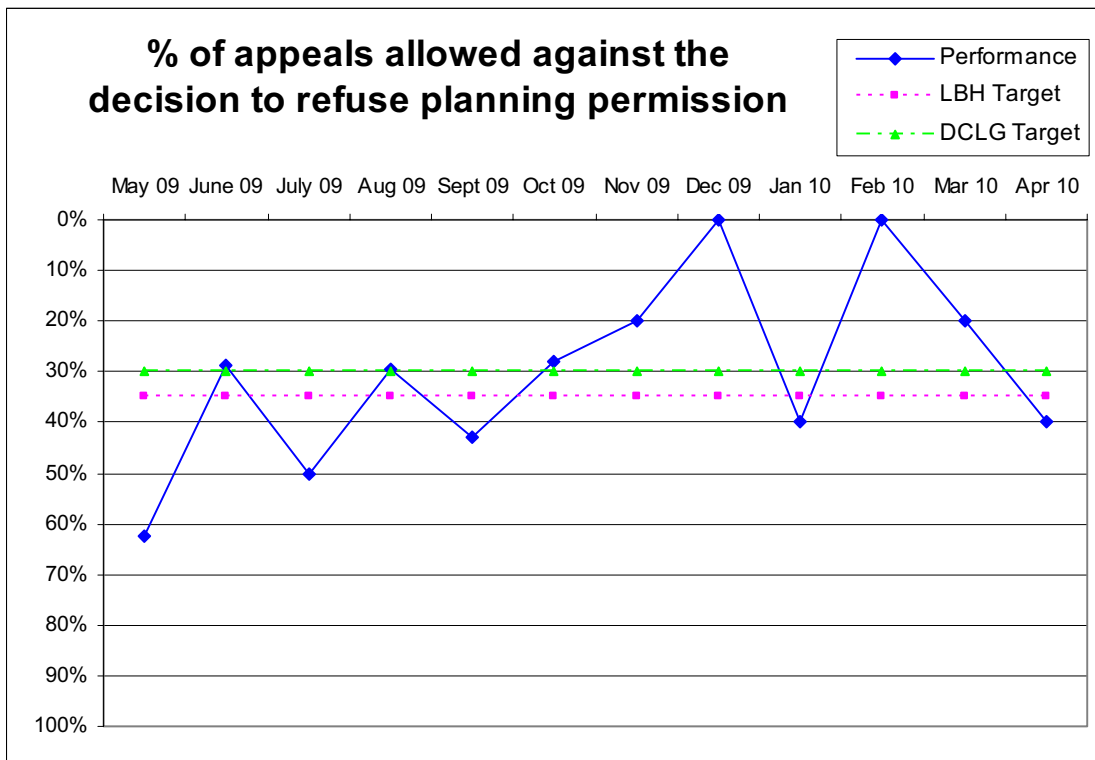
Last 12 months performance – May 2009 to April 2010

In the 12 month period May 2009 to April 2010 there were 101 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

31.7% of appeals allowed on refusals (32 out of 101 cases)

68.3% of appeals dismissed on refusals (69 out of 101 cases)

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



Background/Targets

This is no longer included in DCLG's National Indicator set. 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 2010/11 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

The target set by Haringey for 2010/11 is 35%

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

Planning Committee 14 June 2010

Building Control Performance Statistics

April 2010 Performance

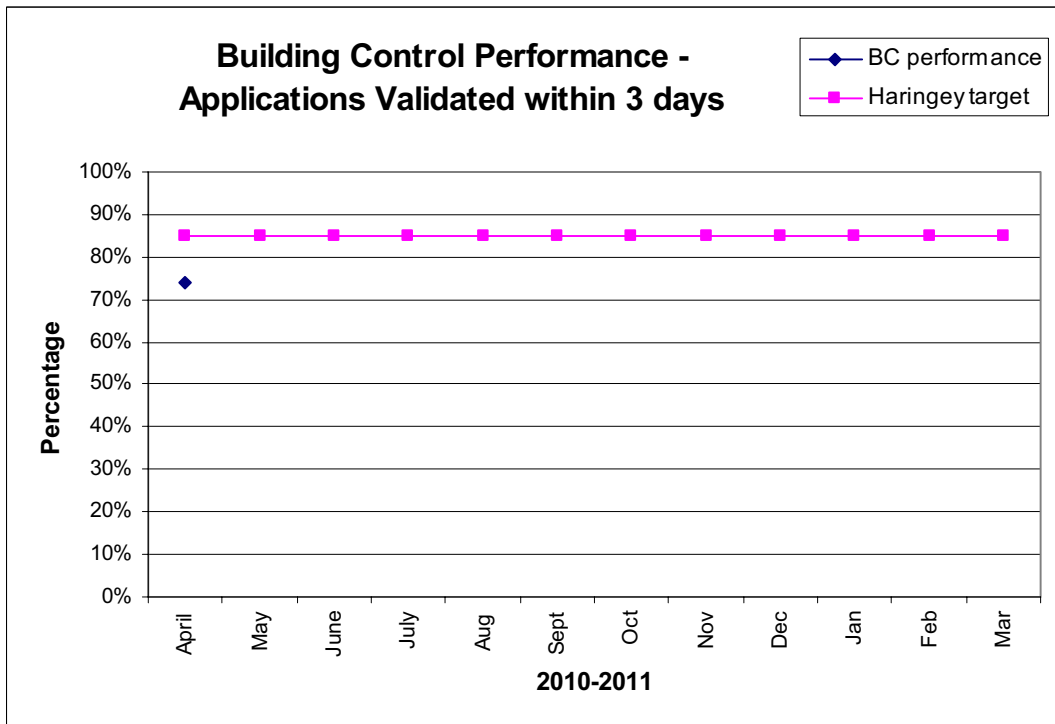
In April 2010 Building Control received 137 applications which were broken down as follows:-

- 57 Full Plans applications;
- 54 Building Notice applications;
- 20 Initial Notices and
- 6 Regularisation applications.

Performance on these applications in April was as follows:

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

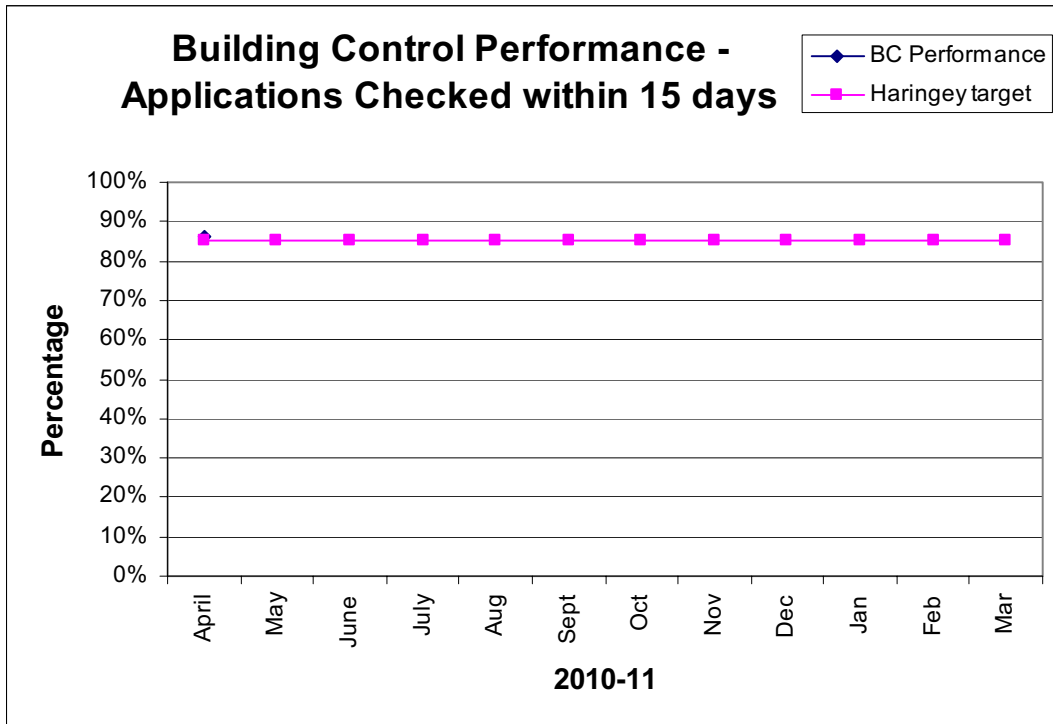
The monthly performance is shown in the following graph:



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

86% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



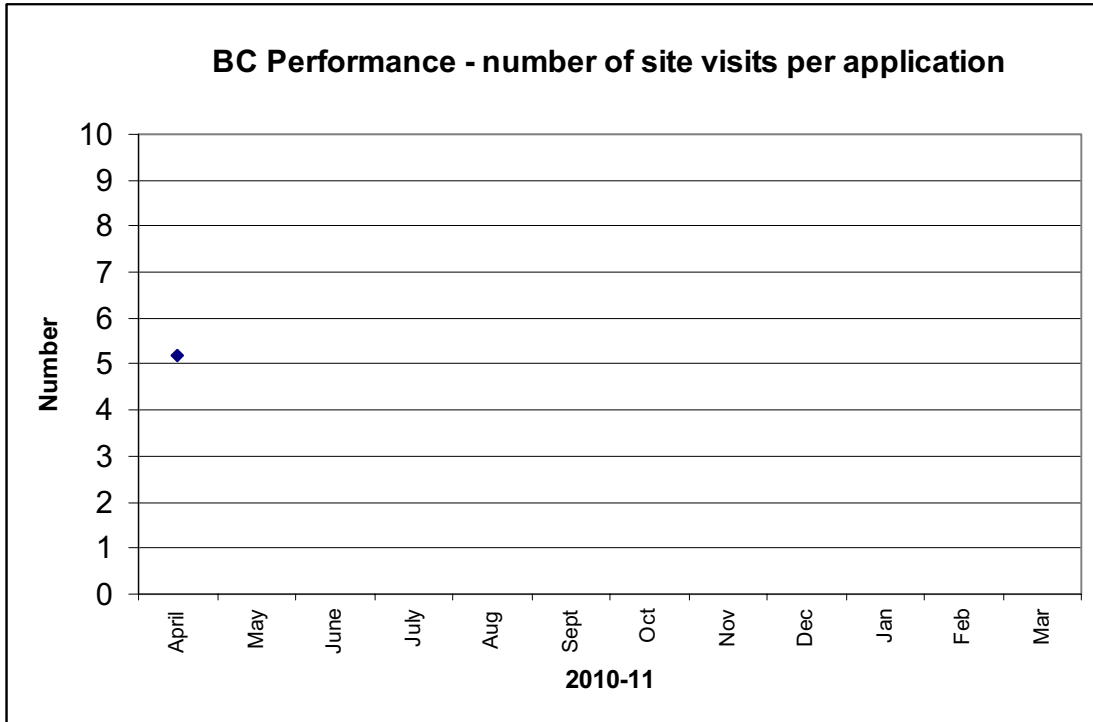
Within the same period, Building Control also received:

Notification of 11 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in April 2010, there were 60 commencements and 652 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in April 2010 the average number of site visits per application was 5.2. The monthly figures are shown in the following graph:



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 MEEETING
April 2010

S.330 – REQUESTS FOR INFORMATION SERVED

ENFORCEMENT NOTICES SERVED

1. 50 Rutland Gardens N4, unauthorised HMO, 16/04/10
2. The Grove, Alexandra Palace Way N22, Breach of condition, 16/04/10
3. 143 Myddleton Road N22, unauthorised development, 16/04/10

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 19 Warham Road N4, unauthorised conversion to flats, 09/04/10
2. 97 Burgoyne Road N4, unauthorised conversion to flats, 14/04/10
3. 87 Cavendish Road N4, unauthorised conversion to flats, 14/04/10
4. 11 Clarence Road N15, departure from approved plan, 28/04/10

SECTION 215 (Untidy Site) NOTICE SERVED

No

PROSECUTIONS SENT TO LEGAL

1. 101 West Green Road N15
2. 180 Park Lane N17
3. 74 Umfreville Road N4
4. 16 Seymour Road (Re-prosecution)
5. 320a Dukes Mews (Re-prosecution)
6. 31 Siward Road

APPEAL DECISION

36 Muswell Road- appeal allowed on grounds (e)

SUCCESSFUL PROSECUTIONS

1. 22 Gladesmore Road N15, Unauthorised residential conversion to three flats, 12/04/10. £10,000 fine and £1000 costs

CAUTIONS

2. 136 Falkland Road N8, unauthorised conversion to 5 self-contained flats, 14/04/10. £800 costs.

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Haringey Council

Agenda item:

The Planning Committee

On 14 June 2010

Report Title.

Legal Services report on the outcome of Planning Enforcement prosecutions and ongoing cases from 1 March 2010 to 31 May 2010

Report of:

John Suddaby, Head of Legal Services

Wards(s) affected: **Please see appendix**Report for: **The Planning Committee**

1. Purpose of the report

To update the Planning Committee on the outcome of Planning Enforcement prosecutions from 1 March 2010 to 31 May 2010 and ongoing cases. These represent referrals from the Planning Enforcement Department to the Corporate Legal Service.

2. Summary

Contained in the **appendix** to this report is a spreadsheet detailing the outcome of concluded cases for the period outlined above and the status of ongoing cases. They do not include cases that have been referred to the Legal Service but where a summons requiring a Defendant's attendance at court has yet to be lodged with the court. A summons is only lodged once the Legal Service considers that the evidential and public interest tests to commence a prosecution have been satisfied.

The committee is reminded that prosecution is a tool that is used for the purpose of compelling compliance with an Enforcement Notice. Neither the Magistrates Court or the Crown Court has the power to order compliance. Far more expensive and draconian options for local authorities do exist e.g. conducting works in default, applying for an injunction compelling compliance, however, local authorities traditionally avoid these save for the most serious of cases.

Simple cautions are administered as an alternative to prosecution in appropriate cases invariably when compliance has been achieved after a matter has been referred to the Legal Service. Cases concluded in this way are generally considered particularly successful since compliance has been achieved, guilt has been admitted, and often a contribution toward investigation and legal costs is secured which is paid directly to the Council rather than through the courts.

For the period 1 March 2010 – 31 May 2010:

Four matters were concluded by way of a caution.
One matter was concluded by way of a conviction.
Two matters were withdrawn without either a caution or conviction.

12 matters are ongoing. Proceedings have been issued for breach of an Enforcement Notice but a conviction has yet to be secured.

£1,485 was paid to the Planning Enforcement Department representing a contribution to costs agreed when administering cautions.

No recovered court costs were paid to the Legal Service for the period 1 March 2010 – 31 May 2010. When such costs are received, they are reimbursed to the Planning Enforcement Department.

3. Recommendations

That the report be noted.

4. Local Government (Access to Information) Act 1985

Background documents are contained with the Legal Service on Floor 7, Alexandra House, Station Road, London N22 7TR and with the Planning Enforcement Department on Floor 1, 639 High Road, London N17 8BD.

Report Authorised by:

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

Contact Officer:

Antonios Michael, Senior Lawyer, 020 8489 3659.

**APPENDIX
OUTCOME OF PLANNING ENFORCEMENT CASES FROM 1 MARCH 2010 TO 31 MAY 2010 AND ONGOING CASES**

No	Legal reference	Name of Defendant	Address of Property	Ward	Issue	Date of referral	Date of final Outcome	Details of final Outcome	Total Costs sought at court	Total Costs awarded	Next Court date / comments
CONCLUDED CASES (1 MAR 10 TO 31 MAY 10):											
1	VF 15743	Ismail Uzun, 845 High Road, N17 8EY	845 High Road, N17 8EY	Northumberland	Roof extension	18.3.10	22.3.10	Cauton accepted so prosecution withdrawn	N/A	£1,040	N/A
2	VF 16767	Masonbeam ltd and Ajmal Khan	501 High Road, N17 6QA	Bruce Grove	Illuminated shop signage and shutters in conservation area Use of garage for commercial purposes	28.5.10	22.3.10	Cauton accepted so prosecution withdrawn	N/A	£500	N/A
3	VF 17593	Patrick Shevlin	96 Palmerston Road, Wood Green, London N22 8RE	Bounds Green		20.7.10	22.3.10	Compliance with notice achieved so prosecution withdrawn	N/A	N/A	N/A
4	VF 15429	Jagjit and Gurdish Chal	47 Palace Road, N11 2PU	Bounds Green	Conversion of single dwelling into two flats	25.2.09	26.3.10	Cauton accepted so prosecution withdrawn	N/A	N/A	N/A
5	VF 18401	Southwake Ltd	22 Gladesmore Road, London N15 6TB	Seven Sisters	Conversion of single dwelling into three flats	7.9.09	12.4.10	The matter was proved in the Defendant's absence. Contact was made, however, they failed to attend court for sentence and this therefore took place in their absence. £10,000 fine. £,1000 contribution to costs	£1,350	£1,000	N/A
6	VF 18401	Syed Anwar Ali Kazmi	17 Kevelioc Road, N17 7PR	White Heart Lane	Satellite installation and removal of front garden hedge	4.3.10	12.4.10	Summons withdrawn as instructed	N/A	N/A	N/A

No	Legal reference	Name of Defendant	Address of Property	Ward	Issue	Date of referral	Date of final Outcome	Details of final Outcome	Total Costs sought at court	Total Costs awarded	Next Court date / comments
7	VF 19383	Kempton Investments / O Oduwole, E Oyabayo, New Covenant C&S Movement	Unit E, First Floor, 199 Eade Road, N4 1TH	Seven Sisters	Use of building as place of worship	2.11.09	24.5.10	Caution accepted so prosecution withdrawn.	N/A	N/A	N/A

ONGOING CASES (SUMMONSES LODGED WITH COURT):

8	VF 19004	-	1 Bruce Castle Road, N17 8NL	Northumberland	Unauthorised conversion of a single dwelling to five self-contained flats	8.10.09	N/A	N/A	N/A	N/A	Trial 7 July 2010
9	VF 19336	-	2 Park Avenue, London, N17 0HX	Northumberland	Unauthorised conversion of a single dwelling to six self-contained flats	26.10.09	N/A	N/A	N/A	N/A	Matter adjourned to 23 August 2010 for Defendant to comply with Notice
10	VF 19455	-	201 Devonshire Hill Lane, N17 7NP	White Hart Lane	Unauthorised conversion of a single dwelling to two self-contained flats	6.11.09	N/A	N/A	N/A	N/A	Matter adjourned to 14 June 2010 for Defendant to attend Court to enter a plea or a warrant to be issued
11	VF 19783	-	41 Umfreville Road, N4 1RY	Harringey	Unauthorised 1st floor rear extension and conversion of a single dwelling to four self-contained flats	24.11.09	N/A	N/A	N/A	N/A	Matter adjourned to 21 June 2010 for Defendant to comply with the Notice
12	VF 21924	-	135 Tower Gardens Road	White Hart Lane	Satellite dishes in conservation area	4.3.10	10.5.10	Warrant issued	N/A	N/A	N/A
13	VF 20115	-	11 Cumberston Rd, N17 7PA	White Hart Lane	Non-removal of satellite dish and failure to replace front door with a door in compliance with planning authorisation and to replant hedge	15.2.10	N/A	N/A	N/A	N/A	Matter adjourned to 14 June 2010 for Defendant to accept a simple caution

No	Legal reference	Name of Defendant	Address of Property	Ward	Issue	Date of referral	Date of final Outcome	Details of final Outcome	Total Costs sought at court	Total Costs awarded	Next Court date / comments
14	VF 23344	-	180 Park Lane, N17 QJA	Northumberland	Conversion of a single dwelling to 2 flats and unauthorised conversion of an outbuilding / garage to a residential property	6.4.10	N/A	N/A	N/A	N/A	Matter adjourned to 14 June 2010 for Defendant to obtain legal advice
15	VF 23342	-	8 Harringay Gardens, N8 OSE	Harringay	Conversion of single dwelling property to 4 flats	6.4.10	N/A	N/A	N/A	N/A	Matter adjourned to 28 June 2010 for Defendant to enter a plea
16	VF 23345	-	101 West Green Road, N15 5DE	Tottenham Green	Erection of a rear first floor extension	6.4.10	N/A	N/A	N/A	N/A	Matter listed for 1st hearing on 16 August 2010
17	VF 23323	-	320a Dukes Mews, N10 2QN	Fortis Green	Use of premises as mini-cab office on Muswell Hill Broadway - second prosecution	6.4.10	N/A	N/A	N/A	N/A	Matter adjourned to 14 June 2010 for Defendant to obtain legal advice
18	VF 23395	-	31 Seward Road, N17 7PJ	White Heart Lane	Non-removal of satellite dish and failure to replace front door with a door in compliance with planning authorisation	9.4.10	N/A	N/A	N/A	N/A	Matter adjourned to 14 June 2010 for Defendant to enter a plea
19	VF 23663	-	16 Seymour Road, London, N8 0BE	Harringay	Division of single dwelling house to multiple units of living accommodation	5.5.10	N/A	N/A	N/A	N/A	Matter listed for 1st hearing on 14 June 2010

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Haringey Council

Agenda item:

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Planning Committee	On 14th June 2010
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Report Title: Planning applications reports for determination		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose Planning applications submitted to the above Committee for determination by Members.		
2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.		
3. Recommendations See following reports.		
Report Authorised by: <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="font-size: 2em; margin-right: 10px;">PP</div> <div> Marc Dorfman Assistant Director Planning & Regeneration </div> </div>		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 14 June 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2121

Ward: Crouch End

Date received: 17/12/2009

Last amended date: 14/04/2010

Drawing number of plans: 09102_101B, 102B, 201B, 202B, 203B, 204B 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A, 309 & 401A

Address: Land Adjoining 1 Hurst Avenue N6

Proposal: Demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage.

Existing Use: Garages

Proposed Use: Residential

Applicant: Mr Richard Simmons

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area

Road Network: Borough Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION

SITE AND SURROUNDINGS

The proposal site is situated on Hurst Avenue and comprises the eastern part of the garden and an existing garage that fronts onto Hurst Avenue. The site abuts the rear gardens of properties at 27 - 35 Coolhurst Road.

There are a number of trees of varying quality within the site and on the boundaries.

The site is within the designated Crouch End Conservation Area.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage.

The application has been amended from that originally submitted – the revision has taken into account a number of objections from neighbours in terms of relocation of the proposed dwelling, overlooking and tree planning.

The amended proposal revises the siting of the proposed dwelling on the western side, to create a wider gap between it and the existing house at No.1 Hurst Avenue.

Obscure glazing is proposed for bedroom at the corner of north-east first floor level to ensure that mutual privacy will be preserved with the adjoining rear garden of 33 Coolhurst Road.

The proposed house has been reduced by 900mm in length and moved 900mm away from the western boundary thus increasing the land around the building.

There is also a reduction in the overall footprint of development by removing the studio/office that was located within the garden area.

Additional soft landscaping and boundary planting is also proposed.

CONSULTATION

Local residents
Ward Councillors
Waste management
Building Control
Transportation Group
Conservation Team
Council's Arboriculturist
LFEPA
Hornsey CAAC
Conservation advert 08/01/2010

RESPONSES

The initial consultation raised a number of objections from neighbours and Highgate Society.

Local residents – There are a number of objections to the initial consultation summarised as follows:

- Inappropriate form of development within the conservation area
- Design not within keeping
- Materials not within keeping
- Impact on privacy
- Loss of light to living areas
- Noise and general disturbance
- Loss of trees - Impact on trees especially in neighbouring gardens
- Negative impact of development in the rear garden on neighbours visual amenity.
- Flood risk and effect on water course
- Overdevelopment
- Impact on car parking

Highgate Society objected to the initial proposal on the following grounds:

- 1) The site has a number of mature trees. The siting and scale of the development will result in the destruction of the majority of these trees. This will impact on both the amenity of the neighbourhood and on local ecology.
- (2) The building is described as 2-storey. However, it also has a basement which effectively renders it 3-storey. This basement, at 100m², is large and would have an effect on the ground water flow, being built across a sloping site. This in turn could result in destabilisation of the neighbouring properties. No information has been given on the impact of the basement and a hydrology report should accompany any application.
- (3) The house and its outbuildings have an excessively large footprint relative to the site area, taking up approximately 40% of the site. This is substantially greater than that of other houses in Coolhurst Road and Hurst Road. Relative to these properties, this therefore represents a considerable overdevelopment of the site which is out of character with the area.
- (4) The large footprint of the building and the hard surfacing will increase the surface water run off which, with increased intensity of rain storms could contribute to surcharging of sewers.
- (5) Unlike other properties in the area, the proposed house is set well back from the road to the rear of the site and will be built very close to the boundaries of the neighbouring properties to the north and east (nos. 29-35 Coolhurst Road). A two storey house this close to the boundary will considerably reduce the sunlight and daylight reaching the gardens of these properties.
- (6) In addition the proximity of the house to the adjoining properties will have a considerable effect on the privacy and amenity of the gardens adjoining the site.

(7) Other houses in the vicinity are built along the road frontage of the plots, and in the case of Hurst Avenue the earlier developments were clearly built in a staggered plan to ensure that the houses followed the curvature of the road and left good-sized gardens for all the houses. This development disrupts that pattern, and examination of the ground plans of the area with the proposed building on it shows that it does not conform with the established building pattern but is in effect being built in garden backland. It would therefore be damaging to the amenities of other gardens in the area by introducing a substantial built form into what is currently a clear open area of gardens. It would thereby also set a highly damaging precedent for backland development throughout the area which would radically change its character and be highly damaging to residential amenities.

In conclusion, although well-designed, at 550m² this is an excessively large house for this site; any new build should be located closer to the street frontage, to respect the character and built form of the area. It would result in the destruction of many trees and would have a negative effect on the amenity of the adjoining properties. It should therefore be refused.

2)

Final re-consultation was carried out in May 2010 in respect of the current amended proposal.

A number of letters of objection received: comments were as follows –

To summarise, main concerns remain:

The proposed house would be far too large and bulky and would represent a gross over-development of the site.

My detailed calculations show the density would be out of proportion with its neighbours and other houses in the conservation area.

The east wall would be too close to the neighbouring gardens and would deny light to the play areas of families in Coolhurst Road and the denial of light would change the micro-climate in those gardens.

Foundations would destroy roots of mature trees in the gardens of Coolhurst Road.

The basement would be a barrier to drainage.

Changes to water flow would exacerbate the impact on trees.

The architect's quotation of a geological report from the Royal Borough of Kensington was completely out of context as the underground water and soil in the proposed site area are totally different.

The fact that the same report said it was not for third-party use suggests the architect has either not read it or has not understood it, and that demonstrates the lack of thoroughness in the application.

The main thrust of the geological report, however, was that a proper geotechnical investigation should have been made prior to the start of the design, and this has not taken place.

Windows on the east façade face directly onto the properties on Coolhurst Road, and overhead light to the atrium would be a better solution.

At night time the property would be seen as a beacon of light from the houses of Coolhurst Road because of the glazing on the eastern side of the proposed building.

The proposed development would have a severe impact on the abundant local wildlife.

Throughout this planning process local residents have offered legitimate and constructive comments on the proposal.

There has now been ample opportunity for the architects to consider that feedback and to make the major changes required to make a viable design that fits the needs of the proposer, the site, and the local residents in neighbouring properties in this conservation area.

The changes made to the proposal are so small that one can only conclude that the architects have paid scant regard to that feedback.

The fundamental planning issue here is that the proposed building is far too large for the site, and minor alterations will never make this design viable.

The proposal should be refused outright, and any further application should be started from scratch.

RELEVANT PLANNING POLICY

UD2 Sustainable Design

UD3: General Principles

UD4: Quality Design

HSG1: New Housing Developments

HSG2: Change of use to residential

HSG9: Density Standards

M10: Parking for development

CSV1: Development in Conservation Areas

CSV7: Demolition in Conservation Areas

OS17: Tree Protection, Tree Masses and Spines

SPD - Housing

Supplementary Planning Guidance 1a Design Guidance and Design Statements

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be: -

- Principle of residential use
- Impact on the Conservation Area
- Impact on adjacent properties
- Scale of the proposed development
- Loss of trees
- Comment on Neighbours objections
- Sustainability
- Access and Parking
- Waste Management

The Principle of Residential Use

The pressure of land for new housing in the Borough means that infill sites are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for these developments are increasingly limited as the available sites decrease. Policy UD2 recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed.

In this case, it is considered that the site allows the proposed development to be fitted in without compromising the Council's standards or having an unduly overbearing effect on the neighbouring properties.

Impact on Conservation Area

Policies CSV1 and SPG2 require development to preserve and enhance the character and appearance of the conservation area; recognise and respect the character and appearance of the conservation area.

The Council considers gaps and open spaces between buildings to be part of the character of the immediate environment, which should not be lost. It is considered that due to the location of the proposed dwelling, the proposal would neither be overbearing or visually detrimental to the immediate setting and as such is not contrary to Policy UD3 and HSPD

Policies UD3 and UD4 requires new developments to identify and have regard to the character of the area of the proposal. It is considered that the amended proposal has fully taken into account the existing building line of the Hurst Avenue houses.

The scheme proposes a two storey house with basement area whose bulk and scale is less than that of the neighbouring dwelling but in line with that of a number of existing properties on the street.

The density of the site is low and well within what the Council considers acceptable and appropriate for the site and location.

It is considered that the design of the house is modern and although not identical to the neighbouring more traditional design it is considered to be sympathetic to the existing pattern of development.

The revised proposal reduces the footprint of the building and removes the office in the garden result in site coverage of less than 18% of the site: Accords with a number of the properties on Hurst Avenue.

The proposal, as such would not harm the character and appearance of the Crouch End Conservation Area, according with policies CSV1 Development in Conservation Areas, UD3 General Principles and UD4 Quality Design.

Impact on Adjacent Properties

The objective of policy UD3 General Principles, CSV1 Development in Conservation Areas and SPG3a is to protect the reasonable amenity of neighbours and prevent overlooking between residential properties.

In this case, the site is located close to the boundary of the rear gardens of Coolhurst Road and adjacent to No. 1Hurst Avenue: The proposed development is more than 3.70metres from the existing house at No.1 Hurst Avenue on the western side, 6.50metres from the northern boundary and 2.00metres away from the eastern boundary, additionally there is tree screen along much of the boundaries and as such the proposal will not substantially reduce the sunlight and daylight reaching the gardens of these properties.

The closes property on Coolhurst Road is more than 40.00metres away from the proposed dwelling on its eastern boundary.
To further reduce potential overlooking, windows on the eastern wing at upper floor level are obscured.

It is therefore considered that the proposal due to its location and positioning within the site would be neither overbearing nor visually detrimental to the immediate setting and does not create any severe harm in terms of overlooking, loss of privacy or general disturbance that would be contrary to Council policy.

Policy UD3 and Housing-SPD also require development to have no adverse impact on residential amenity of other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

The position of the proposed building on the site means surrounding occupiers will not suffer loss of amenity as a result of additional loss of sunlight or daylight as the distances between the proposed building and the existing properties surrounding the site meet the Councils guidelines.

It is therefore considered that the proposal does not result in adverse overlooking problems to the neighbouring properties.

The design approach is modern having a low profile roof which fits in with the newer development in the surrounding area. Additionally the scale and height of the dwelling does not impact negatively on the amenity of neighbouring properties.

Materials proposed are of high quality and sustainable, contributing to the visual amenity of the locality and the conservation area.

In the light of the above, it is considered that the current design and site coverage has responded to and has taken into account the existing bulk/scale of the neighbouring houses. It is also considered that there is no negative impact on the amenities of neighbouring properties or residents in the surrounding area in terms of visual detriment resulting from the proposed development. The proposal is considered to comply with policies UD3 and UD4.

Loss of Trees

There are number of trees on the site and within close proximity of the boundaries of the site, none of the trees on the site subject to Tree Preservation Orders.

The applicant has submitted a tree report on which the Council Arboriculturalist was consulted regarding the health of trees on site.

There were 34 trees surveyed on or around the site which were assessed in 4 categories as follows: Category A (high quality) 1 tree, Category B (moderate quality) 10 trees, Category C (low quality) 21 trees and Category R (poor quality) 2 trees.

The Council's Arboriculturalist considered that a number of the trees were in poor health and did not offer much in terms of amenity value: These are the trees that are proposed for removal as they were not of sufficient value that their removal would cause harm to the visual amenity of the immediate locality or the Conservation Area.

The significant and important trees such as the Oak situated between the existing house at No1 and the proposed dwelling is to be retained.

The proposal introduces replacement trees which are to be planted under the supervision of the Council's Arboriculturalist; conditions have been attached to ensure that the retained trees are adequately protected and within the site the soft landscaping is carried out appropriately.

It is therefore considered that the removal of specified trees also the hard and soft landscaping proposed accords with Council policy and guidance.

Comment on Neighbours objections

The application has been amended from that originally submitted: The revision has taken into account a number of objections raised by the neighbouring occupiers.

A number of the objections raised concerns regarding potential detrimental impact on the ecology of the site arising from the construction of the house. It is considered that the development of the house represents a loss of green space that is relatively minor in relationship to the site and the locality.

The development footprint has been reduced and although there will be some hard landscaping, the majority of the site will be retained much as it currently is, it is also the intention of the applicant to introduce further planting to encourage habitats for wildlife, and to expand on the variety of flora on the site.

A local resident has an objection regarding the construction of the basement and the removal of the trees on the site will 'obliterate the watercourse' and exaggerate existing problems with subsidence. It is considered that a single basement such as that proposed and in the proposed location is unlikely to cause harm or result in damage to the surrounding properties or locality. The applicant has engaged a structural engineer that has confirmed that the construction of the basement and the removal of the trees will have no impact on the properties on Coolhurst Road, given the significant distance from the proposed dwelling house.

In respect of the basement construction having any adverse impact on ground water, the applicant highlights a recent study carried out by Arup Geotechnics and commissioned by the Royal Borough of Kensington and Chelsea, where there has been a rapid increase in the development of subterranean structures in a dense urban area, will bear this out: "A solitary, isolated basement is unlikely to affect groundwater flows: the water will simply find a new route and will flow around the obstruction".

It is considered that in light of such a study the proposed basement is unlikely to cause harm in terms of flooding and water run off to the neighbouring properties.

A number of objections have mentioned the presence of an underground watercourse beneath the gardens in Coolhurst Rd and the site. There is no clear evidence of the presence of such a watercourse. Should planning permission be granted an appropriate condition requiring a thorough investigation and report to ascertain whether it is present and its whereabouts be submitted and approved by the Local Authority prior to implementation of any planning permission. This provides a safeguard that should the watercourse exist and would run through or directly adjacent to the proposed basement such as to be affected by the construction; then measures can be employed to divert the watercourse effectively so as to eliminate any detrimental impact on the neighbouring properties and the locality. If the watercourse is present then it would be the applicant's responsibility to consult

the statutory undertakers to establish if it can be used to carry away surface water from the site.

Regarding the issue of surface water; the applicant has stated an awareness of the pre-existing problem of surface water runoff from the car park to the north of the site, which it is said is a frequent occurrence often water logging the existing plot. This issue has been considered as part of the proposal and the applicant intends to install a land drain in the upper portion of the site to divert the surface run off. It is also the intention that the surface water from the proposed area of hard landscaping and from the roof, will be diverted into a below ground water storage tank along with the surface run off from the car park. This stored water is to be used for irrigation of the gardens in drier periods. The applicant has stated the intention of exploring the possibility of using the water as recycled grey water within the house. It is recognised the proposed storage tanks will have a large but limited capacity; overflow from the tank will be drained to a soak-away on site.

Sustainability

The proposal incorporates a number of sustainable elements such as the following:

- Low energy lighting
- High levels of insulation
- High efficiency glazing
- Maximization of solar design
- Rainwater harvesting and storage
- Living roof
- Tree planting
- On site solar thermal hot water generation

The proposed sustainable elements are considered to be satisfactory according with Council guidance and policy.

Access and Parking

There is no planning objection or transportation objection to the level of provision of off street car parking or the proposed garages.

Summary and Conclusion

The proposed development is appropriate for the location and represents an appropriate development of the site and the location that will not detract from the visual appearance or harm the character of the Conservation Area and the locality. The proposal is within keeping with the quality of development that is required within a conservation area, additionally the amenities of nearby residents would not be compromised, as such according with policies CSV1 Development in Conservation Areas, UD3 General Principles, UD4 Quality Design and SPG1a Design Guidance, SPG3b: Privacy/overlooking, Aspect/Outlook of Haringey Unitary development Plan.

It is recommended that permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No: HGY/2009/2121

Applicant's drawing No. (s) 09102_101B, 102B, 201B, 202B, 203B, 204B 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A & 401A

Subject to the following conditions:

GENERAL

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

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

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

MATERIALS

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

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

HARD AND SOFT LANDSCAPING

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

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

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

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

6. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

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

7. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: new replacement specimens of a similar type to those trees to be removed and their location shall be agreed with the Council's Arboriculturalist and planted in the first growing season thereafter and replanted if necessary and maintained to the satisfaction of the Local Planning Authority.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of visual amenity of the area.

GENERAL

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

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

9. 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.

SUSTAINABILITY

10. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

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

11. Prior to occupation of the residential dwelling hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to 2006 Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

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

12. Prior to occupation of the residential dwellings hereby approved, a certificate demonstrating consistency with the proposed and approved Code Level for Sustainable Homes shall be submitted to and approved in writing by the Local Planning authority and thereafter implemented in accordance with any written approval given by the Local Planning authority.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

FLOOD RISK

13. Notwithstanding the details submitted with the application, the applicant shall submit a hydrological survey of the site, carried out by a suitably qualified person or organisation, identifying any watercourses or other relevant hydrological features within the site, and recommending appropriate measures

to address such issues, to be agreed by the Council in consultation with the Environment Agency, prior to the development commencing.

Reason: to ensure the proper investigation of site conditions to achieve a satisfactory development.

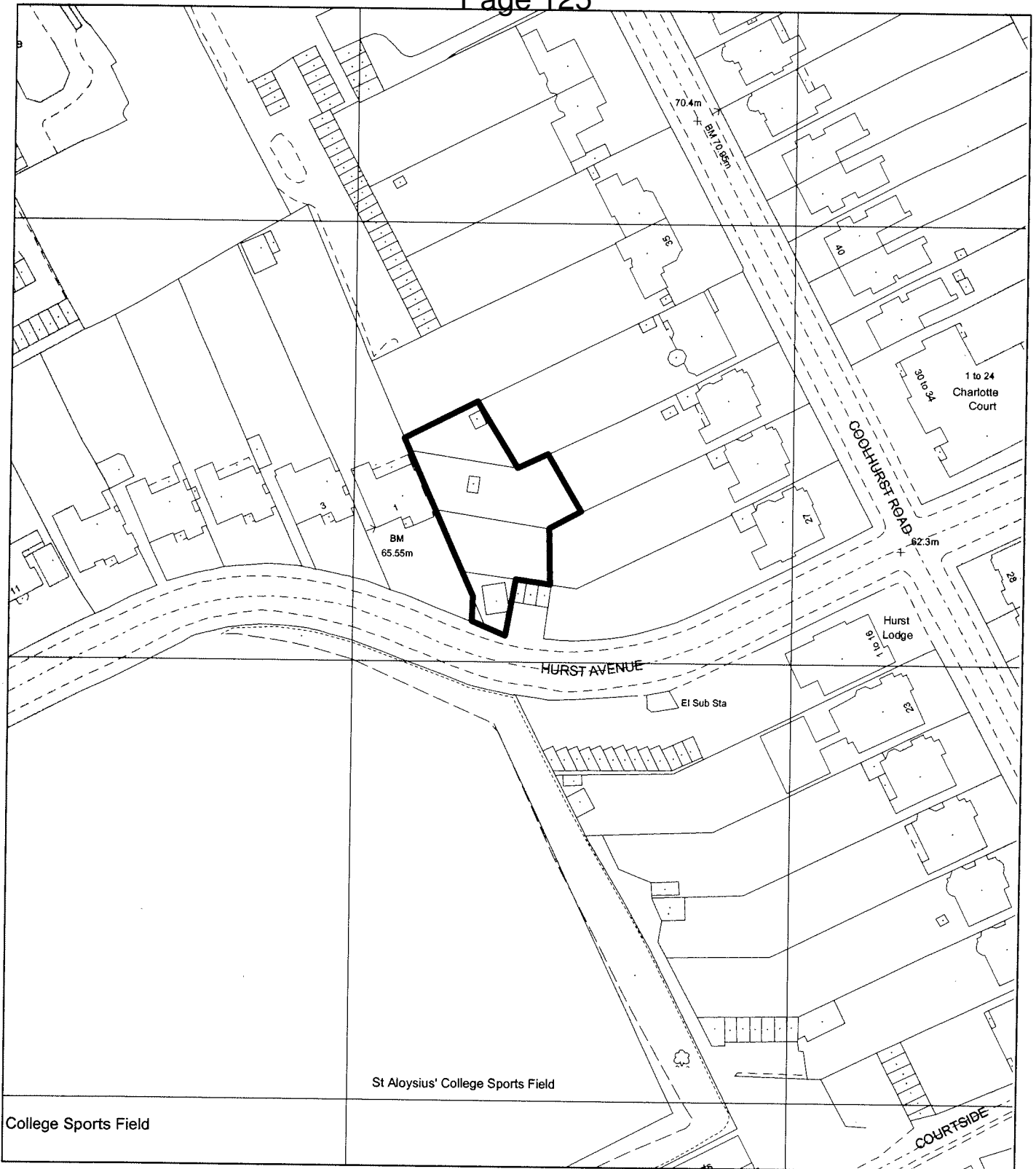
INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

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

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

REASONS FOR APPROVAL

The proposed development is appropriate for the location and represents an appropriate development of the site and the location that will not detract from the visual appearance or harm the character of the Conservation Area and the locality. The proposal is within keeping with the quality of development that is required within a conservation area, additionally the amenities of nearby residents would not be compromised, as such according with Policies CSV1 'Development in Conservation Areas', UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance', SPG3b: 'Privacy/Overlooking, Aspect/Outlook' of Haringey Unitary Development Plan.



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Site plan

Land Adjoining 1 Hurst Avenue N6

Directorate of Urban Environment

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

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	Date	14/06/2010

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Planning Committee 14 June 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2122

Ward: Crouch End

Date received: 16/12/2009

Last amended date: 16/04/2010

Drawing number of plans: 09102_101B, 102B, 201B, 202B, 203B, 204B 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A & 401A

Address: Land Adjoining 1 Hurst Avenue N6

Proposal: Conservation Area Consent for demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage (revised).

Existing Use: Garages

Proposed Use: Residential

Applicant: Mr Richard Simmons

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 18/12/2009
Conservation Area

Officer contact: Oliver Christian

RECOMMENDATION

GRANT CONSENT

SITE AND SURROUNDINGS

The proposal site is situated on Hurst Avenue – former garages site adjacent to No.1 Hurst Avenue. The site also abuts the rear gardens of properties at 27 - 35 Coolhurst Road.

There are a number of trees of varying quality within the site and on the boundaries.

The site is within the designated Crouch End Conservation Area.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The current proposal seeks conservation area consent for the demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage.

CONSULTATION

Local residents
Ward Councillors
Waste management
Building Control
Transportation Group
Conservation Team
Council's Arboriculturist
LFEPA
Hornsey CAAC
Conservation advert 08/01/2010

RESPONSES

Local residents – There are a number of objections that will be summarised as follows

- Inappropriate form of development within the conservation area
- Design not within keeping – Materials not within keeping
- Loss of garages
- Impact on privacy
- Loss of light to living areas
- Noise and general disturbance
- Loss of trees - Impact on trees especially in neighbouring gardens
- Negative impact of development in the rear garden on neighbours visual amenity.

Highgate Society objects to the proposal

RELEVANT PLANNING POLICY

CSV1: Development in Conservation Areas
CSV7: Demolition in Conservation Areas

Supplementary Planning Guidance 1a Design Guidance and Design Statements

ANALYSIS/ASSESSMENT OF THE APPLICATION

The existing garages are of no architectural merit and do not positively contribute to the conservation area and as such their demolition and replacement causes no harm.

The proposal should be viewed alongside HGY2009/2121, revised full planning application that has been recommended for approval.

SUMMARY AND CONCLUSION

The proposal is recommended for approval as a suitable replacement scheme has been submitted.

The proposal complies with the aims of policy CSV1: Development in Conservation Areas, CSV7: Demolition in Conservation Areas and Supplementary Planning Guidance 1a Design Guidance and Design Statements of Haringey Unitary Development Plan.

RECOMMENDATION

GRANT

Registered No. HGY/2009/2122

Applicant's drawing No. (s) 09102_101B, 102B, 201B, 202B, 203B, 204B 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A & 401A

Subject to the following conditions:

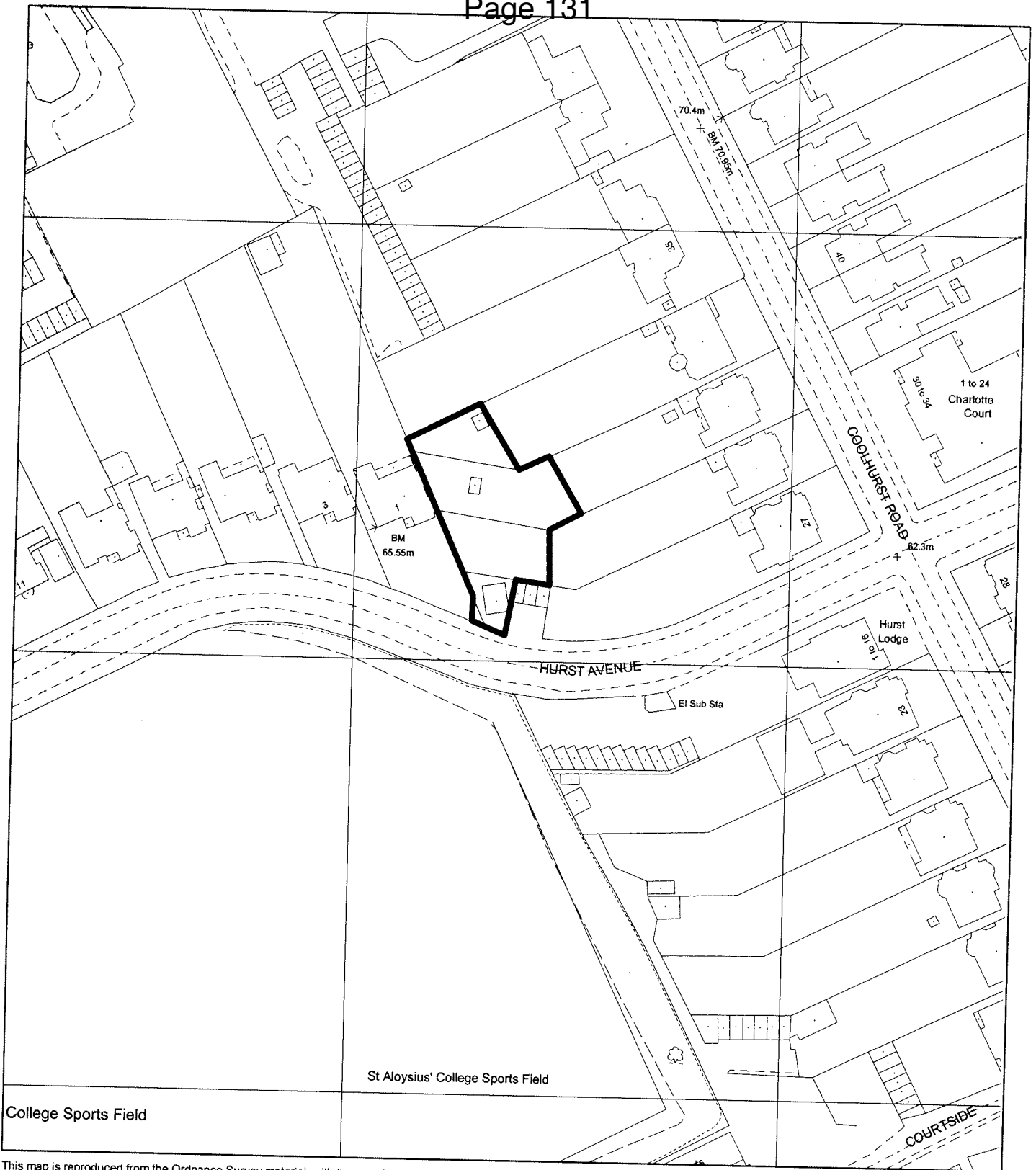
1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

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

REASONS FOR APPROVAL

The proposal complies with the aims of Policy CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' and Supplementary Planning Guidance 1a 'Design Guidance and Design Statements' of Haringey Unitary Development Plan.

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Site plan

Land Adjoining 1 Hurst Avenue N6

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	14/06/2010

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Planning Committee 14 June 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0090

Ward: Tottenham Green

Date received: 18/01/2010

Last amended date: 03/2010

Drawing number of plans: 01 - 5b - 10 incl.

Address: 3 Lawrence Yard, Lawrence Road N15

Proposal: Partial demolition of existing vacant factory building and conversion into 9 x two bedroom flats

Existing Use: Vacant

Proposed Use: Residential

Applicant: Mr Michael Shall MSM Estates

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Oliver Christian

RECOMMENDATION

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

SITE AND SURROUNDINGS

The proposal site is a 3 storey building currently vacant that was previously used as light industrial use.

The property is situated at Lawrence Yard, a cul-de-sac accessed from Lawrence Road.

The site is located at the rear of properties 116 – 120 West Green Road and 1a – 11 (o) Grove Park Road.

The site is not within a Conservation Area, Designated Employment Area or within the Lawrence Road Development Brief Area.

The site is not within an area of open space deficiency.

PLANNING HISTORY

No recorded planning history

DETAILS OF PROPOSAL

The current proposal seeks partial demolition of existing vacant factory building and conversion into 9 x two bedroom flats.

The proposal involves the demolition of the side/front extension to the original factory building and the removal of a number of windows on the rear elevation.

CONSULTATION

Local Residents – 1, 2, Lawrence Yard, 58, 80, Block b 95 – 103 Lawrence Road, 1a,b,c,d, 3 – 29 (o) 33 – 55 Grove Park Road, 100 – 120 (e), 118 -126 (e) 120a, 122a, 126a West Green Road,

LFEPa

Building Control

Waste Management

Transportation Group

RESPONSES

LFEPa/Building Control – Access for fire brigade is not considered acceptable for this development due too the length of 'Dead End' access road and the lack of turning facility for vehicles at the end of the Cul-de-sac.

The installation of domestic sprinklers to the current British Standard should be considered to over the issues.

The applicant should contact the LFB water office to discuss any fire hydrants requirements.

Comment - The applicant confirms that a Fire Hydrant will be provided to serve the proposed development due to the access problems for fire tenders. The suggested position is adjoining the new refuse store as noted on the ground floor plans.

Transportation Group – No objection to the proposal providing only loading and disability parking space.

Waste Management – length of access for waste truck is too great.

Comment - The applicant is to undertake the employment of a caretaker who will ensure that the refuse is wheeled to the agreed collection point at the relevant times.

This is covered by an appropriate condition.

RELEVANT PLANNING POLICY

National Policies

Planning Policy Statement 1 Delivering Sustainable Development
Planning Policy Statement 3 Housing

London Plan

Density
Policy 3A – 3,

Energy
Policy 4A.7, 4A.6

Unitary Development Plan

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
EMP4 Non Employment Uses
UD7 Waste Storage
UD8 Planning Obligations
HSG2 Change of Use to Residential
HSG10 Dwelling Mix

Supplementary Planning Guidance

SPD Housing (Density, Dwelling Mix, Floor space Minima & Lifetime Homes)
SPG1a 'Design Guidance',
SPG7a 'Parking Standards' SPG8a 'Waste and Recycling',
SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations',
SPG10c 'Educational Needs Generated by New Housing Development',

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues relating to the proposal are:

- i) The principle of mixed/residential use on site
- ii) Dwelling mix of new building
- iii) Residential environment for future occupiers/existing amenity
- iv) Affordable housing - Education contributions
- v) Waste management and Fire Brigade comments
- vi) Sustainability

These issues are discussed below:

- i) The principle of residential use on site

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from central government and the London Plan set housing targets for Local Authorities.

The site is not within a designated Defined Employment Area, residential proposals are not contrary to the aims of policy HSG2 Change of Use to Residential.

Policy EMP4 “Non Employment Generating Uses” states that “proposals for redevelopment of sites in employment generating to a non-employment generating use will be considered against the criteria set out in Policy EMP4.

Policy EMP4 “Non Employment Generating Uses” states that where the employment generating use of land or buildings ceases, permission for non-employment use will only be given if it is demonstrated that the employment use is no longer suitable or viable. Paragraph 1.27 states that exceptions to retention of land or buildings in employment generating use may be considered where the land or buildings are not considered suitable for continued employment use on environmental, amenity or transport grounds.

Policy EMP4 of Haringey Unitary Development Plan includes the following criteria:

- a) the land or building is no longer suitable for business or industry use; &
- b) there is evidence of unsuccessful marketing over a period of normally 18 months; &
- c) there is well documented evidence that possibilities (every opportunity) to reuse; or redevelop the site for business or industry has been explored.

The application has been assessed against the relevant national, regional and local planning policies.

The redevelopment of this site will bring about the re-use of a brown-field site in line with advice in PPS1 and PPS3, The London Plan and Haringey Unitary Development Plan.

In terms of policy EMP4: It is considered that the applicant's agent has provided sufficient evidence to show that no interest has been shown to rent the property in its current form and use. In addition, the applicant has demonstrated that the building is no longer suitable for business or industry use and has provided evidence of marketing over a period of over 18 months.

ii) **Dwelling Mix.**

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPD Housing - "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Council's standards.

The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

Policy HSG 9 Dwelling Mix encourages a mix of dwelling types. This proposal would provide 9 x 2 bedroom units.

The existing internal layout of the building lends itself to the layout proposed. The location of the building is not where it is considered appropriate to provide larger family units.

It is considered that the proposed layout makes best use of the internal floor space and layout of the building.

All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and with the ground floor units capable of adaptation as a disability unit.

In relation to the size of the units, the scheme would comply with Table 4 of SPG3a as regards required space standard.

The proposed units comply with policy HSG10 and SPD Housing.

iii) **Residential environment for future occupiers.**

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

The alteration and location of windows reduces the potential for adverse overlooking of the properties and car park at the rear of the site.

It is considered that the current proposal is of an acceptable layout and use consistent with Unitary Development Plan Policies especially UD3, UD4 and SPD Housing that requires buildings/uses fit in with the surrounding area and would preserve the character and appearance of the locality.

Policy UD3 and Housing-SPD also require development to have no adverse impact on residential amenity of other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

In relation to amenity space there would be a communal area in the form of a garden at the side of the property.

The ground floor units have direct access to private amenity space in the form of rear patio gardens

There is also accessible communal amenity space provided on site.

On balance the mix of private gardens and communal area is considered to be sufficient to provide adequate amenity space.

vi) Affordable housing, Education and Recovery costs.

Affordable housing.

PPS3 and paragraph 10 of Circular 6/98 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' requires that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total habitable rooms/units for affordable housing.

The scheme is below the threshold and as such affordable housing provision is not sought.

Education Contribution/Recovery Cost

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £31,094.

In line with Council guidelines there is also recovery/administration cost of £1,206.

This is included within the Section106 agreement accompanying this planning application.

v) Waste Management and Fire Brigade Requirements.

The Council's SPG 8a (8), requires an absolute minimum access width of 3 metres for fire appliance/ refuse vehicles. Given that a refuse truck will not be able to access the site the bin storage should comply with the Council's SPG 8a Section 8.1 which states the maximum carrying distance for dustbins and sack, and the maximum pushing distance for wheeled bins must not exceed 25 metres.

The proposed refuse arrangement would result in the carrying and pushing distance being in excess of the 25 metres requirement.

The applicant has submitted a statement in respect of the management of waste collection on the specified days.

The applicant has proposed to undertake the employment of a caretaker who will ensure that the refuse is wheeled to the agreed collection point at the relevant times.

To achieve this a condition is attached that requires a detailed management scheme for the collection of refuse, general waste and recycled materials to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building.

In addition, such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

On this basis, the scheme is found to comply with policy UD7 "Waste Storage" & SPG 8a.

The Fire Brigade (LFEPA) was consulted and advised that due to the restricted width of Lawrence Yard, no adequate vehicle turning area could be provided. To overcome this it was advised by LFEPA that the installation of domestic sprinklers to the current British Standard should be considered to overcome these issues.

The applicant was also advised to contact LFEPA to discuss fire hydrant requirements.

The applicant has been in contact with LFEPA and amended the plans to incorporate a sprinkler system and an appropriately located/accessible fire hydrant in accordance with the requirements of LFEPA.

vi) Sustainability

The London Plan Policy 4A.7 and Council policy UD2 sets out the sustainability aims and guidelines.

In terms of meeting the aforementioned aims: The scheme has dual aspect and allows for the use of natural light throughout the building. Elevations have adequate fenestration to provide good levels of daylight in habitable rooms.

Ventilation requirements will be in accordance with Building Regulations. Efficient natural ventilation will be provided through trickle ventilation, air bricks, passive stacks, Insulation of primary hot water pipes and hot water tank will be included, Energy efficient boiler with over 80% efficiency rating will be installed

Energy efficient lighting will be installed, Temperature controls will be included, Solar water heating will be included, Insulation requirements will be in accordance with Building Regulations, and High performance glazing will be in accordance with Building Regulations.

In terms of Water Conservation - Water usage will be reduced within the development. Taps and showers will have water saving devices, Low flush toilets will be installed, No Power showers will be installed, Hard surfaces will be made from permeable materials, Access, Safety and security, Life Time homes standards will be adopted, Pedestrians will be able to move safely around the front of the site, Site facilities, amenities and site boundary will be safe and secure, with good visibility and lighting.

In terms of efficient resource use, demolished materials will be separated for reuse, new materials will be recycled materials where possible and low impact materials will be used in the development. The proposal accords with Council policy.

Summary/Conclusion

It is considered that the provision of residential units on the site is appropriate for the site, brings back the vacant property into use causing no harm to adjoining residential properties or the locality in terms of noise, general nuisance, privacy or overlooking and as such the proposal is not considered to be contrary to the aims of policy EMP4.

The proposed conversion and modernisation of the former industrial building at Lawrence Yard is considered to be acceptable in principle and acceptable in terms of layout, space standards, materials and waste management. The development has been assessed against and found to comply with policy UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', M9 'Car Free Development' and EMP4 'Non Employment Generating Uses' of the Haringey Unitary Development Plan and SPG1a 'Design Guidance', SPG8a

'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance.

RECOMMENDATION 1

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

- (1) That Planning permission be granted in accordance with planning application no. HGY/2010/0090, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a contribution of £31,094 toward educational facilities within the Borough a contribution of £1,206 for administration costs.
- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 23 July 2010 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number Registered No. HGY/2010/0090 and Applicant's drawing No. (s) 01 – 5b - 10 incl for the following reason:

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', EMP4 'Non Employment Generating Uses' and M9 ' Car Free Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPD – Housing (Floor space Minima, Conversions, Extensions and Lifetime Homes), SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

Subject to the following conditions:

EXPIRATION TIME

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

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

IN ACCORDANCE WITH PLANS

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

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

WASTE STORAGE

3. A detailed scheme for the management of waste collection shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building.

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

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

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

CONSTRUCTION HOURS

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

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

MATERIALS

6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used 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.

GENERAL

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

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

SUSTAINABILITY

8. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO2 emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

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

9. Prior to occupation of the residential dwelling hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO2 emissions (measure against a base building according to 2006 Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

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

10. Prior to occupation of the residential dwellings hereby approved, a certificate demonstrating consistency with the proposed and approved Code Level for Sustainable Homes shall be submitted to and approved in writing by the Local Planning authority and thereafter implemented in accordance with any written approval given by the Local Planning authority.

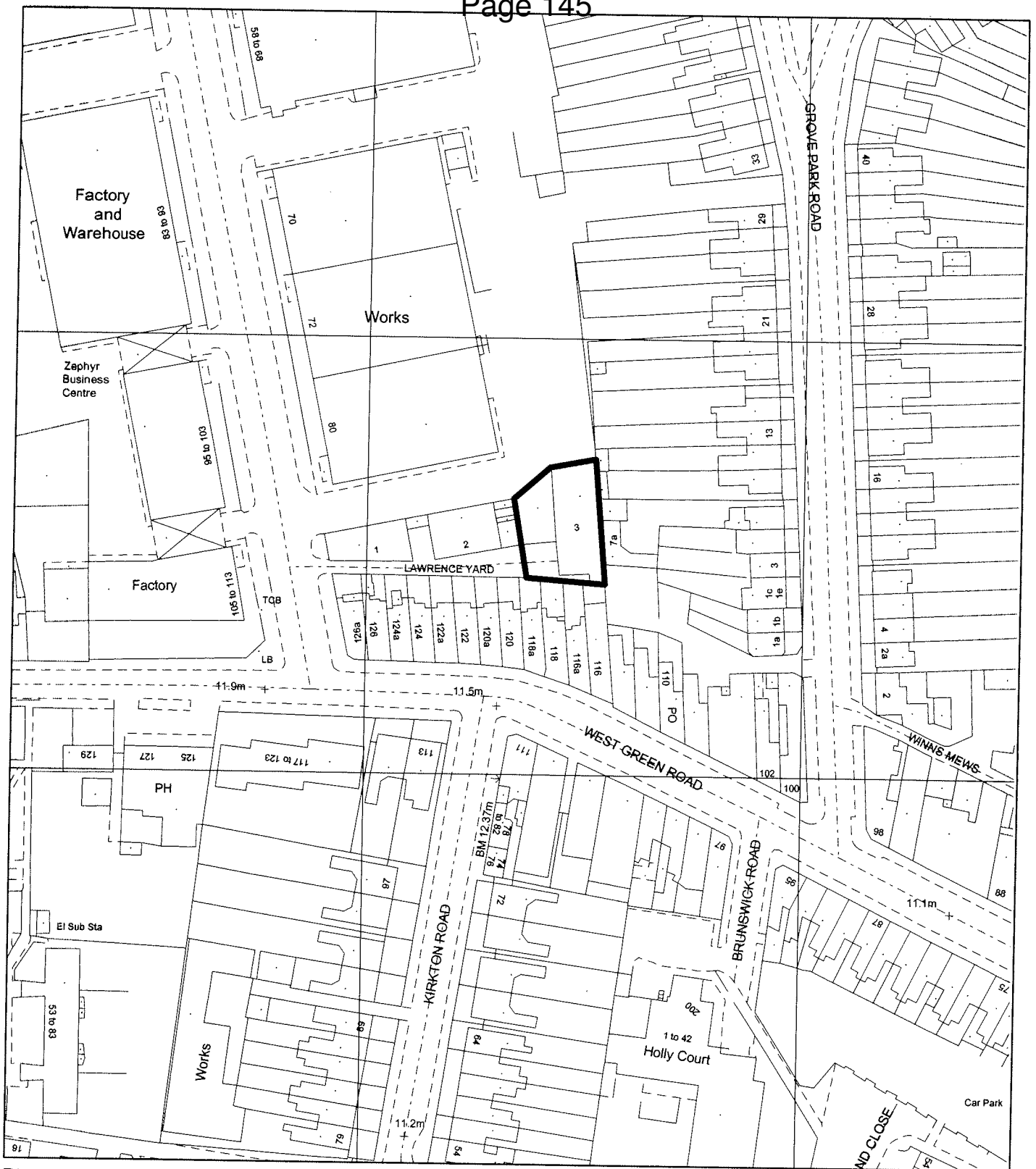
Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

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

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

REASONS FOR APPROVAL:

The development has been assessed against and found to comply with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', HSG1 'New Housing Developments, M9 'Car Free Development' of the Haringey Unitary Development Plan (2006) and SPD Housing, SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).



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Site plan

3 Lawrence Yard, Lawrence Road N15

**Directorate of
Urban
Environment**

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Planning Committee 14 June 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0800

Ward: Woodside

Date received: 30/04/2010

Last amended date: N / A

Drawing number of plans: A430-PL-001A - 014A incl.

Address: Woodside High School, White Hart Lane N22 5QJ

Proposal: Demolition of existing two storey teaching block and construction of new two storey teaching block with associated hard and soft landscaping

Existing Use: Secondary School and Special School Use

Proposed Use: Secondary School and Special School Use

Applicant: Mr Steve Pyman London – Haringey Council

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Woodside High School is situated on White Hart Lane, close to the junction with Wolves Lane. The site is bounded to the north by White Hart Lane, to the east and west by Metropolitan Open Land/ playing fields and to the south by residential properties on Stirling Road. To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The school was originally known as White Hart Lane School and the original campus buildings were developed in the 1960's.

PLANNING HISTORY

HGY/2000/0795 –Erection of two temporary classrooms (Portacabin) on existing football pitch – Approved 25/07/00

HGY/2000/0672 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building. – Approved 09/08/00

HGY/2004/0843 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent – Approved d 28/06/04

HGY/2008/0238 – Retrospective planning application for retention of portakabin Ultima Building to be used as an exam hall during refurbishment to existing facilities – Approved 18/03/08

HGY/2008/0655 - Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools. – Approved 10/06/2008

DETAILS OF PROPOSAL

The proposal is for the demolition of an existing two storey teaching block and the construction of new two storey teaching block with associated hard and soft landscaping. In addition a new single storey foyer will be created linking this new block with the existing assembly hall to provide additional pupil dining space.

The proposed new block, designated Block W, is to replace the existing west block (Block C) which was to be remodelled under the consent granted in 2008 as part of the redevelopment of the Woodside High School. As this new building would replace the existing west block (Block C), this will be demolished as part of the proposal to provide additional external space for the school.

This new block will house music, drama and art facilities as well as a Learning Resource Centre and SEN teaching facilities. This new block will have a gross internal area of 1,450 sq.m.

CONSULTATION

Internal and External Consultation

Ward Councillors
Transportation Group
Council Arboriculturalist
Council Design Team
Parks & Recreation
Scientific Officer
Environment Agency
London Fire & Emergency Planning Authority

Local Residents

1 – 119 (odd) Stirling Road, N22
1 – 3(c) Inverness Terrace, Stirling Road
7a, 76, 13a, 13b, 34a, 34b Stirling Road, N22
2 – 78 (even) Stirling Road
70 – 108 (even) Dunbar Road, N22
75 – 183 (odd) Perth Road, N22
New River Sports Centre, White Hart Lane, N22
Caretakers House, New River Sports Centre, White Hart Lane, N22
Faith Garden Centre, Wolves Lane, N22
Adult Learning Centre, White Hart Lane, N22

RESPONSES

Building Control – As the building is within a larger complex of existing school buildings the Fire Authority should be consulted formally regarding access for fire fighting vehicles and personnel.

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

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change
PPG 13: Transport
PPS 22: Renewable Energy
PPG 24: Planning and Noise
PPS 25: Development and Flood Risk

The London Plan – 2008

2A.1 Sustainability Criteria
3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities

3A.24 Education Facilities
3A.25 Higher and Further Education
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.6 Decentralised Energy: Heating, Cooling and Power
4A.7 Renewable Energy

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 ENV13 Sustainable Waste Management
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development
Policy OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

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

Other

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background

Planning consent was granted in June 2008 (LPA Ref: HGY/2008/0655) to redevelop Woodside High School. This application sought to replace dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within one campus. The new campus is designed to accommodate 1080 mainstream pupils aged 11-16 and 120 Special School pupils aged 11-19 (1200 in total) along with a staff of 210 (full and part time).

The 2008 scheme proposed two new build teaching blocks (a three storey teaching block - Block Y, and a two storey teaching block - Block Z), together providing 7,300 sqm of floorspace; and the renovation of two existing teaching and administration blocks along with external landscaping to create the new campus grounds. The proposal also includes the creation of a central courtyard area and covered access links between the blocks. This proposal is part of Haringey's BSF Programme, which aims to improve the school facilities and school environment. Students will move into Block Y in September 2010

Siting, 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 new block will be located in the centre of the site, behind the existing Block A, in front of Block Y and to the side of the central courtyard. This new block will be a purpose-built two-storey building, measuring approximately 34m in width and 21m in depth. The proposed new build block will have a similar external finish to the other new build teaching facilities; namely, brick facades (to match Block Y) with anodised aluminium-faced composite window, curtain walling to entrances/ foyer area and the Learning Resource Centre at first floor. The design of the windows will include coloured glazing and areas the curtain walling will have solid coloured panels to enliven the elevations.

Access

New Block is designed to comply with Building Regulations Approved Document Part M (2004) and guidance in SPG4 'Access for All – Mobility Standards'. The key building entrances will have level thresholds and the entrance doors (some automatic) will comply with Building Regulation Part M. This new block will be served by one main accommodation stair and one external stair and a lift.

Landscaping

The inclusion of Block W and demolition of Block C will lead to changes to the approved landscaping plan for the site. The landscape proposal for the site once Block C is demolished will include an area for school allotments. That trees that were to be planted where Block W is now proposed will be planted adjacent to the allotment garden off White Hart Lane to help reinforce the tree lined character of the street and create areas of shade and shelter. Overall 38 trees are proposed to be planted on site.

There will be some other small changes to the layout of the site, associated with the inclusion of Block W and demolition of Block C; namely the relocation of the basketball hoop adjacent to the allotment garden, the relocation of benches and change in pavement materials adjacent to Block Y to improve vehicular circulation.

Impact on Streetscene/ Residential Amenity

Because this new building will be set behind the existing Block A, the proposal will have no impact on the street frontage onto White Hart Lane. The siting of this building will allow for ease of movement between the different block and will allow for a larger area of external space to the side of the school.

In addition because the new three-storey teaching Block Y is located behind the proposed Block W the residential properties to the south of the site on Stirling Road will not be impacted.

Transportation

The new application to replace Block C with the new Block W does not alter any of the principle assumptions or finding of the original transport assessment submitted with the 2008 application. The proposal will not affect any of the current access (traffic and pedestrian) proposals for the site or impact on the internal vehicles routes within the site.

Sustainability/ Environmental Performance

The Sustainability report submitted with the 2008 application detailed the measures be put in place to achieve energy efficiency through the proposed redevelopment of this school site. These include the use of a site wide biomass plant, high quality building fabric and glazing to improve thermal performance and the predominant use of natural ventilation. The new Block W will be designed to comply with Part L2A of the 2006 Building regulations. The demolition of Block C and inclusion of Block W will lead to a net reduction in the impermeable surfaces on site.

Based on the above, it is considered that the overall objective to create buildings of better environmental performance and sustainability will continue to be met.

SUMMARY AND CONCLUSION

The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest of the school site are considered acceptable in the context of the site, the retained and previously approved buildings and the surrounding area. This new block will provide a high quality education facility and a building of good environmental performance and sustainability. As such 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', 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', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2010/0800

Applicant's drawing No.(s) A430-PL-001A - 014A incl.

Subject to the following condition(s)

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

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

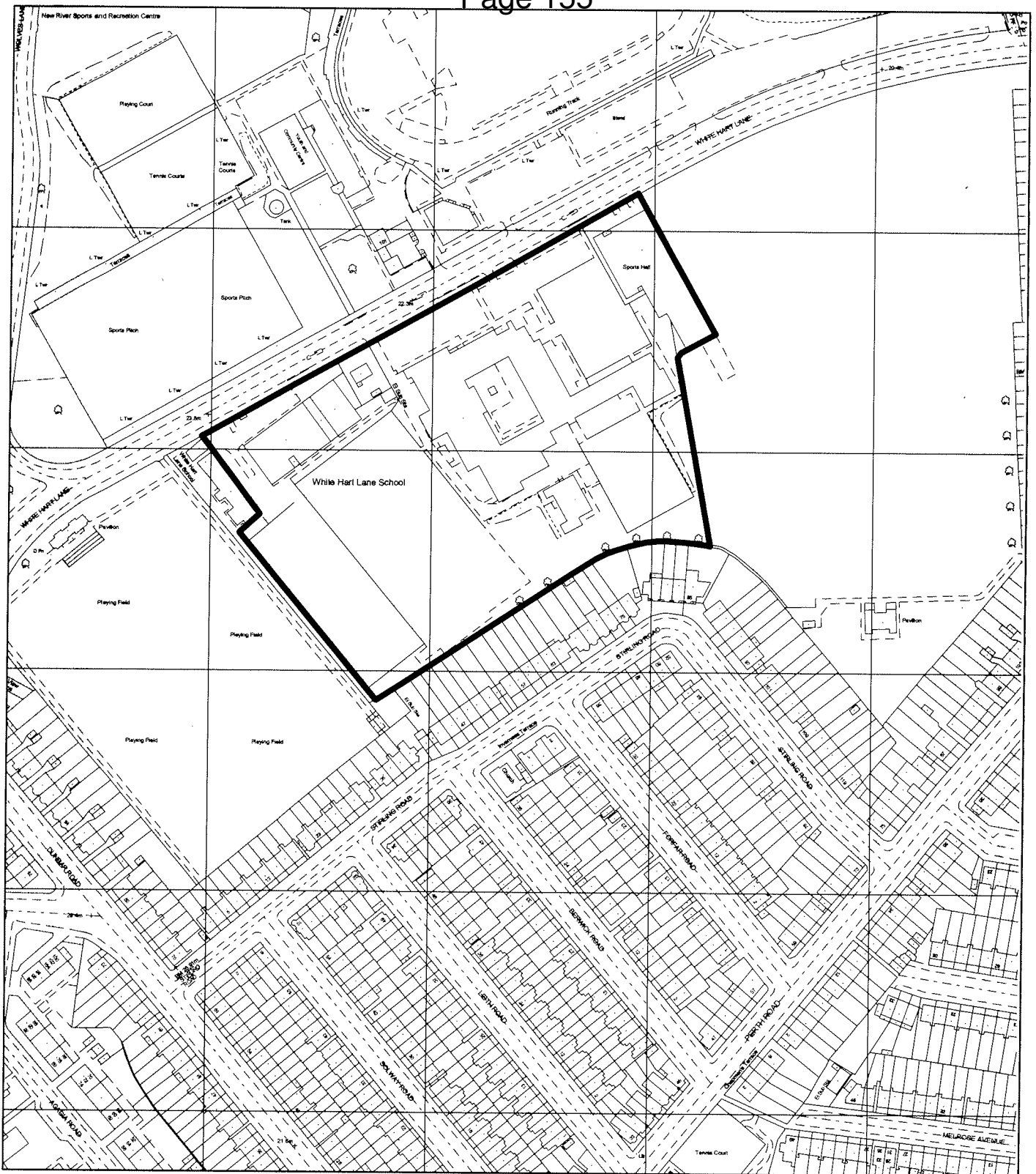
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

INFORMATIVE: This consent shall be read in conjunction with the consent for planning reference HGY/2008/0655 and the conditions attached thereto shall continue to apply in all respects other than as modified by the conditions of this planning permission.

REASONS FOR APPROVAL

The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest of the school site are considered acceptable in the context of the site, the retained and previously approved buildings and the surrounding area. This new block will provide a high quality education facility and a building of good environmental performance and sustainability. As such 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', 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', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.



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Site plan

Woodside High School, White Hart Lane N22

**Directorate of
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Planning Committee XX – XX – XXXX

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2010/0862**Ward:****Date received:** 11/05/2010**Last amended date:****Drawing number of plans:** 10-01-01, 10-01-02, 10-01-03, 10-01-04, 10-01-05, 10-01-06, 10-01-07, 10-01-08, 10-01-09 & 10-01-10**Address:** 26 Lordship Lane N17 8NS**Proposal:** Demolition of existing steel framed workshop and office building and erection of 2 storey terrace of 5 x three bedroom units with private gardens. Refurbishment of existing building to the rear and conversion to form 3 x two bedroom units**Existing Use:** B1 Light Industrial**Proposed Use:** C3 Residential**Applicant:** Mr Paul Fletcher**Ownership:** Private**PLANNING DESIGNATIONS**Retrieved from GIS on 13/05/2010 Road Network: C Road
UDP 2006 Archeological Imp**Officer Contact:** Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions and s106 Legal Agreement

SITE AND SURROUNDINGS

The application site is an irregular shaped site (0.1 ha in size) located on the northern side of Lordship Lane in between the junctions of Bruce Castle Road and Birkbeck Road. The site contains Victorian workshop buildings to the rear, which are brick built with slate roofs and which have gable ends and high level circular windows which face towards the Bruce Castle Road and Birkbeck Road. To the front of these buildings is a steel frame workshop and office building, which up until very recently accommodated an employment use (steel works use known as Gosport Engineering Company Ltd).

The surrounding area is mixed in character and consists largely of three storey terraces along Lordship which contain retail uses at ground floor level and residential accommodation above. Bruce Castle Road and Birkbeck Road contain two-storey residential terrace properties, with the exception of No 2. Bruce Castle Road, which is a stand alone property. The site is not located within a conservation area but is located close to Bruce Castle Conservation Area and Tottenham High Road Corridor Conservation Area. The site is located approximately 650m away from Bruce Grove Station and falls within a PTAL 3 area.

PLANNING HISTORY

HGY/1999/1369 - Erection of and extension to existing entrance canopy. Installation of new rooflight. – Approved 07/12/1999

DETAILS OF PROPOSAL

The proposal is for the demolition of the steel frame workshop and office building to the front of the site and erection of a terrace of five new houses (3 bedroom). The proposal is also for the refurbishment of the buildings to the rear of the site and conversion into 3 x 2 bed units.

CONSULTATION

Ward Councillors

Transportation

Design

London Fire & Emergency Planning Authority

3-27 (o) Bruce Castle Road (including conversions)

2-24 (e), 3-23 (o) Birkbeck Road (including conversions)

38-42 (e) Lordship Lane, Flat a 38 Lordship Lane (including conversions)

25-63 (o) Lordship Lane (including conversions)

RESPONSES

Cllr Bevan - Because of the prominent location good design and materials are essential.

Letters of objection/ comment have been received from the residents of the following properties No's 3 Bruce Castle Road and 19 Birkbeck Road and are summarised as follows:

- Again any more housing as many houses on the road have been converted into flats;
- Area is overcrowded;
- Increased demand for car parking/ no more space for parking;
- Request something that would benefit the community;
- Are the units private or social housing; there is great need for social housing;

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

Waste Management - Each of the three bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag. The two bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag,

Transportation - The application site has a medium level of public transport accessibility and has not been identified within Haringey Councils adopted UDP (2006) as that suffering from high on-street parking pressure. The site is served by the 123 and 243 bus routes, which provide links to Wood Green underground and Bruce Grove railway stations with a two-way frequency of 36 buses per hour. Furthermore, the site is within easy walking distance of busy Tottenham High Road, which offers some 68 buses per hour (two-way), for frequent communication to and from Seven Sisters underground and rail stations.

It has been noted that the applicant has included secure cycle storage as part of the submission and it is accepted that a number of the potential occupants are likely to use sustainable means of transport for journeys to and from the site. However, in order to further minimise the effect of the development upon the surrounding highway network the highway and transportation authority would seek the dedication of a 1m wide strip of land to the sites frontage onto Lordship Lane to facilitate a wider footway.

In order to minimise the impact to on-street parking and encourage the use of sustainable transport, the installation of a Car Club bay on Birkbeck Road is required. Additionally, each unit should be supplied with the free membership to the Car Club for a period of two years. The highway and transportation authority would not wish to raise any objections to the development proposal subject to the imposition of the following conditions:

(1) The applicant contributes, through S.106 agreement, the sum of £15,000.00 towards works involving the re-surfacing the footway along the relevant sections of Lordship Lane and Bruce Castle Road with the removal of the redundant vehicle crossovers; thereby improving the conditions for pedestrians and providing space for the installation of a Car Club bay on Birkbeck Road, with two years free membership for all units.

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 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 3A.5 Housing choice

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy HSG1 New Housing Development
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix
Policy ENV13 Sustainable Waste Management
Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPD Housing 2008
SPG5 Safety by Design
SPG8a Waste and Recycling
SPG8b Materials
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Educational Needs Generated by New Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issue in regards to this application are considered to be (1) the principle of a change of use/ loss of employment; (2) the siting, design and layout of the residential scheme; (3) parking and traffic issues; (4) impact on residential amenity; (5) sustainability/ environmental performance and (6) planning obligations.

Change of Use/ Loss of Employment Use

The very first issue in considering an application of this nature is the loss of the employment use. While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

As outlined above the site was occupied by Gosport Engineering Ltd up until very recently but who have now moved to an industrial unit in Hallsford Bridge Industrial Estate, Stondon Road, Ongar, Essex. The applicant outlines that the premises has been marketed since April 2008. A letter from Sint & Co Chartered Surveyors has been submitted with the application setting out details of the marketing campaign undertaken to market the site to date; namely:

- Marketing the property through occupier and commercial agency channels;
- Having a large agents board on site;
- Advertising on the Estate Gazette;
- E-mail advertising through Industrial Agency Society database;
- Hand letter drop to industrial properties within the area and discussions with Spurs re-location team.

The agents indicate that despite extensive marketing and over 20 viewings there has been no serious interest in a business acquiring the site and indicate that this lack of interest is related to difficulties with access, loading and parking. The LPA accepts that there are difficulties in association with the access, loading and deliveries in association with HGVs and forklifts and accept that the property has been marketed for 18 months with little interest, and as such accept an alternative use may be appropriate.

Siting, Design & Layout

The proposal will involve the demolition of the existing steel frame workshop and office building to the front of the site and erection of a terrace of five new houses (3 bedroom) with their own private rear gardens. The Victorian workshop buildings to the rear of the site, with frontages onto Bruce Castle Road and Birkbeck Road, will be retained and converted into residential accommodation (3 x 2 bed units). These dwellings will have east-west aspects and will avail of reasonable levels of daylight and sunlight, and in addition will have their own rear patio gardens

This terrace of houses to front onto Lordship Lane will be staggered and will sit at an angle to the road frontage. At the closest point the terrace will be 3.5m away from the back edge of the pavement. In terms of the side frontages onto Bruce Castle Road and Birkbeck Road the terrace block will be respectful of the building lines along these roads. These terrace properties will be two-storeys with accommodation within the roof space and overall will be 7.7m in height at roof ridge level.

These terrace properties are designed with projecting bays and gables and pitched roofs. These terrace units are to be faced in brick (yellow stock with soft red banding) and render with slate roofs. These dwellings will also have timber sliding double glazed sash windows, brick arches and stone sills.

SPG8b on 'Materials' states that any materials proposed for a building or its environment need to be sensitive to the adjoining buildings and any distinctiveness in the local character and the surrounding area. The use of brick, slate and timber framed windows will integrate the building into its surroundings, in particular the adjoining Victorian workshop buildings.

Following comments at pre-application stage the terrace has been pushed back to introduce a strip of greenery between the frontage of these properties and the back edge of the pavement. This was seen as being necessary to soften the appearance of the development; to improve its relationship with the street and provide an appropriate defensible space to the front of these dwellings. In addition Officers asked that the existing metal railings to the front of the site be kept; with some access openings which are designed to provide communal access as opposed to individual access points. This has been included in the proposed scheme and will allow for landscaping to the front of the site.

The proposed scheme will provide 5 x three and 3 x two bedroom units and is in accordance with the requirement of Policy HSG10 'Dwelling Mix' The scheme will provide a high level of family sized units with private rear gardens. 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. The terrace properties will have a gross internal area of 97-101 sq.m.

Overall the siting, design and form of the new terrace block and the conversion of the Victorian workshop buildings has been carefully considered and designed sensitively to be respectful to the character of the surrounding area. The proposal is considered to be in accordance with policies UD4, SPG1a and SPG3c.

Highway & Transportation Issues

This site is in an area with medium public transport accessibility level and has not been identified within the Council's SPG as that with car parking pressure. It is also within walking distance of the busy bus route High Road, which offers some 68 buses per hour (two way), for frequent connection to and from Seven Sisters tube station. There is also the presence of W3 bus route on the nearby Northumberland Park which provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green tube station.

The issue of on site car parking provision has been discussed with the Council's Transportation Officer and given the nature of the site, the existing use on site and the traffic/ parking it generates, as well as the PTAL rating of the site, the provision of off-street car parking spaces is not considered essential in this case. Cycle storage in the form of a secure shelter will be provided on site.

Impact on Residential Amenity

The impact of the proposal on the amenity of the adjacent properties is considered negligible, as the proposal will not lead to adverse overlooking or loss of privacy to neighbouring properties. The new terrace fronting onto Lordship Lane will be over 15 away from the commercial/ residential properties located on the opposite side of the road.

While the proposed terraces properties will have windows at first floor level along the rear elevation, these will landings, bathrooms, toilets (secondary windows) and as such can be obscure glazed to prevent overlooking into the gardens of the units created from converting the Victorian workshops.

Environmental & Sustainability Issues

In accordance with the requirement of SPG9 a Sustainability Checklist has been submitted with this application. The scheme will be sustainable by reason of:

- Being a brownfield development;
- Accessible by public transport;
- Achieving High U values;
- Solar water heating;
- Water conservation with grey water recycling and rain water harvesting;
- High efficiency boilers;
- Meeting Code 3 for Sustainable Homes.

Planning Obligations

In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £46,000.00.

The LPA also seek a contribution of £20,000.00 through S.106 agreement towards works involving the re-surfacing the footway along the relevant sections of Lordship Lane and Bruce Castle Road with the removal of the redundant vehicle crossovers; thereby improving the conditions for pedestrians and providing space for the installation of a Car Club bay on Birkbeck Road.

SUMMARY AND CONCLUSION

Whilst the proposed scheme will involve the loss of an employment site which has been actively marketed for a period of two years, the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the terrace block and the conversion of the historic Victorian workshop buildings are considered sensitive to its surrounding and character of the area and will provide good quality family size units. As such the proposal is considered to be in accordance with policies: G2 'Development and

Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008). Given the above this application is recommended for APPROVAL.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2007/2487, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £46,000.00 towards educational facilities within the Borough (£22,000.00 for primary and £24,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006.

(1.2) A contribution of £20,000.00 towards works involving the re-surfacing the footway along the relevant sections of Lordship Lane and Bruce Castle Road with the removal of the redundant vehicle crossovers; thereby improving the conditions for pedestrians and providing space for the installation of a Car Club bay on Birkbeck Road with two years free membership for all units.

(1.3) Plus a recovery / administration / monitoring cost of £1,500.00. This gives a total amount for the contribution of £62,500.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 7th July 2010, planning application reference number HGY/2010/0862 be refused for the following reason:.

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education and improvements to the footways to the front of the site the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of

Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

RECOMMENDATION 4

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/0862 and Applicant's drawing No.(s) 10-01-01, 10-01-02, 10-01-03, 10-01-04, 10-01-05, 10-01-06, 10-01-07, 10-01-08, 10-01-09 & 10-01-10 and 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/ SITE LAYOUT

- 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, including details of the front boundary railings, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

5. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, including the existing metal railings along the perimeter of the site to be repaired and maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development

Reason: To ensure a satisfactory appearance for the development.

6. 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 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.

PERMITTED DEVELOPMENT

7. Notwithstanding the detail shown on drawing No's 10-01-08 A the first floor window on the rear elevation of the proposed terrace shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of this adjoining residential property

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (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 of that Order shall be carried out on site

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

CONSTRUCTION

- 9.. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

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

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

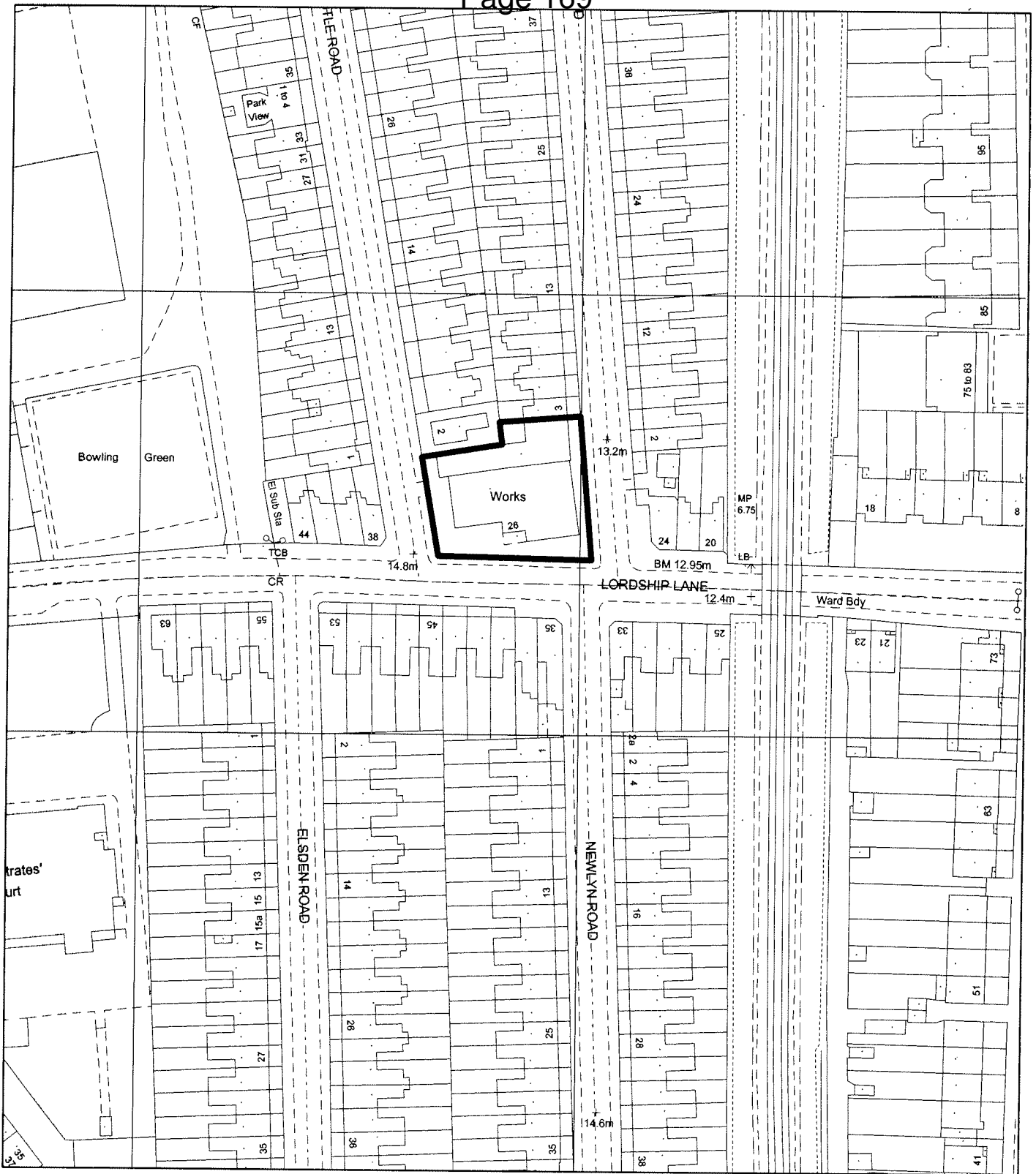
REASON FOR APPROVAL

Whilst the proposed scheme will involve the loss of an employment site which has been actively marketed for a period of two years, the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the terrace block and the conversion of the historic Victorian workshop buildings are considered sensitive to its surrounding and character of the area and will provide good quality family size units. As such the proposal is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).

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 - Each of the three bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag. The two bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag,

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Site plan

26 Lordship Lane N17

**Directorate of
Urban
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