



Haringey Council

NOTICE OF MEETING

Planning Committee

MONDAY, 12TH JULY, 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 14 June 2010.

6. APPEAL DECISIONS (PAGES 21 - 24)

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

7. DELEGATED DECISIONS (PAGES 25 - 48)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 24 May 2010 and 20 June 2010.

8. PERFORMANCE STATISTICS (PAGES 49 - 68)

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 14 June 2010 Committee meeting.

9. PLANNING ENFORCEMENT UPDATE (PAGES 69 - 76)

Report of the Director of Urban Environment to inform Members on Planning Enforcement's progress in maintaining service delivery in the first quarter of 2010/11 and on proposed actions to improve the perception of Planning Enforcement following resident focus groups.

10. TREE PRESERVATION ORDERS (PAGES 77 - 86)

To confirm the following Tree Preservation Orders:

1. 5 Womersley Road N8
2. 62 Southwood Lane N6

11. PLANNING APPLICATIONS (PAGES 87 - 88)

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.

12. HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ (PAGES 89 - 142)

Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwellinghouses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.

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

13. HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ (PAGES 143 - 158)

Listed Building Consent for refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwellinghouses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.
RECOMMENDATION: Grant consent, subject to conditions.

14. HORNSEY TOWN HALL, THE BROADWAY, N8 9JJ (PAGES 159 - 166)

Conservation Area Consent for the demolition of existing buildings, including Courtyard infill building, Library garage, Mews studio, public WCs, and removal of prefabricated unit to rear of the Town Hall. Demolition of walls, fences and removal of trees.
RECOMMENDATION: Grant consent, subject to conditions.

15. LORDSHIP RECREATION GROUND, LORDSHIP LANE, N17 (PAGES 167 - 180)

Regeneration of district park with improved park furniture / lighting; restoration of heritage features including Shell Theatre, model traffic area and Lordship Lane entrance / toilets; new river corridor with timber bridges and pathways, new Environment Centre for community groups.
RECOMMENDATION: Grant permission, subject to conditions.

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

17. DATE OF NEXT MEETING

Monday, 13 September 2010, 7pm.

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Friday, 2 July 2010

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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 JUNE 2010**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC17.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reece, for whom Cllr Wilson was acting as substitute.</p>	
PC18.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC19.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Waters declared a personal interest as Ward Councillor for agenda item 14 – Woodside High School.</p>	
PC20.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC21.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 12 April 2010 be agreed and signed by the Chair.</p>	
PC22.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report that detailed the outcome of appeal decisions made by the Department of Communities and Local Government during March and April 2010.</p> <p>The Committee noted that the figures for the planning appeal decisions determined during April 2010 ought to read 2 (40%) were allowed and 3 (60%) were dismissed.</p> <p>In response to a question from the Committee regarding lessons learned from the appeal in respect of Chadwell Lane, the Assistant Director, Planning and Regeneration, confirmed that a number of lessons had been learnt from this case.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	

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<p>PC23.</p>	<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 22 March 2010 and 23 May 2010.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC24.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Management, Building Control and Planning Enforcement since the previous meeting on 12 April 2010.</p> <p>In response to a question from the Committee regarding the definition of major applications, it was clarified that 10 or more units of accommodation or 1000 square metres or more of floor space constituted a major application. The Assistant Director, Planning and Regeneration, confirmed in response to a further question from the Committee that the statistics report covered all applications, which constituted a mixture of those determined by delegated authority and the proportionally small number of cases considered by the Committee.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC25.</p>	<p>LEGAL SERVICES REPORT ON THE OUTCOME OF PLANNING ENFORCEMENT PROSECUTIONS AND ONGOING CASES FROM 1 MARCH 2010 TO 31 MAY 2010</p> <p>The Committee considered a report on the outcome of Planning Enforcement prosecutions from 1 March 2010 to 31 May 2010 and ongoing cases. It was clarified that the report covered those cases where a summons had been issued.</p> <p>Cllr McNamara entered the meeting at 19:20hrs.</p> <p>In response to a question from the Committee regarding whether referrals to the Corporate Legal Service were affected by budgetary constraints, it was reported that budgets were monitored closely on a monthly basis with the Legal Service to avoid unforeseen costs. The Assistant Director, Planning and Regeneration, confirmed that enforcement action was not affected by budgetary constraints, but that staffing levels did have an impact. The Committee asked whether prosecutions were cost neutral, in response to which it was reported that most costs were</p>	

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	<p>recovered but that it was not entirely cost neutral to prosecute.</p> <p>It was agreed that the Assistant Director, Planning and Regeneration, would provide information on the costs recovered during 2009/10 to Cllr Schmitz, as requested.</p> <p>RESOLVED</p> <p>That the content of the report be noted.</p>	
<p>PC26.</p>	<p>LAND ADJOINING 1 HURST AVENUE, N6</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all 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 asked about the recent change in designation of residential gardens by the Government, such that they were no longer defined as “previously developed land” in PPS3 Housing, known as brownfield sites. The Assistant Director, Planning and Regeneration, confirmed that gardens were no longer designated brownfield sites but were not classed as protected either. It was clarified that the Committee should use the robust policies and guidelines already in place, as well as standard statutory planning constraints, to determine the application.</p> <p>Mr Ibbotson, Chair of the CAAC, addressed the Committee in objection to the application on a number of grounds including the siting of the proposed building, which ignored the sweep of the road, the dominance of the proposed design, the fact that the building would be visible from the road, as the trees screening it were seasonal and the proposed removal of trees. It was reported that the main objection was the design, which was felt to be incongruous and which failed to observe or enhance the Conservation Area. It was reported that the CAAC supported good quality design in the area, but strongly objected to the design presented.</p> <p>Mr Perry, a local resident, spoke in objection to the application and reported that the main objection of local residents was the size of the proposed building as a proportion of the plot and the overdevelopment this represented. Further concerns were expressed regarding hydrology, and the impact the basement would have on the surrounding watercourses. Mr Perry circulated some correspondence he had had with the author of the recent study carried out by Arup Geotechnics in which the author had indicated that there was the possibility of a significant impact on neighbouring properties, and that full analysis should be carried</p>	

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out before a design was undertaken. Mr Martin, a local resident, also addressed the Committee in objection to the application and expressed concerns regarding light pollution, as the atrium of the proposed design would in effect become a 2-storey light box, which would have a significant impact on neighbouring properties.

The Committee asked whether the conditions proposed addressed the objectors' concerns in relation to hydrology issues, in response to which Mr Perry reported that they did not, as the full assessment which the author of the Arups report indicated was essential, given the nature of the soil in the area, had not been carried out before the design was undertaken. In response to a question from the Committee regarding the proposed condition that the materials used be approved by the Local Authority, Mr Ibbotson confirmed that this did not address his concerns, as an indication of the materials to be used was clear from the plans, and he felt that these were not appropriate.

Mr Avery addressed the Committee on behalf of the applicants. In response to some of the concerns expressed by the objectors, Mr Avery reported that the frontage of the property would project to pick up the curve of the street and that the building had been designed so as not to be dominant. It was reported that the arboriculture report indicated that no trees of importance would be lost as a result of the proposal and that the proposal had been revised to move the building away from the principal tree on the site to ensure that this could be retained. Mr Avery reported that recent correspondence regarding hydrology issues on the site confirmed that none of the boreholes had hit any water and that the site was entirely underlaid by clay. The small size and shallow depth of the basement meant that there would be ample space for the diversion of any water and the engineers had confirmed that they were entirely satisfied in relation to hydrology issues. In relation to the change in designation of residential gardens, it was reported that there had been no change in policy and that the key considerations were whether the plot was available and suitable and that, after careful analysis of the criteria, it was felt that the site was appropriate.

Mr Driscoll addressed the Committee on behalf of the architects, and reported that the proportion of the development within the plot size was commensurate with other properties in the area and that the proposed materials echoed those used in the street. Mr Driscoll refuted the claim that the design was incongruous and reported that the proposal was set back, with planting to screen it, and that the massing of the roof had been reduced in order to make the design less dominant.

In response to a question from the Committee regarding the concerns that the 'light box' would affect residents in Coolhurst Road, it was confirmed that there were existing trees between the

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atrium and Coolhurst Road, and that these would be enhanced by further planting. It was reported that the proposed building would be a distance of 140ft from properties on Coolhurst Road.

The Committee asked about the correspondence circulated by objectors in relation to hydrology issues, in response to which Mr Avery reported that all the relevant issues had been taken into account in the design process and that the proposal would have almost no effect on hydrology in the area. In response to a question from the Committee regarding the size of the water tank referred to in the report, it was reported that the size had not been calculated yet, but that the applicants would accept a condition that the tank would be of a sufficient size. In response to a question from the Committee, the applicants confirmed that they would be happy to accept a condition regarding the provision of a surface water run-off storage tank for grey water use.

The Chair moved the recommendation of the report and it was:

RESOLVED

That, subject to the conditions set out below, including conditions regarding the size of the water tank and the use of grey water, planning application HGY/2009/2121 be approved.

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

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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

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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 permissions 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

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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.

14. Full details of the surface water run-off storage tank shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development hereby approved

Reason: To ensure the satisfactory drainage of the site.

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

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	<p>address.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>Section 106: No</p>	
<p>PC27.</p>	<p>LAND ADJOINING 1 HURST AVENUE, N6</p> <p>The Committee considered a report, previously circulated, which gave details of the application for conservation area consent, the site and surroundings, planning history and all relevant planning factors and policies.</p> <p>RESOLVED</p> <p>That application reference HGY/2009/2122 be approved.</p> <p>Conditions:</p>	

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	<p>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.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>Section 106: No</p>	
<p>PC28.</p>	<p>3 LAWRENCE YARD, LAWRENCE ROAD, N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the key points and took questions from the Committee. In response to a question from the Committee, it was confirmed that density figures had not been calculated for this application, as it related to an extant building. It was confirmed that the proposed units complied with the Council's policies on size.</p> <p>The Committee asked about the commercial area to the north of the site, and it was reported that it was anticipated that this area, the majority of units in which were currently vacant, would gradually become mixed-use, incorporating live/work units. The Committee asked how the Council would enforce the obligation for a caretaker to be employed to ensure the bins were put out to enable waste collection, in response to which it was confirmed that this would be a condition of the planning permission and that, if it was not complied with, the Council would take action against the owners or occupiers of the property.</p> <p>The Committee asked whether the large wall to the rear of the property would impact on residents in Grove Road. It was</p>	

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reported that no objections had been received from residents in Grove Road as a result of the consultation. The wall was a distance of 20m from the rear walls of properties in Grove Road, and it was felt that the application would not lead to adverse overlooking.

RESOLVED

That, subject to conditions and a section 106 legal agreement, application reference HGY/2010/0090 be approved.

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

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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.

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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

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	<p>SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: Yes</p>	
<p>PC29.</p>	<p>WOODSIDE HIGH SCHOOL, WHITE HART LANE, N22 5QJ</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report, highlighting key issues.</p> <p>RESOLVED</p> <p>That, subject to conditions, application reference HGY/2010/0800 be approved.</p> <p>Conditions:</p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>The scale, design and siting of this additional block (Block W) and the associated changes to the layout and landscaping to the rest</p>	

**MINUTES OF THE PLANNING COMMITTEE
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	<p>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'.</p> <p>Section 106: No</p>	
<p>PC30.</p>	<p>26 LORDSHIP LANE, N17</p> <p>Cllr Peacock declared a personal interest as Ward Councillor in respect of this item.</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer presented a summary of the report, highlighting the key issues, and took questions from the Committee. The Planning Officer advised the Committee that the total contribution amount given in the report under Recommendation 1 should read £67,500 and that under recommendation 8, Permitted Development, the condition should read "...no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that order shall be carried out on site." It was also reported that plan number 10-01-07 should be "revision B".</p> <p>The Committee asked whether officers were satisfied that everything had been done to secure a tenant for the site and to retain the employment area. The Planning Officer advised that the Council had been given a report on the initiatives the agent had tried, and that businesses potentially affected by the Spurs development had also been contacted to see if they were interested in occupying the site. It was reported that the Council were aware of the constraints of the site and that the advice of the agents and the Council's own understanding of the nature of the</p>	

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site meant that they were satisfied that appropriate measures to secure a tenant had been undertaken.

In response to a question from the Committee regarding possible parking pressures, it was reported that any parking created by the proposal would likely be comparable with the previous employment use, and may in fact reduce the level of parking pressure in the area.

RESOLVED

That, taking into account the changes to the report advised above, that the total contribution amount given in the report under Recommendation 1 should read £67,500, that under recommendation 8, Permitted Development, the condition should read "...no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that order shall be carried out on site." and that plan number 10-01-07 should be "revision B", and subject to conditions and a section 106 legal agreement, application reference HGY/2010/0862 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 / 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.

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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)

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(England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 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.

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.

REASONS 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

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	<p>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).</p> <p>Section 106: Yes</p>	
PC31.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC32.	<p>DATE OF NEXT MEETING</p> <p>Monday, 12 July 2010 at 19:00hrs.</p> <p>The meeting closed at 21:10hrs.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

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Haringey Council

Agenda item:

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Planning Committee	On 12th July 2010
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Report Title: Appeal decisions determined during 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 advise the Committee of appeal decisions determined by the Department for Communities and Local Government during May 2010.		
2. Summary Reports outcome of 1 planning appeal decision determined by the Department for Communities and Local Government during May 2010 of which 1 (100%) was allowed and 0 (0%) were dismissed.		
3. Recommendations That the report be noted		
Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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APPEAL DECISION MAY 2010

PLANNING APPEAL

Ward:	Seven Sisters
Reference Number:	HGY/2009/1580
Decision Level:	Delegated

1 Daleview Road N15 6PL

Proposal:

Part demolition of the existing structure to the rear of the building and the erection of a rear extension over ground and first floor including internal alterations and subdivision of the property to provide four self contained residential dwellings

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposal on the character and appearance of the existing property, and the surrounding area

The effect on the proposal on the quality of accommodation for future occupiers in terms of the space within and around the properties

The effect of the proposal on the living conditions of neighbouring occupiers in terms of outlook, privacy, access and increased activity levels

Whether the cumulative effects of the proposed development amount to overdevelopment

Result:

Appeal **Allowed** 5 May 2010

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Haringey Council

Agenda item:

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Planning Committee

On 12th July 2010

Report Title: **Decisions made under delegated powers between 24 May 2010 and 20 June 2010**

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

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.

2. Summary

The applications listed were determined between 24 May 2010 and 20 June 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 24/05/2010 AND 20/06/2010

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2009/1993	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	18/06/2010
Location:	1 Parham Way N10 2AT		
Proposal:	Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.		
Application No:	HGY/2009/1994	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	18/06/2010
Location:	1 Parham Way N10 2AT		
Proposal:	Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.		
Application No:	HGY/2009/2104	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/06/2010
Location:	149 Crescent Road N22 7RU		
Proposal:	Erection of single storey rear extension, erection of rear dormer window and alterations to existing front dormer. Internal alterations to provide 1 x two bed flat and 1 x four bed flat.		
Application No:	HGY/2009/2107	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/06/2010
Location:	153 Crescent Road N22 7RU		
Proposal:	Demolition of existing ground floor extension and erection of single storey rear extension. Erection of front/rear dormer window to facilitate a loft conversion. Internal alterations to provide 1 x 2 bedroom flat and 1 x 4 bedroom flat		
Application No:	HGY/2010/0603	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/05/2010
Location:	89 Grove Avenue N10 2AL		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/0650	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	01/06/2010
Location:	52 Colney Hatch Lane N10 1EA		
Proposal:	Erection of single storey rear conservatory		
Application No:	HGY/2010/0655	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/06/2010
Location:	1 Grove Avenue N10 2AS		
Proposal:	Erection of single storey rear conservatory.		
Application No:	HGY/2010/0693	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	02/06/2010
Location:	21 Victoria Road N22 7XA		
Proposal:	Erection of a ground floor side extension and rear roof extension with insertion of 2 x velux windows to facilitate a loft conversion.		

Application No:	HGY/2010/0697	Officer:	Tara Jane Fisher	Decision Date:	08/06/2010
Decision:	REF				
Location:	21 Victoria Road N22 7XA				
Proposal:	Erection of single storey infill side extension.				
Application No:	HGY/2010/0766	Officer:	Tara Jane Fisher	Decision Date:	18/06/2010
Decision:	GTD				
Location:	33 Muswell Avenue N10 2EB				
Proposal:	Conversion of existing HMO to 2 bedroom ground floor flat and 4 bedroom maisonette. Replacement of existing timber framed vertical sliding sash windows / casement windows with PVCu framed windows to rear elevation / secondary glazing windows to front elevation.				
Application No:	HGY/2010/0802	Officer:	Michelle Bradshaw	Decision Date:	14/06/2010
Decision:	GTD				
Location:	5 Winton Avenue N11 2AS				
Proposal:	Erection of rear ground floor extension.				
Application No:	HGY/2010/0814	Officer:	Matthew Gunning	Decision Date:	27/05/2010
Decision:	GTD				
Location:	Rhodes Avenue Primary School, Rhodes Avenue N22 7UT				
Proposal:	Installation of 24 Yingli polycrystalline solar photovoltaic modules.				
Application No:	HGY/2010/0855	Officer:	Subash Jain	Decision Date:	11/06/2010
Decision:	PERM REQ				
Location:	Footpath on Bedford Road N22 7AU				
Proposal:	Installation of 13.8m high Mk.3 dual user street furniture column, supporting 3 VF antennae and 3 O2 antennae with 2 equipment cabinets and ancillary development thereto (Prior Notification).				

WARD: Bounds Green

Application No:	HGY/2010/0453	Officer:	Subash Jain	Decision Date:	27/05/2010
Decision:	GTD				
Location:	1 St Michaels Terrace N22 7SJ				
Proposal:	Change of use from (A1) Retail to (D1) Non residential institutions				
Application No:	HGY/2010/0575	Officer:	Tara Jane Fisher	Decision Date:	27/05/2010
Decision:	GTD				
Location:	Land to rear of Cornwall Avenue and Braemar Avenue N22				
Proposal:	Amendments to approved planning application HGY/2008/1811 to subdivide the approved single storey dwellinghouse into 1 x two bed unit and 1 x one bed unit with associated single car parking space.				
Application No:	HGY/2010/0652	Officer:	Tara Jane Fisher	Decision Date:	01/06/2010
Decision:	REF				
Location:	26 Richmond Road N11 2QR				
Proposal:	Erection of rear dormer window.				

Application No:	HGY/2010/0701	Officer:	Ruma Nowaz	Decision Date:	10/06/2010
Decision:	GTD				
Location:	Ground Floor Flat, 2 Manor Road N22 8YJ				
Proposal:	Erection of single storey rear extension with 2 skylights.				
Application No:	HGY/2010/0721	Officer:	Michelle Bradshaw	Decision Date:	03/06/2010
Decision:	REF				
Location:	18 Durnsford Road N11 2EH				
Proposal:	Change of use of existing conservatory and summerhouse into day nursery (D1).				
Application No:	HGY/2010/0723	Officer:	Valerie Okeiyi	Decision Date:	10/06/2010
Decision:	GTD				
Location:	56 Lascotts Road N22 8JN				
Proposal:	Conversion of existing two self-contained flats into 3 x one bed self-contained flats and erection of single storey rear extension.				
Application No:	HGY/2010/0727	Officer:	Jill Warren	Decision Date:	14/06/2010
Decision:	GTD				
Location:	43 Finsbury Road N22 8PA				
Proposal:	Display of externally illuminated fascia sign.				
Application No:	HGY/2010/0752	Officer:	Michelle Bradshaw	Decision Date:	04/06/2010
Decision:	GTD				
Location:	Rooftop, Bounds Green Court, Bounds Green Road, N11 2EX				
Proposal:	Installation of 1 x telecommunications equipment cabinet (2.4m x 2.4m x 2.8m), 4 x Antenna Mounting Poles on Headframe and 3 x vodafone panel antennas and 3 x O2 panel antennas with development ancillary thereto (Prior Notification - Part 24).				

WARD: Bruce Grove

Application No:	HGY/2010/0643	Officer:	Tara Jane Fisher	Decision Date:	28/05/2010
Decision:	GTD				
Location:	18 Downhills Park Road N17 6PG				
Proposal:	Conversion of existing property into 3 self-contained flats comprising 1 x two bed and 2 x one bed flats and 1 studio flat				
Application No:	HGY/2010/0663	Officer:	Tara Jane Fisher	Decision Date:	02/06/2010
Decision:	GTD				
Location:	549 High Road N17 6SF				
Proposal:	Display of 1 x internally illuminated letter sign and 1 x internally illuminated projecting sign				
Application No:	HGY/2010/0687	Officer:	Tara Jane Fisher	Decision Date:	08/06/2010
Decision:	GTD				
Location:	549 High Road N17 6SF				
Proposal:	Installation of 1 x new ATM, 1 x new CCTV camera and installation of 2 x additional air conditioning condensers to rear of property.				

Application No: **HGY/2010/0691** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/06/2010
 Location: 551 High Road N17 6SB
 Proposal: Display of 1 fascia sign and 1 x door plaque

Application No: **HGY/2010/0767** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 18/06/2010
 Location: 12 Forster Road N17 6QD
 Proposal: Conversion of existing property into 2 x two bed flats.

Application No: **HGY/2010/0774** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 18/06/2010
 Location: 40 Wimborne Road N17 6HH
 Proposal: Certificate of Lawfulness for the erection of rear dormer window with insertion of two velux windows to front roofslope to facilitate a loft conversion.

WARD: **Crouch End**

Application No: **HGY/2010/0181** Officer: Jeffrey Holt
 Decision: REF Decision Date: 27/05/2010
 Location: 2 Haringey Park N8 9JB
 Proposal: Formation of vehicle crossover, hardstanding and associated landscaping to front.

Application No: **HGY/2010/0452** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/05/2010
 Location: 14 Crouch End Hill N8 8AA
 Proposal: Raising of roof to the level of existing skylight

Application No: **HGY/2010/0470** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 11/06/2010
 Location: Altior Court, 74-76 Shepherds Hill N6 5RJ
 Proposal: Erection of 3 single storey garages and two single storey garages in two blocks.

Application No: **HGY/2010/0504** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/06/2010
 Location: 87 Claremont Road N6 5BZ
 Proposal: Erection of first floor rear extension, including enlargement of existing ground rear extension (Amended Scheme).

Application No: **HGY/2010/0535** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/05/2010
 Location: 25 Bryanstone Road N8 8TN
 Proposal: Erection of lower ground floor side infill extension, including internal alterations.

Application No:	HGY/2010/0609	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2010
Location:	47 Priory Court Shepherds Hill N6 5QN		
Proposal:	Tree works to include reduction by 25%, lift to 4 meters, deadwood and remove epicormic growth of 6 x Lime Trees		
Application No:	HGY/2010/0635	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/05/2010
Location:	Flat 7, 12 Christchurch Road N8 9QL		
Proposal:	Erection of single storey garden studio, and replacement of existing windows with wooden double-glazed windows		
Application No:	HGY/2010/0657	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/06/2010
Location:	6 Sandringham Gardens N8 9HU		
Proposal:	Erection of side/rear dormer with insertion of 2 x rooflights to front elevation to front elevation.		
Application No:	HGY/2010/0686	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	08/06/2010
Location:	45 Crouch Hall Road N8 8HH		
Proposal:	Partial demolition of front boundary wall and part re-instatement of front boundary wall.		
Application No:	HGY/2010/0695	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	02/06/2010
Location:	2-4 Cecile Park N8 9AS		
Proposal:	Replacement of existing metal single-glazed casement windows with PVC-u double-glazed casement windows		
Application No:	HGY/2010/0708	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/05/2010
Location:	1 Berkeley Road N8 8RU		
Proposal:	Installation of single roof window on first floor lean-to roof		
Application No:	HGY/2010/0711	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	10/06/2010
Location:	115-119 Park Road N8 8JN		
Proposal:	Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 2 x three bed flats.		
Application No:	HGY/2010/0715	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	03/06/2010
Location:	36 Cecile Park N8 9AS		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension.		
Application No:	HGY/2010/0737	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/06/2010
Location:	6 Broughton Gardens N6 5RS		
Proposal:	Erection of single storey side and rear extension with associated landscaping works.		

Application No: **HGY/2010/0739** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/06/2010
 Location: 38 Dickenson Road N8 9ET
 Proposal: Erection of utility and study room to side elevation.

Application No: **HGY/2010/0748** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/06/2010
 Location: Flat 3 44 Avenue Road N6 5DR
 Proposal: Erection of first floor extension with terrace.

Application No: **HGY/2010/0775** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 18/06/2010
 Location: 64 Crouch End Hill N8 8AG
 Proposal: Certificate of Lawfulness for use of ground floor as residential unit.

Application No: **HGY/2010/0803** Officer: Oliver Christian
 Decision: GTD Decision Date: 18/06/2010
 Location: 60 Cecile Park N8 9AU
 Proposal: Erection of single storey detached garden building.

Application No: **HGY/2010/0836** Officer: Oliver Christian
 Decision: GTD Decision Date: 09/06/2010
 Location: 21-23 The Broadway N8 8DU
 Proposal: Installation of 2 x polytunnels on roof.

WARD: Fortis Green

Application No: **HGY/2009/1982** Officer: Tara Jane Fisher
 Decision: WTD Decision Date: 16/06/2010
 Location: Chessing Court, Fortis Green N2 9ER
 Proposal: Formation of additional floor to create a new 6th floor consisting of 2 x one bed flats

Application No: **HGY/2010/0605** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 25/05/2010
 Location: 5 Eastwood Road N10 1NL
 Proposal: Erection of single storey side extension

Application No: **HGY/2010/0612** Officer: Jill Warren
 Decision: GTD Decision Date: 25/05/2010
 Location: Ground Floor Flat, 45A Kings Avenue N10 1PA
 Proposal: Demolition of existing structure and erection of single storey rear annex to ground floor flat.

Application No:	HGY/2010/0625	Officer:	Subash Jain	Decision Date:	04/06/2010
Decision:	PERM DEV				
Location:	70 Creighton Avenue N10 1NT				
Proposal:	Certificate of Lawfulness for conversion of roof from hip to gable , including erection of rear dormer window with insertion of 3 x velux windows to front roofslope and erection of single storey rear extension.				
Application No:	HGY/2010/0637	Officer:	Valerie Okeiyi	Decision Date:	26/05/2010
Decision:	PERM DEV				
Location:	48 Eastern Road N2 9LA				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/0653	Officer:	Ruma Nowaz	Decision Date:	15/06/2010
Decision:	GTD				
Location:	40 Church Vale N2 9PA				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0661	Officer:	Jill Warren	Decision Date:	02/06/2010
Decision:	PERM DEV				
Location:	86 Twyford Avenue N2 9NN				
Proposal:	Replacement of existing timber windows with white timber windows				
Application No:	HGY/2010/0664	Officer:	Jill Warren	Decision Date:	03/06/2010
Decision:	PERM DEV				
Location:	16 Shakespeare Gardens N2 9LJ				
Proposal:	Erection of rear dormer window (Certificate of Lawfulness)				
Application No:	HGY/2010/0665	Officer:	Michelle Bradshaw	Decision Date:	01/06/2010
Decision:	GTD				
Location:	35 Bancroft Avenue N2 0AR				
Proposal:	Amendments to approved planning application HGY/2007/2549 to include dormer window and insertion of 4 x rooflights including alterations to fenestration				
Application No:	HGY/2010/0815	Officer:	Matthew Gunning	Decision Date:	28/05/2010
Decision:	GTD				
Location:	Fortismere School, Tetherdown N10				
Proposal:	Installation of 90 Yingly polycrystalline solar photovoltaic modules				

WARD: Harringay

Application No:	HGY/2010/0672	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	02/06/2010
Decision:	GTD				
Location:	Ground Floor Flat, 25 Duckett Road N4 1BJ				
Proposal:	Erection of single storey rear extension				

Application No:	HGY/2010/0689	Officer:	Jeffrey Holt	Decision Date:	27/05/2010
Decision:	PERM DEV				
Location:	12 Lothair Road South N4 1EL				
Proposal:	Erection of single storey, timber framed, glazed conservatory				
Application No:	HGY/2010/0755	Officer:	John Ogenga P'Lakop	Decision Date:	11/06/2010
Decision:	PERM DEV				
Location:	639 Green Lanes N8 0RE				
Proposal:	Certificate of lawfulness for use of half of the premises as A2 (financial and professional services).				
Application No:	HGY/2010/0762	Officer:	John Ogenga P'Lakop	Decision Date:	11/06/2010
Decision:	PERM DEV				
Location:	91 Hewitt Road N8 0BP				
Proposal:	Certificate of Lawfulness for erection of rear dormer window with insertion of 2 x velux windows to front elevation.				
Application No:	HGY/2010/0771	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/06/2010
Decision:	REF				
Location:	657 Green Lanes N8 0QY				
Proposal:	Change of use of existing licensed Betting Office and Club to Hotel (C1).				

WARD: Highgate

Application No:	HGY/2009/0874	Officer:	Robin Campbell	Decision Date:	27/05/2010
Decision:	GTD				
Location:	Channing School, Highgate Hill N6 5HF				
Proposal:	Minor dismantling of existing gables and erection of new classrooms and ancillary accommodation to the existing Brunner House.				
Application No:	HGY/2010/0013	Officer:	Ruma Nowaz	Decision Date:	25/05/2010
Decision:	GTD				
Location:	21/ 21a, High Point 1, North Hill N6 4BA				
Proposal:	Installation of new external door to roof terrace				
Application No:	HGY/2010/0014	Officer:	Ruma Nowaz	Decision Date:	25/05/2010
Decision:	GTD				
Location:	21/ 21a, High Point 1, North Hill N6 4BA				
Proposal:	Listed Building Consent for installation of new external door to roof terrace				
Application No:	HGY/2010/0195	Officer:	Jill Warren	Decision Date:	28/05/2010
Decision:	GTD				
Location:	Garage to rear of Park View Cottage, Dukes Head Yard N6 5JQ				
Proposal:	Replacement of existing timber doors with timber and glass doors, replacement and enlargement of existing window, and insertion of 2 rooflights				

Application No:	HGY/2010/0410	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	27/05/2010
Location:	23 High Point 1, North Hill N6 4BA		
Proposal:	Listed Building Consent for refurbishment and minor alterations to existing duplex flat, alterations to partitions and doorways and removal of existing built-in furniture.		
Application No:	HGY/2010/0464	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/05/2010
Location:	6 Grange Road N6 4AP		
Proposal:	Application for planning permission to replace extant planning permission HGY/2007/1486. Demolition of existing house and erection of 2 story four bedroom single dwellinghouse with rooms at basement and roof levels		
Application No:	HGY/2010/0465	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/05/2010
Location:	6 Grange Road N6 4AP		
Proposal:	Conservation Area Consent to extend the time limit for implementation for demolition of existing house and erection of 2 story four bedroom single dwellinghouse with rooms at basement and roof levels		
Application No:	HGY/2010/0486	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	01/06/2010
Location:	43 Cholmeley Park N6 5EL		
Proposal:	Tree works to include crown reduction by 50% of 1 x London Plane tree		
Application No:	HGY/2010/0622	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	24/05/2010
Location:	34 Wood Lane N6 5UB		
Proposal:	Erection of single storey timber framed cedar clad garden room to rear of property		
Application No:	HGY/2010/0660	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/06/2010
Location:	5 Stormont Road N6 4NS		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/0668	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	02/06/2010
Location:	102 Highgate Hill N6 5HE		
Proposal:	Use of 2nd floor of the property as a self-contained flat.		
Application No:	HGY/2010/0673	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/06/2010
Location:	Flat 1, 29 Milton Road N6 5QD		
Proposal:	Erection of timber-framed green-roofed garden studio.		
Application No:	HGY/2010/0706	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/06/2010
Location:	35 Cholmeley Crescent N6 5EX		
Proposal:	Erection of front dormer window.		

Application No:	HGY/2010/0710	Officer:	Valerie Okeiyi	Decision Date:	16/06/2010
Decision:	REF				
Location:	8 Somerset Gardens N6 5EQ				
Proposal:	Fell one Poplar tree to ground level.				
Application No:	HGY/2010/0722	Officer:	Jill Warren	Decision Date:	08/06/2010
Decision:	GTD				
Location:	Far End Compton Avenue N6 4LH				
Proposal:	Tree works to include remove deadwood of 1 x Oak tree and reduce back by up to 4 meters of 1 x Birch tree.				
Application No:	HGY/2010/0738	Officer:	Valerie Okeiyi	Decision Date:	14/06/2010
Decision:	GTD				
Location:	Westbury House, Cromwell Place N6 5HR				
Proposal:	Erection of a single storey rear store extension and erection of single storey conservatory.				
Application No:	HGY/2010/0740	Officer:	Michelle Bradshaw	Decision Date:	03/06/2010
Decision:	REF				
Location:	283 Archway Road N6 5AA				
Proposal:	Change of use of property from shop (A1) to restaurant (A3).				
Application No:	HGY/2010/0746	Officer:	Tara Jane Fisher	Decision Date:	16/06/2010
Decision:	REF				
Location:	Flat A, 8 Milton Road N6 5QD				
Proposal:	Erection of rear dormer window with rear roof terrace.				
Application No:	HGY/2010/0754	Officer:	Jill Warren	Decision Date:	17/06/2010
Decision:	REF				
Location:	12 Yeatman Road N6 4DT				
Proposal:	Erection of first floor extension.				
Application No:	HGY/2010/0764	Officer:	Ruma Nowaz	Decision Date:	16/06/2010
Decision:	GTD				
Location:	Flat 1, 60 Milton Park N6 5PZ				
Proposal:	Certificate of Lawfulness for retention of existing Upvc French Doors and windows.				
Application No:	HGY/2010/0790	Officer:	Subash Jain	Decision Date:	01/06/2010
Decision:	GTD				
Location:	35 Talbot Road N6 4QS				
Proposal:	Erection of single storey rear extension and replacement of balcony/rear doors				
Application No:	HGY/2010/0839	Officer:	Michelle Bradshaw	Decision Date:	14/06/2010
Decision:	GTD				
Location:	260 Archway Road N6 5AX				
Proposal:	Roof extension to create one bedroom flat and insertion of four conservation rooflights to front elevation				

Application No: **HGY/2010/0898** Officer: Subash Jain
 Decision: GTD Decision Date: 02/06/2010
 Location: Flat 1, 58 Southwood Lane N6 5DY
 Proposal: Non-material amendments to approved planning permission HGY/2007/0888 to replace double sash window with single sash window

WARD: **Hornsey**

Application No: **HGY/2010/0636** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 26/05/2010
 Location: 41 Rosebery Gardens N8 8SH
 Proposal: Erection of single storey rear extension and conversion of existing garage into a habitable room.

Application No: **HGY/2010/0644** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 26/05/2010
 Location: 118 Nelson Road N8 9RN
 Proposal: Erection of a second floor rear roof extension.

Application No: **HGY/2010/0797** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 18/06/2010
 Location: 32 Hillfield Avenue N8 7DT
 Proposal: Erection of rear ground floor single storey extension with rooflight and folding / sliding doors.

Application No: **HGY/2010/0816** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 04/06/2010
 Location: Hornsey School For Girls, Inderwick Road N8 9JF
 Proposal: Non - material amendments following a grant planning permission for the student street works to be omitted from the scheme and the wildlife garden to be developed by the school as an educational project.

Application No: **HGY/2010/0823** Officer: Oliver Christian
 Decision: NOT DEV Decision Date: 18/06/2010
 Location: 36 Linzee Road N8 7RE
 Proposal: Certificate of lawfulness for the conversion of two self-contained flats into a single family dwellinghouse.

WARD: **Muswell Hill**

Application No: **HGY/2010/0264** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 11/06/2010
 Location: 159 Priory Road N8 8NB
 Proposal: Installation of kitchen extractor system.

Application No: **HGY/2010/0466** Officer: Subash Jain
 Decision: REF Decision Date: 27/05/2010
 Location: 1 Treeside Place, Cranley Gardens N10 3AR
 Proposal: Retention of access and sliding gates linked to closure of the existing access

Application No:	HGY/2010/0507	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	27/05/2010
Location:	25 Muswell Hill N10 3PR		
Proposal:	Non-material amendments to approved planning application HGY/2009/1613 for insertion of new conservation window to rear roofslope.		
Application No:	HGY/2010/0597	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/05/2010
Location:	51 Fortis Green Road N10 3HP		
Proposal:	Installation of new shopfront		
Application No:	HGY/2010/0604	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2010
Location:	1-5 Summerland Gardens N10 3QN		
Proposal:	Change of use of ground floor offices (B1) to sports rehabilitation clinic (D1)		
Application No:	HGY/2010/0623	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	25/05/2010
Location:	6-8 Muswell Hill Broadway N10 3RT		
Proposal:	Display of externally illuminated fascia sign		
Application No:	HGY/2010/0628	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/05/2010
Location:	6- 8 Muswell Hill Broadway N10 3RT		
Proposal:	Installation of new shopfront		
Application No:	HGY/2010/0703	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/06/2010
Location:	35a Farrer Road N8 8LD		
Proposal:	Tree works to include removal of 1 x Silver Birch Tree.		
Application No:	HGY/2010/0712	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/06/2010
Location:	Former Hornsey Central Hospital, Park Road N8 8JL		
Proposal:	Approval of Details pursuant to Condition 5 (Landscaping), Condition 6 (Hard Landscaping) and Condition 9 (Boundary treatment) attached to planning permission HGY/2009/0219		
Application No:	HGY/2010/0719	Officer:	Jill Warren
Decision:	PERM REQ	Decision Date:	11/06/2010
Location:	70 Barrington Road N8 8QX		
Proposal:	Certificate of Lawfulness for increase in height and modernisation of existing basement, including minor alterations to front garden to increase size of lightwell to basement.		
Application No:	HGY/2010/0733	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/06/2010
Location:	51 Fortis Green Road N10 3HP		
Proposal:	Display of 1 x externally illuminated fascia sign and non - illuminated projecting sign.		

Application No: **HGY/2010/0768** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 16/06/2010
 Location: 17 Firs Avenue N10 3LY
 Proposal: Erection of rear dormer window with insertion of 2 x skylights to front roof slope to facilitate a loft conversion.

Application No: **HGY/2010/0932** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 14/06/2010
 Location: 61 Etheldene Avenue N10 3QD
 Proposal: Certificate of Lawfulness for erection of single storey rear extension.

WARD: Noel Park

Application No: **HGY/2010/0608** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/05/2010
 Location: 58-60 High Road N22 6BX
 Proposal: Change of use of existing property to A2 (financial and professional services) to form an extension to existing bank branch at No.62 High Road

Application No: **HGY/2010/0641** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/05/2010
 Location: 31 Westbury Avenue N22 6BS
 Proposal: Erection of single storey rear extension and change of use from A1 (shop) to A2 (financial and professional services)

Application No: **HGY/2010/0642** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 25/05/2010
 Location: 31 Westbury Avenue N22 6BS
 Proposal: Conversion of first / second floor maisonette into 2 x one-bed self-contained flats incorporating a second floor rear extension

Application No: **HGY/2010/0656** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 01/06/2010
 Location: 17 Caxton Road N22 6TB
 Proposal: Retrospective planning permission for retention of 3 self contained flats.

Application No: **HGY/2010/0659** Officer: Subash Jain
 Decision: GTD Decision Date: 01/06/2010
 Location: 1-3 High Road N22 6YD
 Proposal: Installation of ATM

Application No: **HGY/2010/0716** Officer: Subash Jain
 Decision: GTD Decision Date: 09/06/2010
 Location: 190 Moselle Avenue N22 6EX
 Proposal: Demolition of existing bathroom pod / kitchen lean-to and erection of single storey rear extension.

Application No:	HGY/2010/0725	Officer:	Valerie Okeiyi	Decision Date:	14/06/2010
Decision:	REF				
Location:	50 Morley Avenue N22 6NG				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/0750	Officer:	Tara Jane Fisher	Decision Date:	16/06/2010
Decision:	REF				
Location:	63 Cobham Road N22 6RP				
Proposal:	Erection of single storey rear extension and conversion of existing property into two self contained flats.				
Application No:	HGY/2010/0751	Officer:	Tara Jane Fisher	Decision Date:	16/06/2010
Decision:	GTD				
Location:	55 Cobham Road N22 6RP				
Proposal:	Erection of single storey rear extension with insertion of 4 x velux windows to rear elevation.				
Application No:	HGY/2010/0806	Officer:	Jill Warren	Decision Date:	16/06/2010
Decision:	GTD				
Location:	121 Hewitt Avenue N22 6QE				
Proposal:	Erection of single storey rear extension.				

WARD: Northumberland Park

Application No:	HGY/2010/0348	Officer:	Michelle Bradshaw	Decision Date:	02/06/2010
Decision:	GTD				
Location:	Northumberland Park School, Trulock Road N17 0PG				
Proposal:	Non-material amendments for alterations to landscape scheme attached to planning permission HGY/2008/0857.				
Application No:	HGY/2010/0358	Officer:	Valerie Okeiyi	Decision Date:	04/06/2010
Decision:	GTD				
Location:	Coombes Croft Library, High Road N17 8AG				
Proposal:	Approval of details pursuant to condition 9 (construction method statement) attached to planning permission HGY/2008/0917.				
Application No:	HGY/2010/0667	Officer:	Jill Warren	Decision Date:	02/06/2010
Decision:	REF				
Location:	80A White Hart Lane N17 8HP				
Proposal:	Installation of Automated Telling Machine (ATM)				
Application No:	HGY/2010/0677	Officer:	Valerie Okeiyi	Decision Date:	04/06/2010
Decision:	GTD				
Location:	852-858 High Road N17 0EY				
Proposal:	Display of 1 x internally illuminated individual letter sign and 1 x internally illuminated projecting sign.				

Application No: **HGY/2010/0688** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/06/2010
 Location: 852 High Road N17 0EY
 Proposal: Installation of 2x CCTV cameras, installation of 2x down lighters and installation of 3x additional AC condenser units

Application No: **HGY/2010/0735** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2010
 Location: 806 High Road N17 0DH
 Proposal: Demolition of single storey rear extension, erection of single storey rear extension and installation of new shopfront, including internal alterations

Application No: **HGY/2010/0736** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2010
 Location: 806 High Road N17 0DH
 Proposal: Display of 1 x internally illuminated fascia sign, 1 x internally illuminated projecting sign and 1 x non-illuminated window vinyl.

WARD: **St Anns**

Application No: **HGY/2010/0617** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 25/05/2010
 Location: 2-126 Victoria Crescent N15 5LR
 Proposal: Replacement of existing crittal single glazed windows with Pvcu double glazed windows

Application No: **HGY/2010/0676** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 02/06/2010
 Location: 261-263 West Green Road N15 3BH
 Proposal: Installation of extractor fan to existing A3 unit.

Application No: **HGY/2010/0757** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 17/06/2010
 Location: 77 Station Crescent N15 5BG
 Proposal: Erection of rear dormer windows.

WARD: **Seven Sisters**

Application No: **HGY/2010/0647** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 26/05/2010
 Location: 70 Fairview Road N15 6LJ
 Proposal: Change of use of ground floor to one bed residential unit

Application No: **HGY/2010/0649** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 01/06/2010
 Location: 58 High Road N15 6JU
 Proposal: Retrospective planning permission for the retention of decking and fencing to rear first floor level

Application No:	HGY/2010/0666	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/06/2010
Location:	507 Seven Sisters Road N15 6EP		
Proposal:	Change of use from A1 (shop) to A1 (shop) and A3 (restaurant) use		
Application No:	HGY/2010/0714	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	03/06/2010
Location:	Block D Third Floor, Oriental Carpet Centre, 105 Eade Road N4 1TJ		
Proposal:	Construction of an electricity utility head house building.		
Application No:	HGY/2010/0742	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	11/06/2010
Location:	2 Franklin Street N15 6QH		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/0878	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/06/2010
Location:	185 Plevna Crescent N15 6DZ		
Proposal:	Replacement of existing brown wood framed metal windows with brown UPVC windows.		
Application No:	HGY/2010/0916	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	04/06/2010
Location:	Low Profile House, 85 Eade Road N4 1DJ		
Proposal:	Approval of details pursuant to conditions 3 (demolition management plan), 4 (construction vehicle management plan), 5 (relocation schedule / noise and ventilation survey), 6 (details of materials) and 7 (Considerate Contractor scheme) attached to planning reference HGY/2009/1431.		

WARD: Stroud Green

Application No:	HGY/2009/1066	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/06/2010
Location:	67 Victoria Road N4 3SN		
Proposal:	Conversion of property into 2 x 2 bed flats and 1 x 1 bed flat, and erection of side / rear extensions (revised scheme).		
Application No:	HGY/2010/0607	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/05/2010
Location:	22 Mount Pleasant Crescent N4 4HP		
Proposal:	Formation of two rear dormers and installation of two velux rooflights to front elevation to create a loft conversion		
Application No:	HGY/2010/0627	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	25/05/2010
Location:	Flat 1, 36 Oakfield Road N4 4NL		
Proposal:	Use of part of ground floor of property as a self contained flat.		

Application No: **HGY/2010/0662** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/06/2010
 Location: 7 Uplands Road N8 9NN
 Proposal: Tree works to include prune to shape, crown reduction and crown thinning by 35% to 1 Oak Tree in rear garden.

Application No: **HGY/2010/0694** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 26/05/2010
 Location: 87 Mayfield Road N8 9LN
 Proposal: Erection of single storey lean-to extension including alterations

Application No: **HGY/2010/0718** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 27/05/2010
 Location: 1 Oxford Road N4 3HA
 Proposal: Erection of second floor side extension including external and internal alterations.

Application No: **HGY/2010/0744** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 03/06/2010
 Location: Flat 1, 92 Stapleton Hall Road N4 4QA
 Proposal: Replacement of existing mixed wooden casement and metal louvre windows with white UPVC double glazed sash windows.

Application No: **HGY/2010/0763** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 18/06/2010
 Location: 63 Upper Tollington Park N4 4DD
 Proposal: Replacement of existing timber sash windows with double glazed timber sash windows.

Application No: **HGY/2010/0769** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/06/2010
 Location: 42 Beatrice Road N4 4PD
 Proposal: Replacement of existing single glazed wooden windows with double glazed wooden windows.

Application No: **HGY/2010/0776** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 18/06/2010
 Location: 28 Albany Road N4 4RL
 Proposal: Demolition of existing extension and erection of single storey rear extension.

WARD: Tottenham Green

Application No: **HGY/2010/0021** Officer: Oliver Christian
 Decision: GTD Decision Date: 10/06/2010
 Location: 2 Wakefield Road N15 4NL
 Proposal: Demolition of existing property and erection of two storey building comprising of 1 x two bed and 4 x one bed flats (Revised Scheme).

Application No:	HGY/2010/0070	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	04/06/2010
Location:	Tottenham Town Hall, Town Hall Approach Road N15 4RY		
Proposal:	Approval of Details pursuant to Conditions 17 and 21 (plan of archaeological work) attached to planning reference HGY/2008/2036.		
Application No:	HGY/2010/0614	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2010
Location:	8-32 Braemar Road N15 5LQ		
Proposal:	Replacement of existing single glazed windows with PVCu double glazed windows.		
Application No:	HGY/2010/0618	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2010
Location:	2-40 Russell Road N15 5LS		
Proposal:	Replacement of existing crittal single glazed windows with PVCu double glazed windows		
Application No:	HGY/2010/0675	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/06/2010
Location:	229 Philip Lane N15 4HL		
Proposal:	Erection of single storey side extension		
Application No:	HGY/2010/0680	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/06/2010
Location:	45-57 Portland Road N15 4SY		
Proposal:	Approval of details pursuant to conditions 7 (Central Aerial System) and 8 (Energy Strategy) attached to planning permission HGY/2009/0032.		
Application No:	HGY/2010/0743	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/06/2010
Location:	115 Clyde Road N15 4JZ		
Proposal:	Amendments to approved scheme HGY/2009/0138 to insert 2 additional windows to rear elevation and revise door position to rear elevation, including minor amendments to window style and details of external finishes.		
Application No:	HGY/2010/0747	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	15/06/2010
Location:	Tottenham Town Hall, Town Hall Approach Road N15 4RY		
Proposal:	Approval of details pursuant to conditions 2 (development), 11 (phasing programme) and 15 (access gate) attached to planning permission HGY/2008/2033. Approval of details pursuant to conditions 2 (development) attached to planning permission HGY/2008/2035. Approval of details pursuant to conditions 2a (demolition), 11a(c) (fully annotated and dimensioned plans) and 11a(e) (sections & elevations) attached to planning permission HGY/2008/2036		
Application No:	HGY/2010/0760	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	27/05/2010
Location:	2-8 Elizabeth Place N15 4LA		
Proposal:	External alterations to dwelling houses in association with retrofitting proposals and erection of a single storey plant room to the flank of No. 2 Elizabeth Place.		

Application No: **HGY/2010/0765** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/06/2010
 Location: Flat A, 32 Westerfield Road N15 5LD
 Proposal: Retrospective planning application for retention of existing UPVC windows.

Application No: **HGY/2010/0978** Officer: Stuart Cooke
 Decision: GTD Decision Date: 17/06/2010
 Location: Tottenham Town Hall, Town Hall Approach Road N15 4RY
 Proposal: Approval of details pursuant to conditions 1 (signed contract), 11a (a) (full condition survey), 11a (b) (specification of works), 11a (f) (salvage strategy), 11b (d) (salvage strategy), and 18 (materials) attached to planning reference HGY/2008/2036.

WARD: Tottenham Hale

Application No: **HGY/2010/0509** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/05/2010
 Location: 608-610 High Road N17 9TA
 Proposal: Display of 1 x illuminated lettering box and 1 x illuminated lettering projecting sign.

Application No: **HGY/2010/0639** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 01/06/2010
 Location: 1 Lansdowne Road N17 0LL
 Proposal: Change of use from windscreen centre to car wash

Application No: **HGY/2010/0684** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 02/06/2010
 Location: 41 Whitbread Close N17 0YB
 Proposal: Retrospective planning permission for replacement of existing wooden windows with white PVC windows

Application No: **HGY/2010/0696** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/06/2010
 Location: 18 Lansdowne Road N17 9XE
 Proposal: Replacement of existing timber windows with new timber double-glazed windows to match existing.

Application No: **HGY/2010/0702** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 27/05/2010
 Location: Tottenham Telephone Exchange, Reform Row N17 9SZ
 Proposal: Replacement of existing glazing to 4 windows on first floor with aluminium weather louvers.

Application No: **HGY/2010/0717** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 09/06/2010
 Location: 69 Holcombe Road N17 9AR
 Proposal: Demolition of existing extension and erection of single storey rear extension.

Application No: **HGY/2010/0728** Officer: Stuart Cooke
 Decision: GTD Decision Date: 04/06/2010
 Location: GLS Depot, Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to approved planning application HGY/2006/1177 for Block NW of the Hale Village Masterplan, relating to conditions 12 (refuse details), 15 (details of car / cycle parking), 27 (foundation design), 27a (noise and dust monitoring), 28 (construction and environmental management plan), 37 (external lighting), 38 (acoustic report) and 62 (water efficiency measures).

WARD: West Green

Application No: **HGY/2010/0413** Officer: Jill Warren
 Decision: GTD Decision Date: 11/06/2010
 Location: 315 Lordship Lane N17 6AB
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/0556** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 11/06/2010
 Location: 64 Stanmore Road N15 3PS
 Proposal: Erection of single rear extension and erection of dormer extension (Certificate of Lawfulness proposed).

Application No: **HGY/2010/0638** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 01/06/2010
 Location: 319 Lordship Lane N17 6AB
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/0645** Officer: Subash Jain
 Decision: REF Decision Date: 01/06/2010
 Location: 403b Lordship Lane N17 6AE
 Proposal: Change of use of existing hot food takeaway (A5) to mini-cab base.

Application No: **HGY/2010/0674** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 02/06/2010
 Location: 20 Rusper Road N22 6RA
 Proposal: Erection of rear dormer window with insertion of 3 x velux windows to facilitate a loft conversion

WARD: White Hart Lane

Application No: **HGY/2010/0580** Officer: Ruma Nowaz
 Decision: REF Decision Date: 04/06/2010
 Location: 212 The Roundway N17 7DE
 Proposal: Erection of single storey rear conservatory including store room.

Application No: **HGY/2010/0640** Officer: Jill Warren
 Decision: REF Decision Date: 01/06/2010
 Location: 11 Mayfair Gardens N17 7LP
 Proposal: Retrospective planning application for retention of existing ground floor rear extension and shed in rear garden

Application No: **HGY/2010/0678** Officer: Subash Jain
 Decision: GTD Decision Date: 10/06/2010
 Location: 28 Cavell Road N17 7BJ
 Proposal: Demolition of existing shed and erection of single storey rear extension.

WARD: Woodside

Application No: **HGY/2010/0669** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 28/05/2010
 Location: 746-748 Lordship Lane N22 5JP
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign

Application No: **HGY/2010/0690** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 01/06/2010
 Location: 746-748 Lordship Lane N22 5JP
 Proposal: Installation of 1 x new domed CCTV camera and 2 x additional air conditioning condensers

Application No: **HGY/2010/0692** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 28/05/2010
 Location: 208 High Road N22 8HH
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign

Application No: **HGY/2010/0724** Officer: Jill Warren
 Decision: PERM REQ Decision Date: 14/06/2010
 Location: 56 Maryland Road N22 5AN
 Proposal: Mansard roof extension with insertion of 1 x velux window to front elevation (Certificate of Lawfulness).

Application No: **HGY/2010/0753** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/06/2010
 Location: 30 Saxon Road N22 5EB
 Proposal: Replacement of rear windows with new sliding door including new metal balustrade.

Application No: **HGY/2010/0808** Officer: Matthew Gunning
 Decision: GTD Decision Date: 11/06/2010
 Location: Freemasons Tavern, 646 Lordship Lane N22 5JH
 Proposal: Non-material amendments to approved planning permission HGY/2008/1079 for re-location of the bin stores and minor re-positioning of windows to the facade.



Haringey Council

Agenda item:

[]

Planning Committee

On 12th July 2010

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

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

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

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

2. Summary

Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 14th June 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 12 July 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

May 2010 Performance

In May 2010 there were 162 planning applications determined, with performance in each category as follows -

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

81% of minor applications were determined within 8 weeks (25 out of 31 cases)

82% of other applications were determined within 8 weeks (106 out of 130 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 May, there were 295 planning applications determined, with performance in each category as follows -

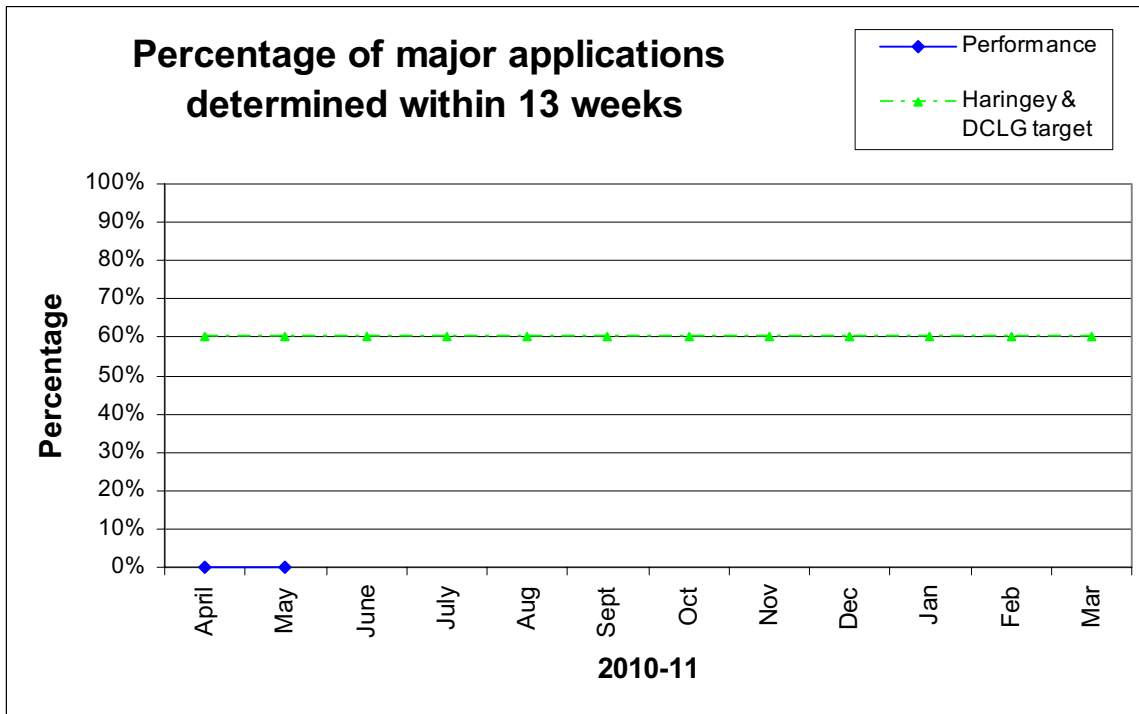
0% of major applications were determined within 13 weeks (0 out of 2)

83% of minor applications were determined within 8 weeks (45 out of 54 cases)

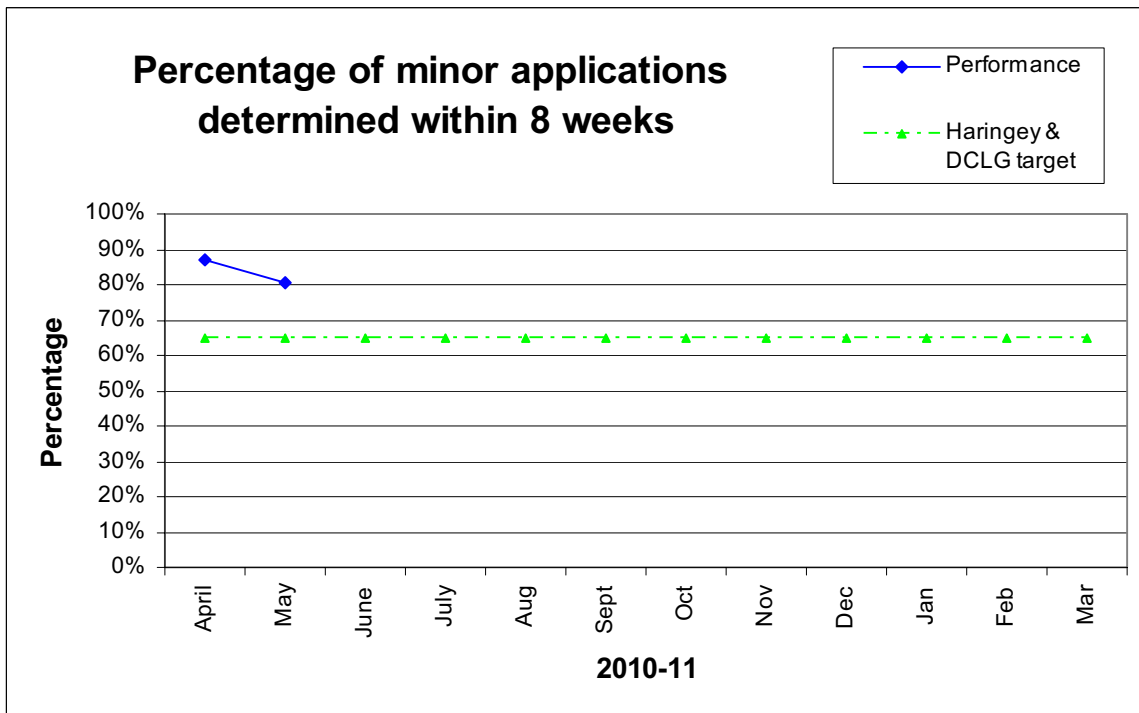
82% of other applications were determined within 8 weeks (195 out of 239 cases)

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

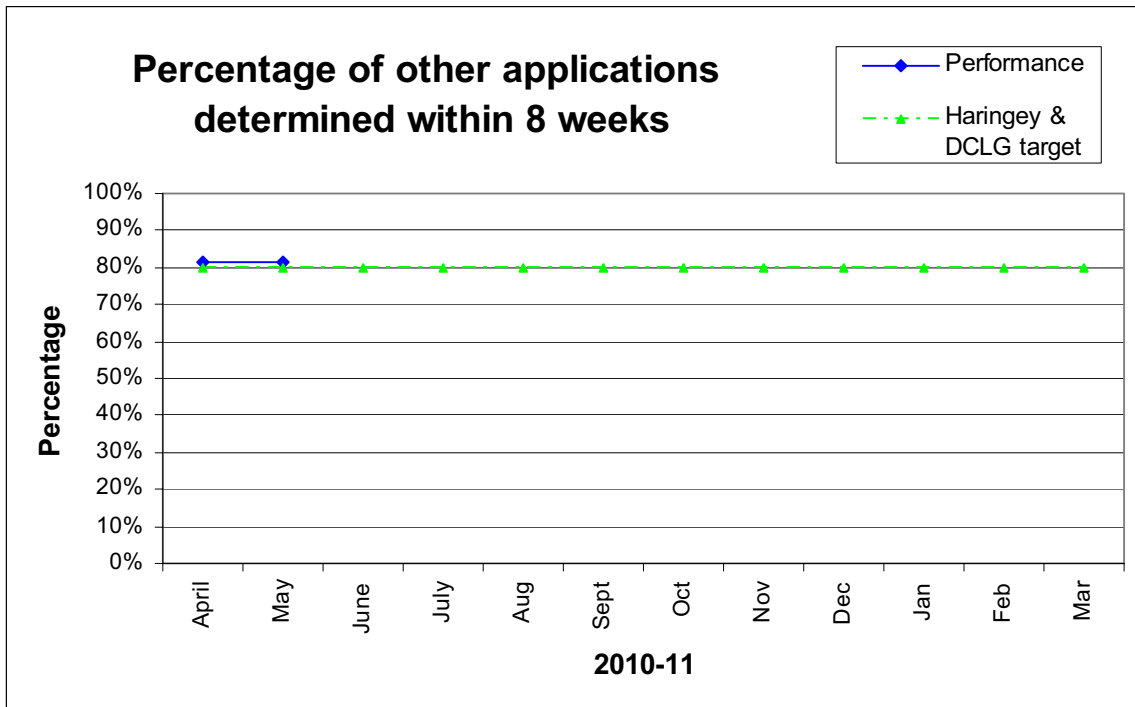
Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11



Last 12 months performance – June 2009 to May 2010

In the 12 month period June 2009 to May 2010 there were 1699 planning applications determined, with performance in each category as follows -

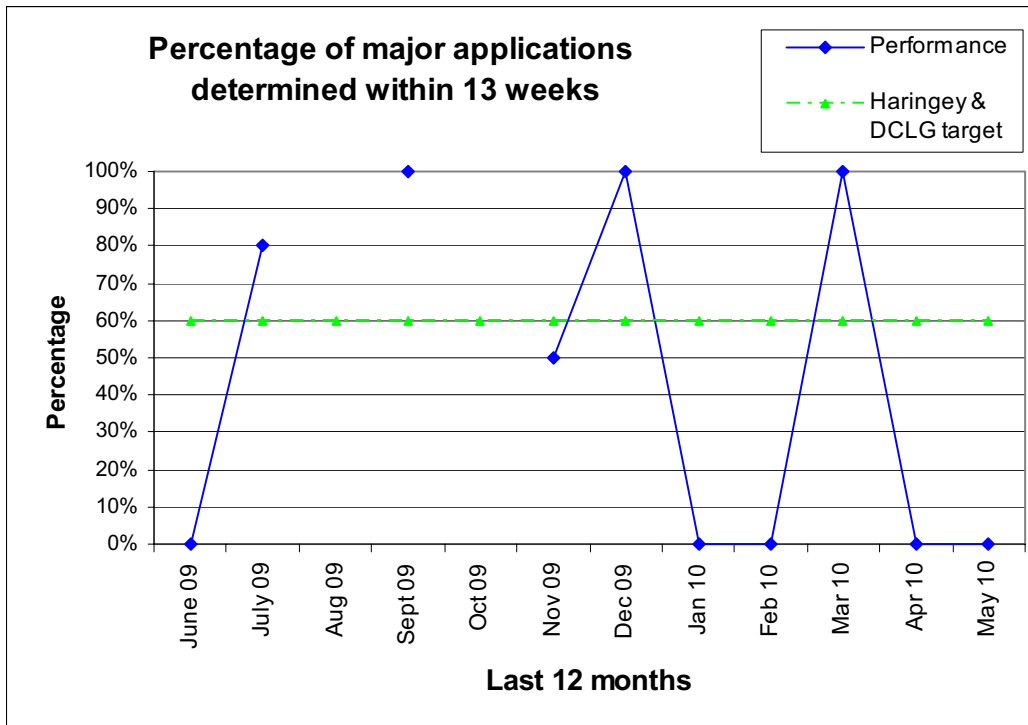
60% of major applications were determined within 13 weeks (12 out of 20)

77% of minor applications were determined within 8 weeks (282 out of 367 cases)

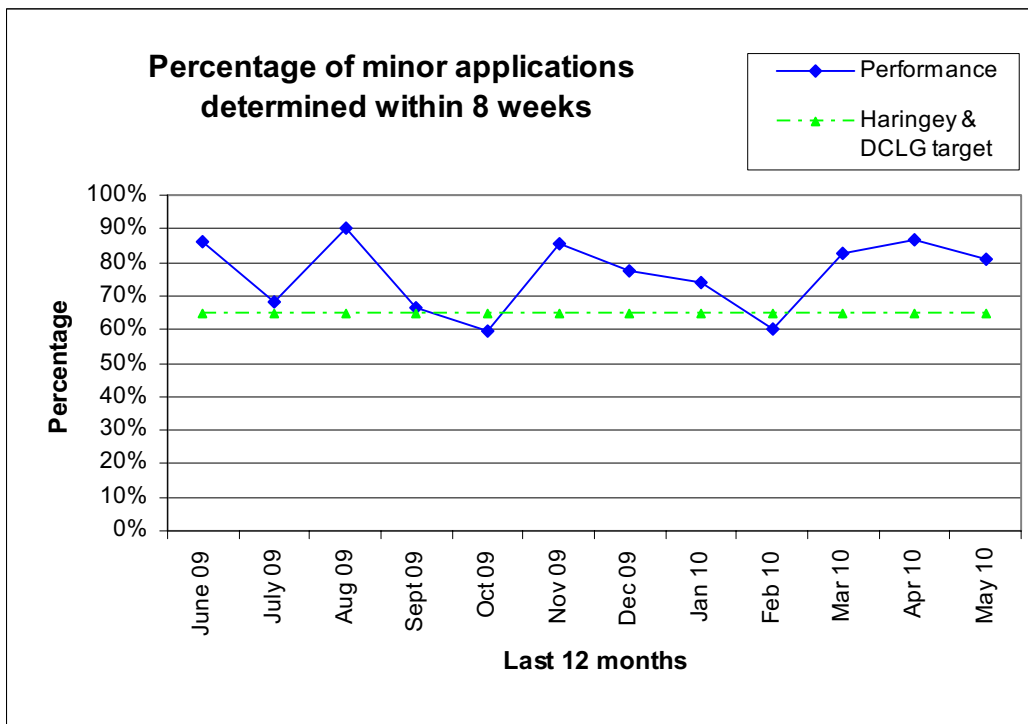
86% of other applications were determined within 8 weeks (1126 out of 1312 cases)

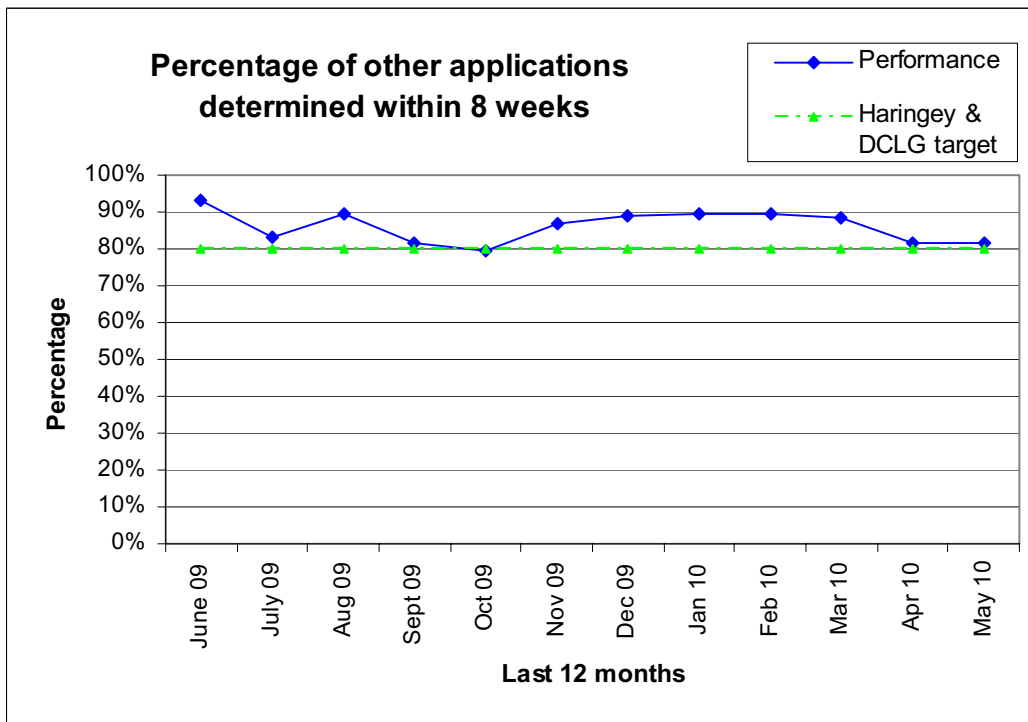
The 12 month performance for each category is shown in the following graphs:

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

May 2010 Performance

In May 2010, excluding Certificate of Lawfulness applications, there were 137 applications determined of which:

87% were granted (119 out of 137)

13% were refused (18 out of 137)

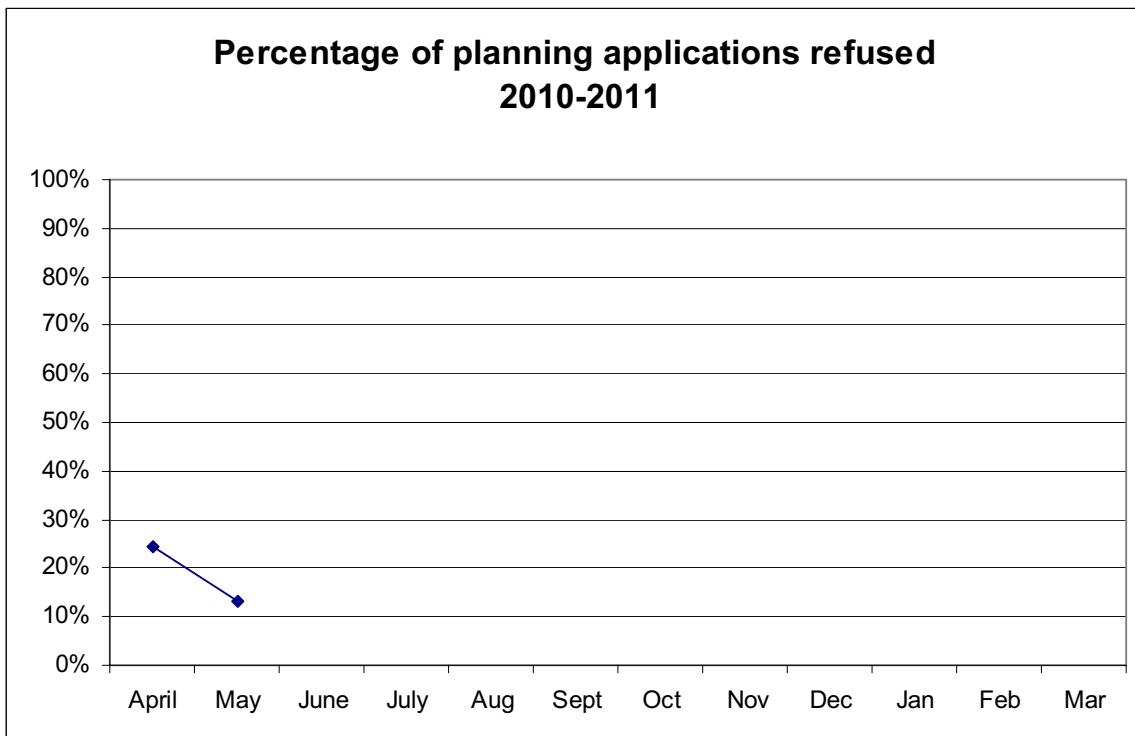
Year Performance – 2010/11

In the financial year 2010/11 up to the end of May, excluding Certificate of Lawfulness applications, there were 248 applications determined of which:

82% were granted (203 out of 248)

18% were refused (45 out of 248)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

May 2010 Performance

In May 2010 there was 1 planning appeal determined against Haringey's decision to refuse planning permission, with performance being as follows -

100% of appeals allowed on refusals (1 out of 1 cases)

0% of appeals dismissed on refusals (0 out of 1 cases)

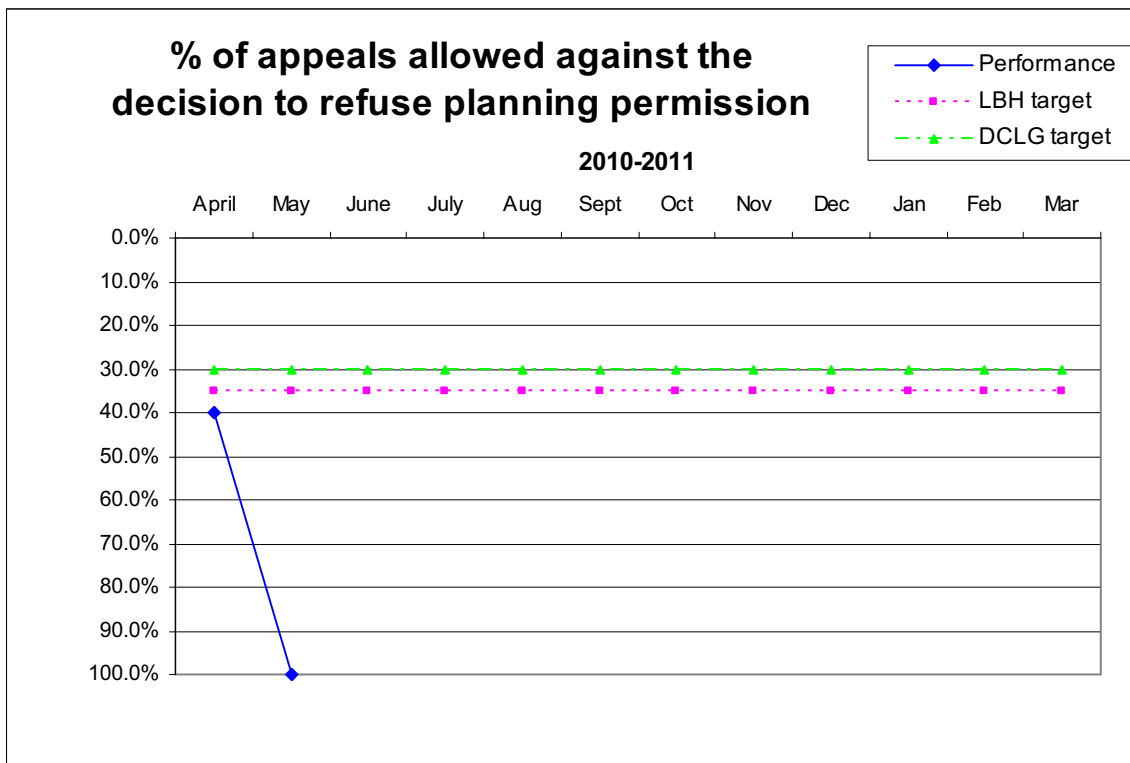
Year Performance – 2010/11

In the financial year 2010/11, up to the end of May, there were 6 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

50% of appeals allowed on refusals (3 out of 6 cases)

50% of appeals dismissed on refusals (3 out of 6 cases)

The monthly performance is shown in the following graph:



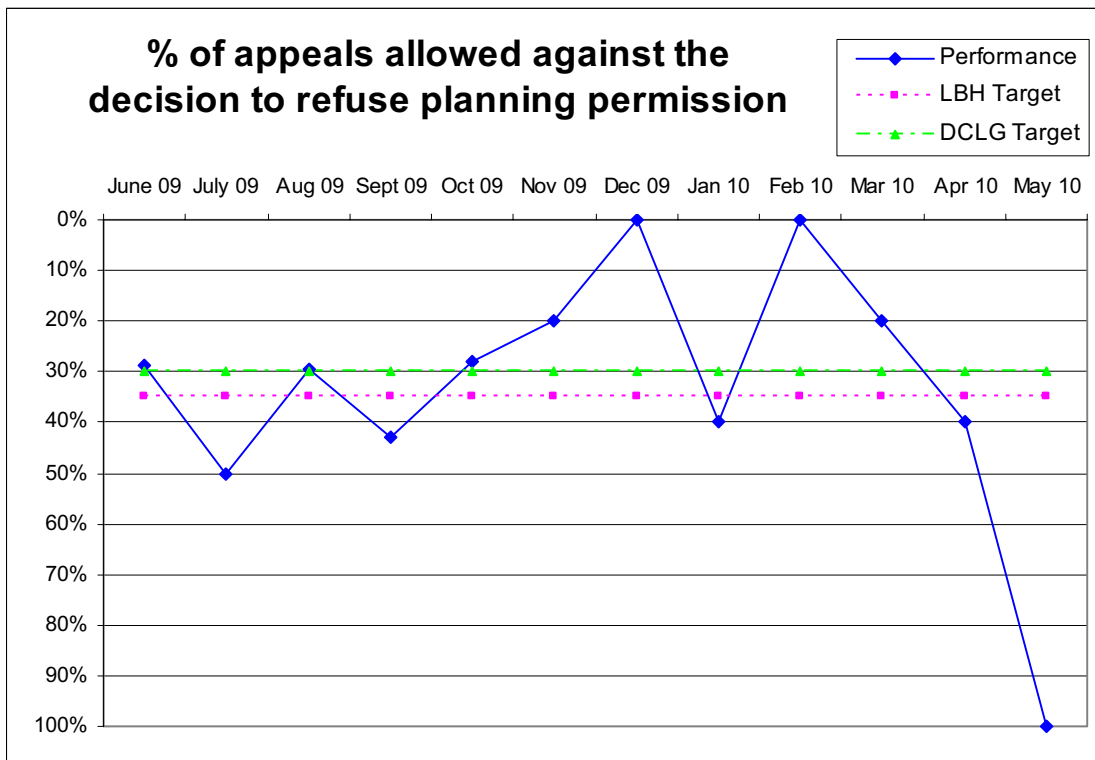
Last 12 months performance – June 2009 to May 2010

In the 12 month period June 2009 to May 2010 there were 94 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

29.8% of appeals allowed on refusals (28 out of 94 cases)

70.2% of appeals dismissed on refusals (66 out of 94 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 12 July 2010

Building Control Performance Statistics

May 2010 Performance

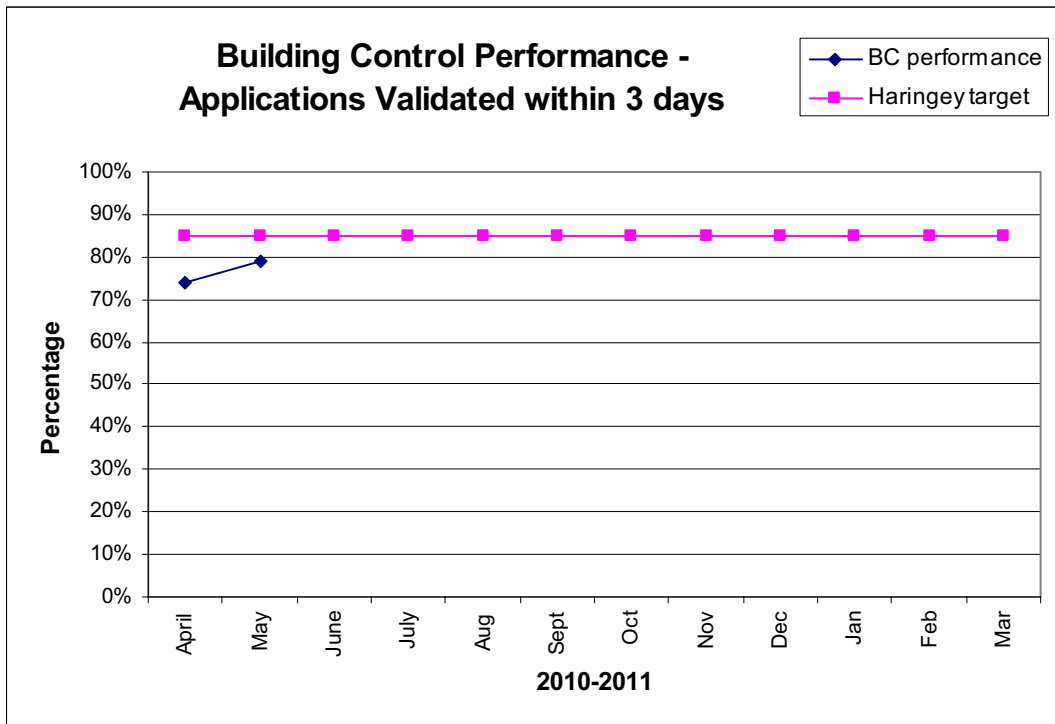
In May 2010 Building Control received 156 applications which were broken down as follows:-

- 57 Full Plans applications;
- 67 Building Notice applications;
- 30 Initial Notices and
- 2 Regularisation applications.

Performance on these applications in May was as follows:

79% of applications were validated within 3 days (against a target of 85%)

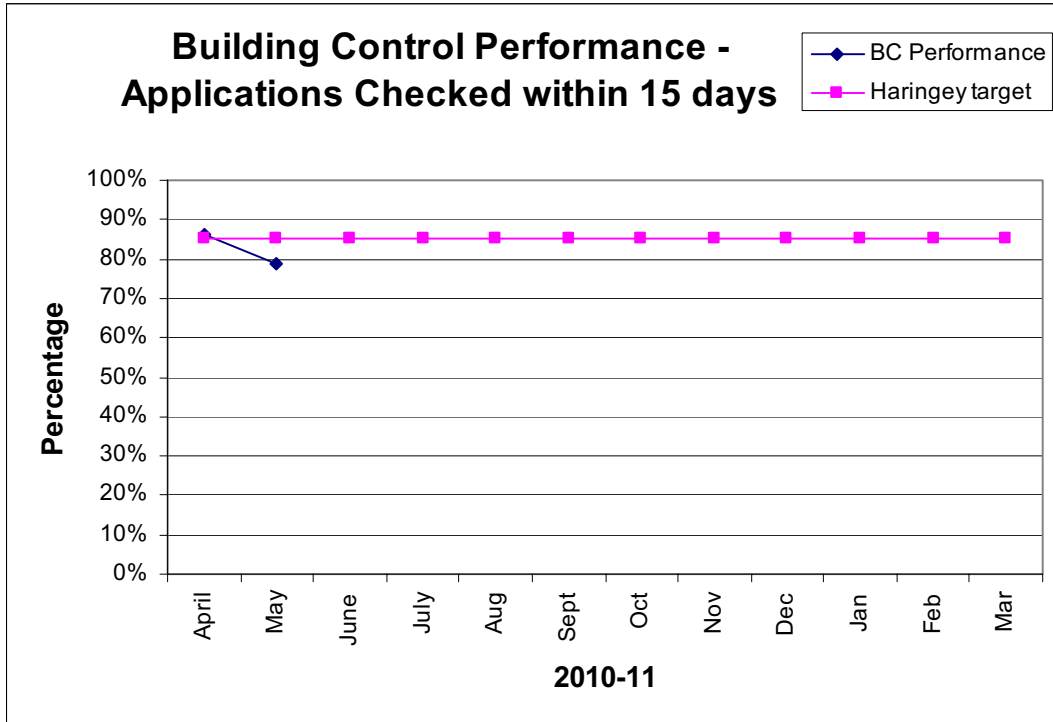
The monthly performance is shown in the following graph:



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

79% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



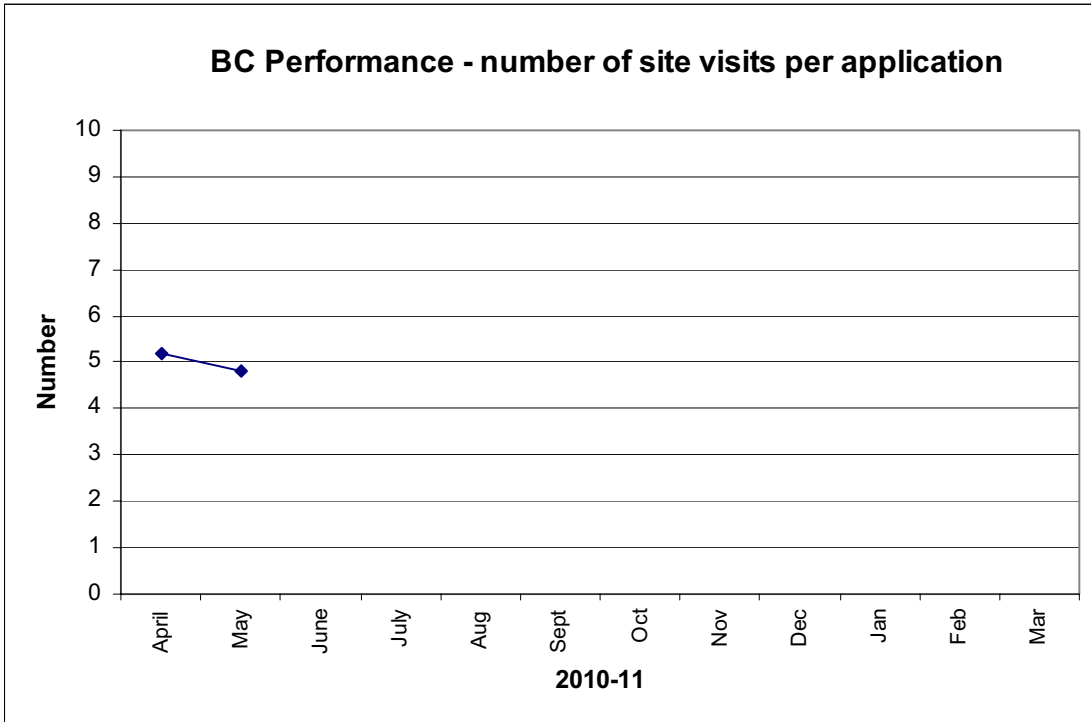
Within the same period, Building Control also received:

Notification of 23 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in May 2010, there were 89 commencements and 703 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in May 2010 the average number of site visits per application was 4.8. 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
May 2010

S.330 – REQUESTS FOR INFORMATION SERVED

1. 1 St Margarets Avenue N15, possible unauthorised loft conversion and conversion to 2 units, 11/05/10

ENFORCEMENT NOTICES SERVED

1. 63 Gladesmore Road N15, unauthorised loft conversion and extension to rear, 10/05/10
2. 23 Coniston Road N10, unauthorised door leading to roof terrace, 11/05/10
3. 7 Orchard Place N17, Unauthorised rear roof extension, refused p/p ref: HGY/2009/0558, 18/05/10
4. 1st floor flat, 3 Seymour Road N8, unauthorised roof terrace, 20/05/10
5. 89-91 Wargrave Avenue N15, unauthorised development, 20/05/10

BREACH OF CONDITION NOTICE SERVED

TEMPORARY STOP NOTICES SERVED

PLANNING CONTRAVENTION NOTICES SERVED

1. 449E Green Lanes N4, change of use to residential on ground floor, 15/05/10
2. 35 Ferme Park Road N4, unauthorised conversion to flats, 11/05/10
3. 5 Grand Parade N4, Change of use to more then 3 flats, 11/05/10
4. 110 Rivulet Road N17, property converted to 4 flats, 13/05/10
5. 20 Avenue Road N15, unauthorised flat conversion, 25/05/10

SECTION 215 (Untidy Site) NOTICE SERVED

1.45 Creighton Avenue, property being converted from single family dwelling to HMO, 04/05/10

PROSECUTIONS SENT TO LEGAL

1. 10 Hampden Lane N17
2. 12 Buckingham Road N4
3. 36 Downhills Park Road N17
4. Unit 4 Gaunson House Markfield Road N15

APPEAL DECISION

1. 19 Coniston Road N10 En allowed (dormer) Dismissed (conversion to flat)

SUCCESFUL PROSECUTIONS

None

CAUTIONS

1. 7 Coningsby Road N4, Basement being turned into a residential unit, 06/05/10 £685 costs

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Haringey Council

Agenda item:

[No.]**Planning Committee****On 12th July 2010**Report Title. **Planning Enforcement Update**Report of **Director of Urban Environment**

Signed :


 . 28th June 2010.

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

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

- 1.1. To inform Members on Planning Enforcement's progress in maintaining service delivery in the first quarter of 2010/11.
- 1.2. To inform members on proposed actions to improve the perception of Planning Enforcement following resident focus groups.

2. Introduction by Cabinet Member (if necessary)

- 2.1. Not Necessary

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. Not applicable

4. Recommendations

- 4.1. The service will continue to maintain its performance in managing the number of open cases.
- 4.2. The service will implement improvements to the perception of the service based upon the conclusion of resident focus groups.

5. Reason for recommendation

- 5.1. Excellent performance is being made in maintaining the number of open cases, now at 364. However, the perception of the service remains an issue.

6. Other options considered

- 6.1. Not applicable

7. Summary

- 7.1. This report updates members of the Planning Committee on Planning Enforcement's performance in maintaining low levels of open cases, and the actions to improve the perception of the service.

8. Planning Enforcement Performance and Service Update

- 8.1 Appendix 1 demonstrates the number of open cases by the year received. In 2009/10 the service opened its lowest number of cases since 2006/2007. Our current caseload is 364. These include 187 cases received in 2010/11 and remain open.
- 8.2 Cases opened Pre 2007 involves some of our more complex and challenging cases. Compliance has not been gained in a number of these cases, although they have been prosecuted once and due to be prosecuted a second time. A review of all pre 2007 cases chaired by the Head of Enforcement Robin Payne, has been undertaken. The purpose of the review was to determine a way forward and to ensure that all available enforcement tools are being utilised.
- 8.3 Appendix 2 reports on Planning Enforcement's performance indicators in the 1st Quarter 2010/11. Performance remains consistent across the suite of indicators.
- 8.4 ENF 1 (Successful resolution of a case after 8 weeks) is 47% against a target of 40%. This indicator is 7% above target and demonstrates that Planning Enforcement continues to close cases after an initial 8 week investigation. The majority of cases closed within 8 weeks were permitted development, where no breach occurred or the development was immune from enforcement action.

- 8.5 ENF 3 (Customer satisfaction) As a result of low responses to customer satisfaction surveys. Resident focus groups consisting of cases investigated and closed in 2009/10 commenced in March 2010. The focus groups utilised a 6 step process, where residents plot their experience from becoming aware of the issue, through to how the service investigated and concluded the investigation.
- 8.6 The focus groups identified a number of areas where residents remain dissatisfied, namely; Letters at key stages of the investigation are not consistently being sent in line with our published service standards. Residents felt that there are insufficient proactive updates, outside of our published customer contact stages. Residents considered that they were not encouraged to contact the service direct. It was considered that explanations in our standard letters are not clear. Overall the focus groups identified that satisfaction is closely linked to the outcome of the case, although the enforcement function is limited by legislation.
- 8.7 An action plan is being finalised to address these areas of dissatisfaction. A review of all our standard letters will take place to make them clearer and more informative. Our acknowledgement letter will make reference to our website, with an invitation for the resident to contact the case officer for updates outside of our published contact points. Following benchmarking with other Authorities our website will be updated to contain more informative information on planning enforcement to help manage resident's expectations. Monitoring to ensure that standard letters at key points of the investigation are being sent will be improved. Customer services scripts will be reviewed to ensure residents and business receive as much information at the initial point of contact.
- 8.8 ENF 4 (Cases closed within target of 6 months) was 88% above the target of 80%. Cases that were not closed after 8 weeks fall within this performance indicator and involve some of our more complex cases. The majority of cases in this category were closed after compliance was gained through remediation or regularisation.
- 8.9 ENF 5 (Cases acknowledged within 3 working days) was 64%, below the target of 90%. This was due to technical and administrative difficulties in sending the acknowledgement letters. The service is currently looking at how to address this issue.
- 8.10 ENF 6 (Planning Enforcement Initial site inspections 3, 10, 15 working days) was 97%, above the target of 90%. This indicator demonstrates the number of days in which an initial site visit is carried out. The number of days for the initial site visit is determined by the priority of the alleged breach.
- 8.11 ENF 7 (Number of Planning Contravention Notices served) 11 PCNs were served requesting information on the activity being carried out on. This notice is used to determine if it is appropriate to serve an Enforcement Notice.
- 8.12 ENF 8 (Number of Enforcement Notices Served) 9 Enforcement Notices were served
- 8.13 ENF 9 (Number of enforcement notices appealed) 5 notices were appealed in the first quarter 2010/11.
- 8.14 ENF 10 (Number of enforcement notices withdrawn by the Council) 1 Enforcement Notices were withdrawn in the first quarter 2010/11.

- 8.15 ENF 11 (Number of prosecutions for non-compliance with Enforcement Notices). 4 completed prosecutions occurred in the first quarter 2010/11. This demonstrates that Planning Enforcement continues to be active in enforcing non-compliance with notices
- 8.16 ENF12 (Number of Notices (Other) served). In the first quarter 2010/11 3 notices other than Enforcement Notices were served.
- 8.17 Appendix 3 reports on Planning Enforcements closed cases outcomes in the 1st quarter 2010/11. Of the cases closed 53% was due to no breach, or fell under permitted development. The ability of the service to take enforcement action is linked to the perception of the service as there is an expectation that enforcement action will always take place. One of the challenges for the service will be how to reduce the number of service requests in this category. This will enable the reallocation of resources to other areas of planning enforcement such as alleged breaches in conservation areas. Of the case closed, 7% was due to immunity from enforcement action. In 11% of the cases closed, it was considered that enforcement action was not expedient and 29% was closed as a result of compliance, remediation or regularisation of the development.

9. Conclusions

- 9.1 Performance remains consistent across the suite of 2010/11 indicators. The service will continue to investigate alleged breaches and ensure that a manageable number of open cases are maintained.
- 9.2 The service continues to have issues regarding the perception of the service. An action is being finalised to help improve resident's perception of the service.

10. Chief Financial Officer Comments

- 10.1 The costs involved with maintaining the existing performance levels can be met from the revised budget 2010-11 for Planning Enforcement. The scale of legal costs remains a concern and these continue to be closely monitored. The service are currently negotiating a service level agreement with legal services that will help to control and monitor legal costs more effectively.

11. Head of Legal Services Comments

- 11.2 legal services has noted the contents of this report

12. Head of Procurement Comments –

- 12.1 Not applicable

13. Equalities & Community Cohesion Comments

13.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance in the first quarter of 2010/11.

14. Consultation

14.1 No consultation apart from the Head of Finance and Legal Services. The service meets routinely with colleagues from Development Control and Legal Services to review performance and improvements.

15. Service Financial Comments

15.1 The service has revised its legal budget for 2010/11, and is currently implementing a Service Level Agreement (SLA) with Legal Services service to help address Legal budget cost pressures.

16. Use of appendices /Tables and photographs

- a. Appendix 1 - The number of open cases by the year received
- b. Appendix 2 – 1st Quarter 2010/11 Performance indicators
- c. Appendix 3 - 1st Quarter 2010/11 Outcomes of Planning Enforcement Closed Cases

17. Local Government (Access to Information) Act 1985

Appendix 1 – Table demonstrating Planning Enforcement Caseload

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	1
2003/2004	881	1
sub total 2001/2 - 2003/4	2064	1 *
2004/2005	898	1
2005/2006	939	6
2006/2007	686	3
sub total 2004/5- 2006/7	2523	10**
2007/2008	914	12
2008/2009	1052	54
sub total 2007/8 - 2008/9	1966	66
2009-2010	878	216
2010-2011 (up to 17/6/10)	187	135
Total for all years		364

*** Of the 1 open cases pre 2004**

1 warrant case

****Of the 10 open cases pre 2007**

- 1 Guilty plea- awaiting sentencing
- 2 Compliance works undertaken
- 1 warrant case
- 3 already prosecuted however no compliance
- 3 Cases court summons issued

Appendix 2 Table indicating Performance indicators for Planning Enforcement 2010/11

Table of monthly performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2009/10
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	47% (58 out of 124)
ENF PLAN 3	Customer satisfaction with the service received	To be determined upon conclusion of resident focus groups	To be determined upon conclusion of resident focus groups
ENF PLAN 4	Cases closed within target time of 6 months	80%	88% (109 out of 124)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	64% (89 out of 140)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	97%
Performance Indicator Number	Performance Indicator description	Performance output year 2009/10	
ENF PLAN 7	Number of Planning Contravention Notices served	11	
ENF PLAN 8	Number of Enforcement Notices Served	9	
ENF PLAN 9	Number of enforcement notices appealed	5	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	1	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	4	
ENF PLAN 12	Number of Notices (Other) served	3	

Appendix 3 – Table showing Outcomes of Planning Enforcement Closed Cases 2010/11

Closure reason	Output 1st Quarter 2010/11
No breach/Permitted Development	68 (53%)
Not expedient	9 (7%)
Compliance/ Remediation/Regularisation	14 (11%)
Immune from enforcement action	37 (29%)
Total	128



Agenda item:

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Planning Committee

On 12th July 2010

Report Title: **Town & Country Planning Act 1990**

Town & Country Planning (Trees) Regulations 1999

Report of: **Marc Dorfman Director of Urban Environment**

Wards(s) affected: **Tottenham Green**

Report for: **Planning Committee**

1. Purpose

The following reports recommend Tree Preservation Orders be confirmed.

2. Summary

Details of confirmation of Tree Preservation Orders against trees located at:

- 1. 5 Womersley Road N8
- 2. 62 Southwood Lane N6

3. Recommendations

To confirm the attached Tree Preservation Orders.

Report Authorised by: 

 **Marc Dorfman**
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: 5 Womersley Road N8

Species: T1 - Lime
T2 - Lime
T3 - Lime

Location: Front of property

Condition: Fair

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of high amenity value, being clearly visible from a public place.
2. The trees appear healthy for its species and age. It has a predicted life expectancy of 100-200 years.
3. The trees are suitable to its location.
4. The tree is a native species which contributes significantly to local bio-diversity.

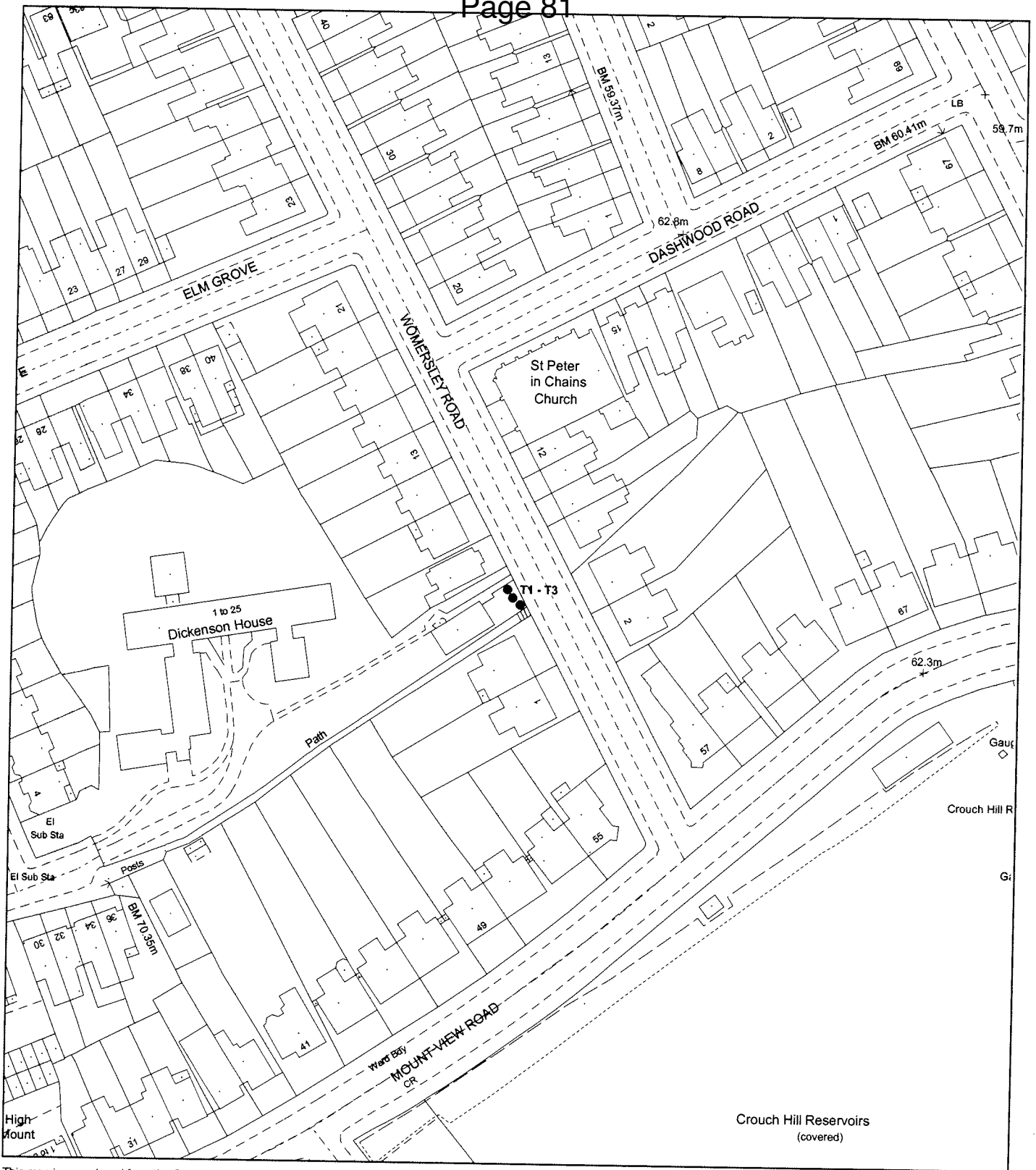
No objections have been received in regard to the TPOs.

RECOMMENDATION

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

Paul Smith
Head Of Development Management

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Site plan

5 Womersley Road N8

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Date	12/07/2010

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: 62 Southwood Lane N6

Species: T1 - Lime

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of high amenity value, being clearly visible from a public place.
2. The trees appear healthy for its species and age. It has a predicted life expectancy of 100-200 years.
3. The trees are suitable to its location.
4. The tree is a native species which contributes significantly to local bio-diversity.

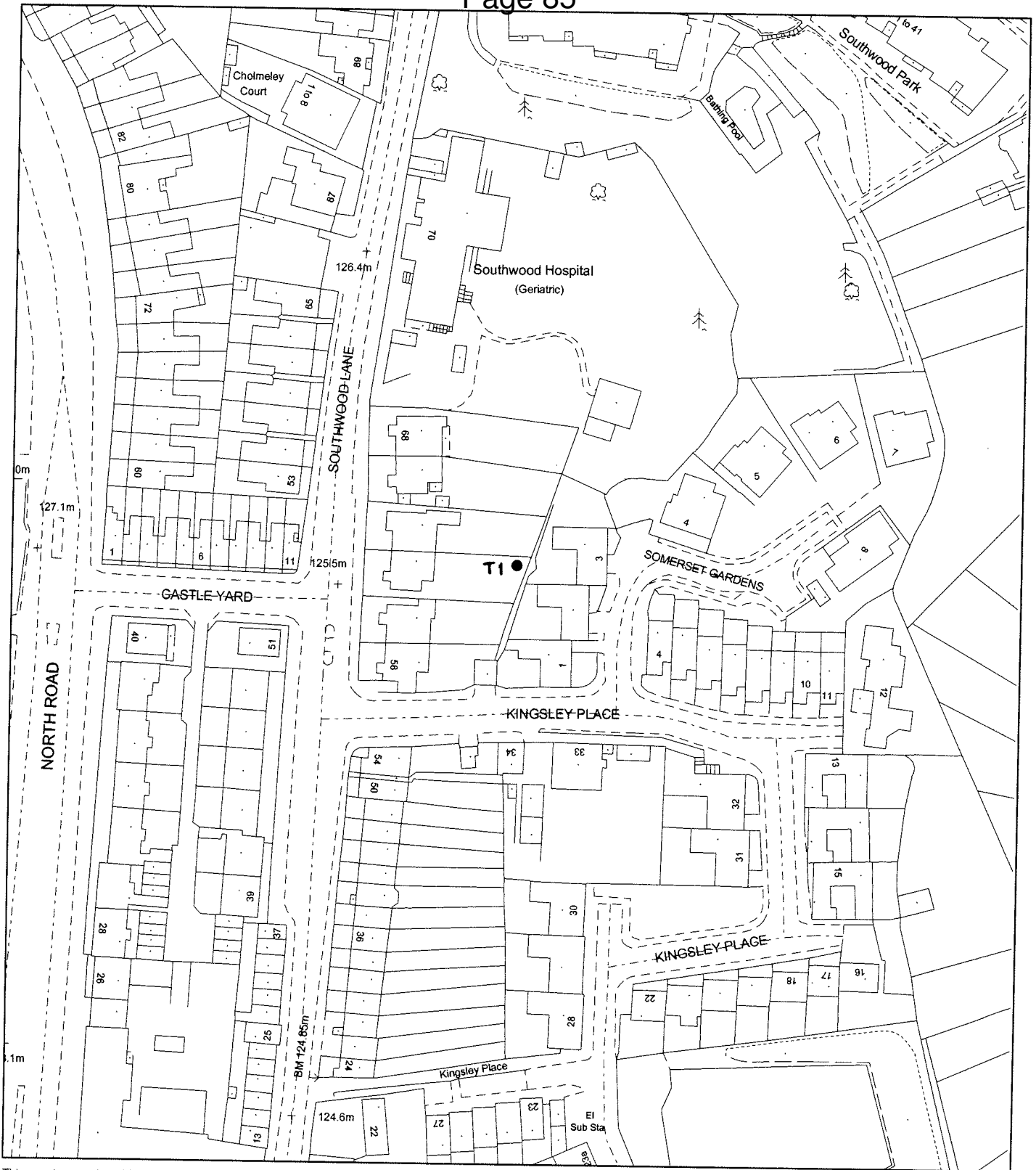
No objections have been received in regard to the TPOs.

RECOMMENDATION

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

Paul Smith
Head Of Development Management

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Site plan

62 Southwood Lane 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	12/07/2010

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Haringey Council

Agenda item:

[]

Planning Committee	On 12th July 2010
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose Planning applications submitted to the above Committee for determination by Members.	
2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.	
3. Recommendations See following reports. <div style="text-align: center; margin-top: 10px;"> </div>	
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 12 July 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0500**Ward:** Crouch End**Date received:** 15/03/2010**Last amended date:** N / A

Drawing number of plans: 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551, 1298-FD-G200-P-01-552, 1298-FD-G200-P-02-553, 1298-FD-G200-P-03-554, 1298-FD-G200-P-04-555, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-P-TY-552, 1298-FD-G200-P-TY-553, 1298-FD-G200-P-TY-554, 1298-FD-G200-P-TY-560, 1298-FD-G200-P-TY-561, 1298-FD-G200-P-TY-562, 1298-FD-G200-P-TY-563, 1298-FD-G200-P-TY-564, 1298-FD-G200-P-TY-565, 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-MD-G200-E-N-760, 1298-MD-G200-P-00-700, 1298-MD-G200-P-01-701, 1298-MD-G200-P-02-702, 1298-MD-G200-P-RF-703, 1298-MD-G200-P-TY-800, 1298-MD-G200-P-TY-801, 1298-MD-G200-P-TY-802, 1298-MD-G200-S-AA-770, 1298-Rendered-Elevations-A1, 1298-TH-G200-E-E1-162, 1298-TH-G200-E-E2-164, 1298-TH-G200-E-N-161, 1298-TH-G200-E-S1-163, 1298-TH-G200-E-S2-165, 1298-TH-G200-E-W1-160, 1298-TH-G200-P-00-102, 1298-TH-G200-P-00-103, 1298-TH-G200-P-01-104, 1298-TH-G200-P-01-105, 1298-TH-G200-P-02-106, 1298-TH-G200-P-02-107, 1298-TH-G200-P-LG-100, 1298-TH-G200-P-LG-101, 1298-TH-G200-P-RF-108, 1298-TH-G200-P-RF-109, 1298-TH-G200-S-AA-180, 1298-TH-G200-S-BB-181, 1298-TH-G200-S-CC-182, 1298-TH-G200-S-DD-183, 1298-TH-G200-S-EE-184, 1298-TH-G200-S-FF-185, 1298-TH-G200-S-GG-186, 1298-TH-G200-XE-E1-162, 1298-TH-G200-XE-E2-164, 1298-TH-G200-XE-N1-161, 1298-TH-G200-XE-S1-163, 1298-TH-G200-XE-S2-165, 1298-TH-G200-XE-W1-160, 1298-TH-G200-XP-00-102, 1298-TH-G200-XP-00-103, 1298-TH-G200-XP-01-104, 1298-TH-G200-XP-01-105, 1298-TH-G200-XP-02-106, 1298-TH-G200-XP-02-107, 1298-TH-G200-XP-LG-100, 1298-TH-G200-XP-LG-101, 1298-TH-G200-XP-RF-108, 1298-TH-G200-XP-RF-109, 1298-TH-G200-XP-RF-110, 1298-TH-G200-XS-AA-180, 1298-TH-G200-XS-BB-181, 1298-TH-G200-XS-CC-182, 1298-TH-G200-XS-DD-183, 1298-TH-G200-XS-EE-184, 1298-TH-G200-XS-FF-185, 1298-TH-G200-XS-GG-186, 1298-TH-JC20-XP-00-202, 1298-TH-JC20-XP-00-203, 1298-TH-JC20-XP-01-204, 1298-TH-JC20-XP-01-205, 1298-TH-JC20-XP-02-206, 1298-TH-JC20-XP-02-207, 1298-TH-JC20-XP-LG-200, 1298-TH-JC20-XP-LG-201, 1298-TH-JC20-XP-RF-208, 1298-TH-JC20-XP-RF-209, 1298-Z0-G100-P-00-SITE-002, 1298-Z0-G100-P-00-SITE-003, 1298-Z0-G100-P-LG-SITE-001, 1298-Z0-G100-P-SITE-000, 1298-Z0-G100-P-SITE-010, 1298-Z0-G100-S-BB-015, 1298-Z0-G100-S-CC-016, 1298-Z0-G100-S-FFGG-030, 1298-Z0-G100-S-KK-024, 1298-Z0-G100-S-LL-025, 1298-Z0-G100-S-MM-026, 1298-Z0-G100-S-NN-027, 1298-Z0-G100-S-OO-028, 1298-Z0-G100-S-PP-029, 1298-Z0-G100-XS-BB-027, 1298-Z0-G100-XS-FF-023, 1298-Z0-G100-XS-LL-025, 1298-Z0-G100-XS-MM-026, 1298-Z0-JC20-P-RF-SITE-004

Address: Hornsey Town Hall, The Broadway N8 9JJ

Proposal: Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwellinghouses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses. PLEASE NOTE: The Council has decided to hold a Development Management Forum meeting to discuss the issues of the application. The meeting will take place at Hornsey Town Hall, The Broadway, Crouch End, London, N8 9JJ on Thursday 25th March 2010 at 7.00pm. You are invited to attend to ask questions or express your views about the application.

Existing Use: Council offices

Proposed Use: Mixed use

Applicant: Mr Dinesh Kotecha Haringey Council

Ownership: Council

PLANNING DESIGNATIONS

Conservation Area

RESTRICTED CONVERSION AREALISTED BUILDINGS GRADE II

Officer contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to S106 Legal Agreement

SITE AND SURROUNDINGS

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens.

The site is located in the heart of Crouch End Broadway close to the Clock Tower. Crouch End is a Town Centre identified in the Unitary Development Plan 2006 consisting of fine 3-storey Edwardian terraces of shops, offices, restaurants, etc., with some areas of modern infill. The areas to the north and east of the site are generally residential, with the south boundary wrapping round the Hornsey Library building, which is also listed, in Haringey Park.

The site is located within the Crouch End Conservation Area. It is identified as Site Specific Proposal site No. 9 in Schedule 1 of the Unitary Development Plan 2006. Hornsey Town Hall is on the English Heritage Buildings at Risk register.

Access to the site is available from The Broadway itself via the Town Square, (pedestrian only), and Hatherley Gardens. The main vehicle access is from Haringey Park to the east of the library. Separate smaller vehicle accesses are also from Weston Park and from The Broadway, adjacent to Lloyds Bank, to the Mews building to the rear of Weston Park.

The surrounding area is generally residential, consisting largely of terraces of Edwardian houses with some more modern infill. Whilst there is no Train or underground station in Crouch End, a number of bus services run past the site giving direct access to Finsbury Park, Turnpike Lane and Wood Green transport interchanges.

PLANNING HISTORY

A number of applications for planning and listed Building consent apply to the application site, although none are of significance to this proposal.

BACKGROUND

Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further facilitating development.”

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town Hall. The CPB is an advocate for the communities interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

DETAILS OF PROPOSAL

This application is one of a suite of applications covering planning permission, listed building consent and conservation area consent.

This application for planning permission proposes:

- a) Refurbishment and conversion of the Town Hall building into a centre for the arts and enterprise activities for the benefit of the community,
- b) Refurbishment an extension of the Broadway annexe East part into commercial office and retail space, and
- c) Residential facilitating development comprising 123 units, (35x1-bed, 61x2-bed, 20x3-bed, 3x4-bed flats and 4x4-bed houses), and associated parking at basement level. Part of this residential accommodation is accommodated in the existing Town Hall building(east wing and link building), the Broadway annexe (west part) and Mews.

The primary objective of the Town Hall project is to achieve the refurbishment and re-use of Hornsey Town Hall, its related buildings and its setting, both to secure the fabric of the building and remove it from English Heritage Buildings at Risk register and to bring the building back into use as a community arts and leisure facility. In order to achieve this outcome, a facilitating residential development is necessary to generate the necessary capital receipt from the sale of the land to achieve the refurbishment works and the enhancement of the public realm. Commercial income from the Broadway Annexe East part will support the running of the Town Hall.

The application seeks permission for a range of uses within the Town Hall building itself. These will include:

- i) Studio theatre, film club, rehearsal space, drama studio and performance suite
- ii) Drama, conferences, classical, jazz, rock sport dance, cinema, community activities,
- iii) Exhibition spaces, art gallery, community events,
- iv) Multipurpose space, youth services, studios,
- v) Outdoor performances, events, and public art,
- vi) Rooftop terrace overlooking Town Square.

In addition to the refurbishment of the Town Hall buildings themselves, the scheme also includes significant landscape improvements to the Town Hall Square fronting the Broadway, including uses of the Square for both public events and a market. These are likely to be at weekends and on some evenings in the summer months. The scheme also includes new hard and soft landscaping, seating, relocation of the fountain and cycle storage.

The facilitating residential development comprises six principle elements,

- Block A, new build residential comprising 66 dwellings arranged over 5 storeys with undercroft and basement parking,
- Block B, new build residential comprising 26 dwellings arranged over 5 storeys,
- Mews, new build residential comprising 4 mews houses (Affordable)
- East wing, conversion of the east wing of the Town Hall to accommodate 13 dwellings arranged over 4 storeys with 2 roof extensions on the 3rd floor,
- Link building, conversion of the link building of the Town Hall to provide 6 dwellings arranged over 4 storeys, and
- and the Broadway Annexe West, conversion and extension to accommodate 8 residential dwellings at first and second floor levels.

The existing accesses to the site will be retained and improved. The main access will be from Haringey Park adjacent to the Library for pedestrians, vehicles and emergency and service vehicles. The access from Weston Park will be made one way for servicing to the rear of the Town Hall only. The Mews site has its own separate access from The Broadway. The residential car park makes best use of the natural gradient in the site with undercroft entry at the lowest point for secure car parking for residents beneath Block A. 64 car parking spaces are provide with 113 cycle spaces. 3 disabled spaces are provided at ground level within Block B. Lift access is provided from the car park to each floor.

All the shared entrances to the dwellings are at street level and have level thresholds. Lift access is provided to all buildings and all of the dwellings meet Lifetime Homes standards. 10% of the dwellings are designed to be full wheelchair accessible.

A refuse strategy has been formed following consultation with Waste Management based on their requirements.

The development is intended to be completed in three phases:

1. Refurbishment of the assembly hall, cinema, west wing part Council chamber, and essential works to the Town Hall. Refurbishment of eastern part of the annexe building. Construction of Blocks A and B.
2. Refurbishment of remaining Council chamber block and create new access through link building to library, and
3. Refurbishment of link block and create new internal courtyard including new restaurant at roof level.

DESIGN PANEL

The scheme has been reviewed by the by the Design Panel, most recently in February 2010. In general, the Panel felt the designs for Hornsey Town Hall were moving in the right direction and that improvements had been made since the previous Panel review. The Panel was pleased to see the decreased heights of the buildings and felt the current massing strategy was generally successful. The Panel however raised some issues in particular in relation to the design of the facades, landscaping and pedestrian movement to The Broadway and sustainability.

ENVIRONMENTAL IMPACT ASSESSMENT

A request for a screening opinion was submitted under the Environmental Impact Assessment Regulations 1999 in August 2009. The Council considered the development to fall within Schedule 2 of the regulations having regard for the criteria set out in Schedule 3. The Council assessed the proposal under the terms of the regulations and decided an Environmental Impact Assessment would not be required for this development.

CONSULTATION

Ward Councillors – Hornsey
Muswell Hill
Crouch End
Muswell Hill

Transportation
Conservation
Cleaving
Building Control
Arboriculturist
Parks
Design
Policy
Environmental Health Service
Strategic Housing

Hornsey Conservation Area Advisory Committee
Hornsey Historical Society
Tottenham Civic Group
CASCH
Crouch End Residents Association
Friends of Priory Park
FoE
MORRSH

English Heritage

20th Century Society
The Theatres Trust

Thames Water
GLA Archaeology
LB Islington
Met Police
Environment Agency
LFCDA
Arriva Buses

Local residents –

Fairfield Gardens 1-5
Fairfield Road 1-29, 2-32
Sloane Mews 1-4
Aubrey Road 1-11, 2-10
Elder Avenue 1-23, 2-16
Felix Avenue 1-29, 2-16
Ferme Park Road 55-205, 68-276
Weston Park 2-84, 1-73
John Clifford House 1-11 (cons)
Haringey Park 1-42
Harcourt House 1-8 (cons)
Ravensdale Mansions 1-32 (cons)
Hatherley Gardens
1-7, 2-10
Abbotts Terrace 1-6
Ivy Gardens 1-12
Sandringham Gardens 1-7, 2-14
Bourne Road 1-28
Landrock Road 2-36, 1-51
Drylands Road 1-27, 2-26
Gladwell Road 1-29, 2-36
Dashwood Road 1-15, 2-8
Cecile Park 1-79, 2-100
Womersley Road 1-39, 2-40
Elm Grove 1-29, 2-40
Tregaron Avenue 1-11, 2-46
Oakington Way 2, 4
Briston Grove 1-21, 2-20
Dickenson Road 10-36, 1-29
Dickenson House 1-25 (cons)
Mountview Road 15-77
Highmount 1-8
Crouch Hill 103-153, 82-150
Ivor Court 1-12 (cons)
The Broadway 1-39, 2-46 (flats 1-6 Nos. 35-39)
Christchurch Road 1-19, 2-14

Haslemere Road 1-17, 2-38
Midhurst Court 1-12 (cons)
Monkridge 1-36
Oakfield Court 1-58 (cons)
Crouch End Hill 1-85, 2-72
Hillside 1-21(cons)
Crescent Road 1-29, 2-32
Northern Heights 1-32 (cons)
Crescent Court 1-21 (cons)
Williams Close 1-18 (cons)
Alyn Bank 1-4 (cons)
Alyn Court 1-23 (cons)
Highgate Spinney 1-30 (cons)
Thornhill Court 1-12 (con)
Corrib Heights 1-16 (cons)
Edison Road 1-17, 2-18
Berkeley Road 2-12
Coleridge Road 59-87, 26-54
Crouch Hall Road 57-69, 50-72

RESPONSES

English Heritage

“The extent of development and proposed alterations are acceptable, subject to appropriate conditions to ensure that repair and restoration of the Town Hall is achieved, that a sustainable management regime is established, and that the quality of works to the Town Hall, Broadway annexe, new development and landscaping are undertaken to the required standard....The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park annexe subject to appropriate conditions in respect of recording.”

Conservation & Design Team

Demolitions

The footprint of the Facilitating Development at the rear of the site extends over the site of the Annexe, and its demolition and replacement is required to secure the long term future of the Town Hall. Whilst its loss would be regrettable the benefit of the proposals would be to secure the optimum site area for a large scale facilitating development in the interests of funding the restoration of the Town Hall. This benefit has been weighed up against the loss of the Annexe and I agree with English Heritage’s view that its loss is justifiable.

Proposed Alteration and Conversion of the Listed Building

“The fabric of the existing Town Hall is an important part of its significance. I acknowledge that retention of as much historic fabric as

possible has been a principle followed by these alteration and conversion proposals. In principle there is no conservation objection to the existing East Wing being converted from office use to residential use. Their interiors are relatively plain and their purpose was primarily functional in providing working office accommodation for Council staff. I consider that the potential benefits of the proposals in securing the viable long term use of the Town Hall warrant the extent and nature of the proposed interventions.

Facilitating Development

The design scheme was initially referred to the Haringey Design Panel on 02.11.2009, and referred back to the Panel after amendments in 09.02.2010. The Design Panel's observations are included in the Appendix of this Report. Whilst concerns do remain regarding the height and mass of Block A and its effect on the neighbouring residential development, it is significant to note that the height and mass was reduced the second time the scheme was referred to the Design Panel in 09.02.10.

It is also important to note that the alignment, scale, and bulk of Block A fronting onto Haringey Park, has been further modified and reduced (as of amended drawings of 24th June, 2010). The effect of these modifications results in a significant improvement in how Block A relates to the scale of Hornsey Library, and to Haringey Park – where the development will be visible from the public realm within the Conservation Area. Whilst the new development is clearly prominent I do not consider that views to the development from Haringey Park will have an adverse effect on the Conservation Area.

The proposed new residential development has been carefully planned as a series of blocks around landscaped courtyards. Block A features 4 linked linear pavilion blocks laid out parallel to the eastern boundary. A further residential block is sited adjacent to the blank end of the Town Hall east wing. These have been carefully sited and modeled to address the scale, bulk, height and mass of the existing Town Hall and Hornsey Library. The proposed residential layout has pedestrian access from Haringey Park and Weston Park, with primary vehicular access from Haringey Park. Whilst Facilitating Development is very substantial it has been designed so that it does not dominate the existing listing buildings in either scale, material, or as a result of its siting. The relationship between the new development and the adjacent historic assets, in particular the Town Hall, and Hornsey Library, has been duly considered.

The fenestration pattern of the new residential blocks is predominantly vertical, typically with the 2 storey delineation of windows. I consider this fenestration pattern works well reading as vertically proportioned window openings set into the brickwork façades. Whilst the new blocks are distinctively articulated in a contemporary manner, I consider that their predominant brickwork facades and vertically proportioned window

pattern are visually compatible with the predominant brickwork facades of the 1930's Town Hall and the 1960's Hornsey Library.

I also consider that the junction between the new Block B and the existing East Wing articulated by a narrow recessed vertical bay featuring vertically proportioned windows will work satisfactorily.

Conclusion

“The current proposals are based on achieving as high as possible a quantum of development on the site without adversely affecting the special architectural and historic significance of Hornsey Town Hall, a Grade II* Listed Building on the At Risk Register, to deliver sufficient financial return to fund its repair and conversion. Overall I consider that the general layout, siting of new development, legibility and circulation through the site, spatial quality and public realm, works satisfactorily. The architects proposals investigating the options and interventions for the conversion of the Grade II* Listed Town Hall are well conceived.

I therefore recommend these proposals to the Planning Committee for their favourable consideration.”

Hornsey CAAC

“We consider the proposals for the Town Hall and for the overall planning of the site well-considered and broadly acceptable, subject to the following concerns:

- i) That the scheme should not “authorise” the awnings and posts currently outside the Broadway annexe and the facade restored to its original condition.
- ii) The north facing cafe ground floor west wing should be relocated to a south facing position.
- iii) Residential overdevelopment/overbearing
- iv) Lack of affordable housing
- v) Additional parking pressure/car free
- vi) Public toilets should be retained.

Hornsey Historical Society

Generally welcome the proposals to retain the Town Hall.

However, proposed extension to south side of Town Hall is higher than the existing building and unsympathetic.

Would prefer upper floor rooms in Broadway annexe to be retained in public/community use.

Express concern over impact of residential development on the service and access arrangements for the other uses in the Town Hall.

Raise no objection to loss of clinic building.

Transportation

Transportation have commented as follows:

The transport impact of the development has been assessed in the context of the Council's policies in the UDP and SPG:

Policies M2 and M3: These policies require developers to consider the needs of public transport users in the design of a development and, a development of this magnitude should be located where there is a good level of public transport provision which would result in reduced need for car use and where travel by other sustainable travel modes can be encouraged.

Policy M4: Under this policy, it is stated that new development proposals should have a design layout that encourages walking and cycling to and from the site.

Policy M8: This policy states that the Council will only promote access roads to commercial and industrial premises if the premises are located advantageously in relation to main roads and railways, to accommodate the generation of heavy freight.

Policy M9, M10 and Appendix 1 of UDP- Car and cycle parking standard. UDP policy HSG 11 which identifies area of the borough which suffers from High Parking pressures.

Access

The site has 5 vehicular accesses which are also used as pedestrian accesses in addition to the main pedestrian access to the Town Hall off Crouch End Broadway. One of the existing five accesses is located off the Broadway services the Mews Development. Three of the five vehicular accesses are located off Haringey Park; and a further access off Weston Park which currently provides access to the north of the site. A site visit conducted on the 4 June observed that the access of Weston Park Road is narrow with a residual width of some 3.7m.

The footway abutting this development on the Broadway has generous width, thereby offering a pleasant pedestrian environment. However as per our site visit the proposed secondary access of Weston Park is narrow and will not comply with the Council requirement to provide a layout that encourages walking and cycling, we would therefore suggest that this access is designated primarily for pedestrian and cyclist access only, and should only be available to access the garages for properties on Weston road and emergency vehicles.

The applicant has proposed retaining two existing 3 vehicular accesses on Haringey Park in addition to the access on Weston Road and the existing access to the Mews via the Broadway. We have reviewed the drawing and associated auto-track (turning movement's diagrams) illustrated in

drawing CS26506/T/036 and *are confident that vehicles including an articulated vehicle can enter and egress the site in forward gear, via the main site access on Haringey Park. We however have concerns regarding the collection of refuse from the Mews development as there is not sufficient turning area for a refuse vehicle to turn and leave on forward gear. We will require the applicant to provide a refuse collection plan for the 4 Mews Houses.*

Trip Generation

During the critical AM peak period, the existing site generates 189 trips, the majority of these trips 118 (62%) are by car. The second largest percentage of trips are by public transport 24 (13%) followed by the trips as car passengers, 23 (12%).

The existing modal split has a high proportion of trips by car with car drivers and passengers accounting for 75% of all trips to and from the existing site.

The proposed redevelopment of the site will result in an increase in the number of generated trips to and from the proposed development; however the largest percentage of these proposed trips (73%) will be by sustainable modes of transport with only 26% of trips predicted to and from the site by car and motor cycle. The largest percentage increase in trips will accrue in the PM peak with an increase in trip to the site by some 262 person trips. *The applicants Transport assessment has forecasted that only 14 of these proposed increase in person trips will be by car, we concur with this view. There would be a reduction in the number of car trip generated by the proposed development with a reduction of 86 car driver trips to the site in the AM peak and 21 car driver trips in the PM peak. The applicant has proposed providing a range of measure as part of the residential and business Travel Plan to ensure that the proposed development results in a reduction in the number of generated trips by car.*

Public Transport

We have review the applicant transport assessment and agree that the site would generate a maximum of 85 person trips by bus in the Pm peak in addition to the existing demand on the bus network in the AM and PM peak period, however these trips would not have any adverse effect on the existing bus network as the proposed trips would only account for 1.5% increase in trips during the critical Am and Pm period.

On reviewing the increase in demand of trip on the underground and rail service at Finsbury Park, it is our opinion that the increase demand of some 75 two-way person's trip in the critical Am period would only account for a very small increase in trip demand and would not have any adverse effect on the underground or rail network. We however have

concerns regarding the proposed letting on the theatre (assembly hall) for functions such as Weddings or for the use as a church. These types of functions will generate and increase in car trips and parking demand greater than that forecasted by the applicant TA; and will have to be mitigated. The applicant has also not proposed providing any on site electric charging facility to promote travel to and from the site by electric or Hybrid low emission vehicles.

Car and Cycle Parking

The site is located within the Crouch End restricted conversion, an area identified by the Council's adopted UDP Policy HSG11 as a site suffering for high parking pressures. A site visit conducted on the 04 Jun 2010 observes that the area surrounding the site was heavily parked and there were no parking spaces available on Haringey Park, Bourne Road, Western Road and the other roads within the immediate area. *We therefore require this development to be dedicated as a "Car-free" development in order to mitigate any potential increase in trips and parking demand generated by this development. In order to fulfil the requirements of a car free development and reduce the impact of the proposed development on the surrounding highways network. We require the developer to contribute towards the cost of expanding and implementing the proposed Crouch End CPZ (controlled Parking Zone) zones A, B and C; please see plan attached. As this development will be designated as a "Car-free" development no resident of the proposed development will be allowed to apply for on street parking permits and will only be allowed to utilise the parking provided onsite by the Applicant. The applicant has proposed providing 64 car parking bays, this includes 40 residential car parking spaces 3 car club spaces 9 residential visitor spaces 4 garages for the Mews Houses, 3 operational spaces to the rear of the building and 5 visitor spaces to the front of the Town Hall. The applicant has also proposed providing a total of 177 new cycle parking stands.*

As this development as been designated a "car-free" development and there will be a CPZ in place to restrict on street parking demand, the level of parking provided will be sufficient for the development and meets the Council's parking standards.

Travel Plans

The applicant has submitted an outlined residential and work place travel plans document as per the Council's SPG 7b. *We have reviewed the documents and believe that the proposed measure combined with a CPZ will result in a reduction in the number of persons travelling to the site by car. However we will require the applicant to submit a "full travel plan" no longer than 6 months after the development has been occupied. The full travel plan must include target which must be agreed in advance with the Council's Transportation Planning department and should have a Travel*

Plan coordinator for both aspect of the development. The measures within the travel plan will need to be secured by a S.106 Agreement.

In summary, with the implementation of the proposed Crouch End CPZ and the amendment of the operational hours to mitigate against the traffic generated by the development in the critical peak periods combined with travel plan measures geared towards minimising car-dependency, which can be achieved through a S.106/S.278 agreement with the applicant, the transport and highways authority would not object to this application, subject to the conditions that the applicant:

1. Enters into a S.278 agreement, under the Highways Act 1980, for: the upgrade of footway and implementation of new vehicular on Haringey Park and conversion of the vehicular access in Weston Road. The applicant must contribute a sum of £60,000 (sixty thousand pounds) the estimated cost of construction of new access to the development and improving the footways on Haringey Park and Weston Park.
2. The applicant enters into a S.106 agreement which contributes towards the implementation of proposed Crouch End CPZ. The operation hours in the proposed CPZ zones B, C and D, plan are attached. The applicant must contribute a sum of (TBC) towards the implementation of the Crouch End CPZ.
Reason: To mitigate against any potential increase traffic and car parking demand and to improve the conditions for pedestrians and cyclists at this location.
3. Enters into a S.106 agreement that "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.
Reason: To encourage the use of sustainable travel modes at this location.
4. Enters into a S.106 agreement to provide 3 car club bays on site for residents of the development and pays for the first year membership and provide 2 electric charging points on site to for the use of the development.
Reason: To encourage the use of sustainable travel by residents of the development.
5. Submits a satisfactory "full Travel Plan" document for the development to the transportation planning team for approval.
Reason: To minimise the traffic impact of this development on the adjoining

6. The applicant submits the details of the routing of the associated construction traffic and methods of delivery of goods to the retail/commercial aspect of the development, to the Council prior to construction, for approval.
Reason: To minimise the disruption to the movements of vehicles and pedestrians along the adjoining roads and footways.
7. The applicant submits a refuse collection plan for the proposed 4 Mews Houses.

Informative

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

Thames Water

Raise no objection. Applicant should contact TW prior to commencing development.

Crime Prevention Advisor

Raise no objections. Wish developer to continue consultation with CPA to achieve full Secure By Design certification.

Waste Management

Waste and recycling provision seem to be adequate but relies heavily on strong site management.

English Heritage – Archaeology

Site definitely requires some archaeological work. This can be achieved through a planning condition.

LOCAL RESIDENTS

44 responses have been received from local people at the time of writing this report. Many of the responses express support for the scheme in terms of refurbishing and re-using the Town Hall. This reflects the results of the exhibition in June 2009 and detailed in the SCI, which shows 92% of people who visited the exhibition agreed or strongly agreed with the approaches to implement the vision and generally people were excited about the plans to bring the Town Hall back into public use.

The main concerns expressed from the consultation responses can be grouped into the following headings:

1. The amount of housing being proposed within the scheme
2. Height of the proposed buildings
3. The amount of car parking proposed to be provided.
4. Disappointment at the lack of a cinema within the scheme.

A petition of 61 signatures has also been received objecting on grounds of overdevelopment, impact on parking, traffic conditions, air quality and increased noise and disturbance.

The applicant has submitted a Statement of Community Involvement (SCI) setting out how the community and stakeholders have been involved throughout the process of developing the proposals for Hornsey Town Hall. The statement sets out the consultation strategy and methods used to involve the local community in the proposals. The Community Partnership Board has played a central role in this ensuring a wider range of stakeholders has been involved including Under-5's, older people, disabled people and BME groups. In addition, the HTHCT has set up a website dedicated to the project.

Events have included public exhibitions, articles in the local press and liaison with English Heritage, the 20th Century Society and the Theatres Trust.

DEVELOPMENT MANAGEMENT FORUM

A DM Forum was held on 25 March 2010 in the Town Hall. The minutes of the Forum are attached to this report.

RELEVANT PLANNING POLICY

London Plan 2008

4A.3
4A.7
4B.8
4B.13

Unitary Development Plan 2006

Strategic Policies

G1: Environment
G2: Development and Urban Design
G3: Housing Supply
G4: Employment
G5: Town Centre Hierarchy
G10: Conservation

Other Policies

UD1: Planning Statements
UD2: Sustainable Design and Construction
UD3: General Principles
UD4: Quality Design
UD6: Mixed Use Developments
HSG1: New Housing Developments
HSG: Change of Use to Housing
HSG4: Affordable Housing
HSG10: Dwelling Mix
ENV9: Energy Efficiency
ENV10: Renewable Energy
TCR1: Development in Town Centres
M3: New Development location and Accessibility
M10: Parking For Development
CW1: New Community/Health Facilities
CW2: Protecting Existing Community Facilities
CSV1: Development in Conservation Areas
CSV2: Listed Buildings
CSV4: Alterations and Extensions to Listed Buildings
CSV5: Alterations and Extensions in Conservation Areas
CSV6: Demolition of listed Buildings
CSV7: Demolition on Conservation Areas
CSV8: Archaeology
UD8: Planning Obligations

Supplementary Planning Document

Housing 2008

Supplementary Design Guidance

SPG1a – Design Guidance
SPG2 – Conservation and Archaeology
SPG4 – Access for all
SPG5 – Safety by Design
SPG8a – Waste and Recycling
SPG8d – Biodiversity, Landscaping and Trees
SPG11b – Buildings Suitable for Community Use
SPG10a – S106 Obligations

Documents submitted in support of the application

Planning Explanatory Statement
Listed Building/Conservation Strategy
Statement of Community Involvement
Sustainable Energy Statement

Archaeological Assessment
Arboricultural Method Statement
Arboricultural Implications Assessment
Japanese Knotweed Treatment
Ecological Appraisal
Bat Survey
Flood Risk Assessment
Construction Environmental Management Plan
Noise Assessment
Air Quality Assessment
Daylight/Sunlight Assessment
Contaminated Land Report
Affordable Housing Statement
Design And Access Statement
Travel Plan
Waste Management Plan

ASSESSMENT

The main issues associated with this development are:

1. the principle of the development
2. the town hall building
3. need for facilitating development
4. traffic/parking
5. effect on the conservation area
6. bulk, mass, design
7. mix of unit sizes
8. sustainability
9. impact on amenity
10. landscaping/ecology
11. loss of public toilets
12. open spaces/play areas
13. waste/recycling
14. planning obligations/S106
15. Equalities Impact Assessment

1. The Principle of the development

The site is identified as Site Specific Proposal site No. 9 in Schedule 1 of the Unitary Development Plan 2006. This identifies the Town Hall site as being suitable for a mixed use development including potentially A1, A2, A3, B1 C3 D1, D2 and theatre and farmers market. The SSP description then refers to the Planning Brief adopted in 2004. The planning brief was prepared in 2004 to guide the future re-use of the Town Hall complex and included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further facilitating development.”

The scheme as submitted is considered to meet the aspirations of the Brief vision and as such the uses proposed are considered acceptable.

2. The Town Hall building

PPS5 and local policy CSV1 seek to ensure that development preserves or enhances the character and appearance of the conservation area. Hornsey Town Hall is a grade 2 listed building currently on English Heritage's Buildings at Risk register. The building was built in the 1930's but is currently vacant. It provided municipal office space, theatre, public payment offices and Council chamber functions. The building is to undergo alterations, extensions and changes of use to create a mixed use centre for the benefit of local people. The main proposed new uses are:

- New office space
- Theatre and performance venue
- Cinema/assembly hall
- Restaurant/café
- Function space
- Art gallery

The east wing and link block are located to the eastern end of the Town Hall building. They are being converted to residential use adjoining Block B which will be connected to the east wing. Access to the east wing and link block is via an entrance to the rear of the Town Hall fronting onto a new area of open space. Three disabled parking spaces are provided at the entrance of the east wing/link building.

The Broadway Annexe is currently occupied as a private restaurant use fronting The Broadway with a Council Social Services customer services centre behind. The upper floors are currently vacant offices. It is proposed to alter this building to provide retail space on the ground floor and offices above. The private restaurant will remain, with the upper floors converted to residential use to provide 4 x 1-bed and 2 x 4-bed flats. There is current enforcement action to be followed by the Council in relation to the private restaurant which will not be affected should this application be granted.

PPS 5 sets out objectives for development that may affect a designated heritage asset, including if the proposal;

- *sustains or enhances the significance of a heritage asset and the contribution of its setting;*
- *and/or it reduces or removes risks to a heritage asset;.*

- *and/or it secures the optimum viable use of a heritage asset in support of its long term conservation;*
- *and/or It makes a positive contribution to economic vitality and sustainable communities.*

The primary objective of this development is to secure the refurbishment and re-use of the Town Hall buildings to ensure its long term conservation and to allow it to make a positive contribution to the economic vitality of the locality. This scheme therefore meets the stated objectives of PPS5.

Separate parallel applications for Listed Building Consent and conservation area consent are also lodged with the Council which consider the implications of the proposal on the Listed Buildings and the affect of the demolitions proposed.

3. Need for facilitating development

Both national and local guidance recognises the importance of ensuring the continued use of historic buildings. Policy 4B.13 Historic Conservation-Led Regeneration of the London Plan requires that boroughs should support schemes that make use of historic assets and stimulate environmental, economic and community regeneration where they:

1. bring redundant or underused buildings and spaces into use,
2. secure the repair and re-use of buildings at risk and
3. fit in with wider regeneration objectives.

The Conservation Plan for the Town Hall complex prepared by Alan Baxter Associates in 2004 and the subsequent Planning Brief adopted by the Council later the same year set out the vision for the Town Hall:

“to create an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings which promote a vibrant and viable mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further facilitating development.”

The primary objectives of this scheme seek to bring about that vision, viz:

- to restore, as far as practicable, Hornsey Town Hall to its original condition and purpose
- to respect and protect its Grade 2 status,
- to facilitate the cultural , community and other activities in the Town Hall,
- improve public access, and
- to make a positive contribution to the local economy.

In this light, the primary objective of the Town Hall project is to achieve the refurbishment and re-use of Hornsey Town Hall, its related buildings and its setting, both to secure the fabric of the building and remove it from English Heritage Buildings at Risk register and to bring the building back into use as a community arts and leisure facility. In order to achieve this outcome, a

facilitating residential development is necessary to generate the necessary capital receipt from the sale of the land to achieve the refurbishment works and the enhancement of the public realm. Commercial income from the Broadway Annexe East part will support the running of the Town Hall.

The applicant has submitted a financial appraisal prepared by Knight Frank of the proposed development. The appraisal uses the 'Three Dragons' financial appraisal toolkit as preferred by the GLA and all London local planning authorities. This appraisal includes the estimated costs of Phase 1 of the Town Hall restoration and conversion works and costs and values for the proposed 123 homes (including 4 homes for social renting) that are intended to generate a capital receipt to contribute 69% of the estimated Phase 1 works cost. The remaining balance of funding, approximately £3.9m, is proposed to be contributed by the Hornsey Town Hall Creative Trust through fundraising or grant applications.

The appraisal concludes that the proposed number of 123 homes is not excessive in the context of the capital receipt that is required to fund the major part of the Town Hall Phase 1 works. It also demonstrates that the provision of only 4 affordable homes in the scheme is the maximum that can reasonably be required for this development given the overriding planning objective of achieving the restoration of the Town Hall. On the same basis, the appraisal shows that the scheme cannot support any other funding obligations to mitigate the impacts, eg. on local schools capacity, of the proposed new residential development.

While some adjustments can be made to specific inputs in the appraisal (as outlined in the attached report), their net effect is not likely to substantially change the overall position that the residential scheme as proposed is unlikely to generate a sufficient receipt to cover the full estimated cost of the Phase 1 Town Hall restoration work. The appraisal indicates the scheme will have a funding gap of £3.9m. Even with some of the adjustments referred to above, a projected funding gap of around £3m. can still be expected for the Phase 1 works.

It is therefore essential that as much of the receipt from the facilitating development as possible is used to achieve the refurbishment of the Town Hall, and so achieve the vision and objectives set out above. To enable the receipt generated by the facilitating development to go as far as possible to achieving all the elements of the Conservation Plan and Planning Brief, it is considered that it is appropriate in this case not to require the scheme to provide the other elements that would normally be expected to be provided as part of a scheme of the size and nature. Therefore, the scheme does not provide the level of affordable housing or education contribution that would be required by the current Council guidance. This approach to the development is considered appropriate here in the light of the highly sustainable benefits the scheme will provide and considerable regenerative potential of the scheme as a whole to the local area.

4. Traffic/parking

A Transport Assessment by Capita Symonds has been submitted in support of the application. The TA assesses the scheme against the relevant national and local policies. A draft Residential Travel Plan and a draft Workplace Travel Plan have been submitted as part of the TA.

The Town Hall is located in an area with a PTAL level 3. The site is serviced by six bus routes which operate along The Broadway linking to Muswell Hill, Finsbury Park and Archway.

Looking at the principal elements of the proposed scheme in terms of parking/servicing:

Town Hall

The Town Hall is proposed to be serviced primarily from the main access via Hatherley Gardens. A secondary smaller access from Weston Park to the rear of the Town Hall, which is also a right of way for residents to access the private garages attached to the houses adjoining the access in Weston Park, will allow access for pedestrians, cyclists and possibly small vans servicing in the Town Hall.

Blocks A & B

The main vehicle and pedestrian access to the site is from Hatherley Gardens between the library and the proposed Block A. This provides ramped vehicle access to the parking located below Block A. 56 car parking spaces are provided for the residential dwellings, including 12 disabled spaces, 3 car club spaces and 9 visitor spaces.

Mews houses

The four Mews houses have a separate pedestrian/vehicle access via the existing access in The Broadway. Each house has its own integral car space.

Trip Generation

The existing modal split has a high proportion of trips by car with car drivers and passengers accounting for 75% of all trips to and from the existing site. The proposed redevelopment of the site will result in an increase in the number of generated trips to and from the proposed development; however the largest percentage of these proposed trips (73%) will be by sustainable modes of transport with only 26% of trips predicted to and from the site by car and motor cycle. The largest percentage increase in trips will accrue in the PM peak with an increase in trip to the site by some 262 person trips. The applicants Transport assessment has forecasted that only 14 of this proposed increase in person trips will be by car, Transportation concurs with this view. There would be a reduction in the number of car trips generated by the proposed development with a reduction of 86 car driver trips to the site

in the AM peak and 21 car driver trips in the PM peak. The applicant has proposed providing a range of measures as part of the residential and business Travel Plan to ensure that the proposed development results in a reduction in the number of generated trips by car.

The scheme is considered not to result in an excessive impact on the existing public transport infrastructure such that separate contributions should be required to mitigate these effects. However, Crouch End is recognised as suffering from high levels of parking pressure with little or no on-street parking space being available within the area surrounding the development site. A Controlled Parking Zone (CPZ) will be required in order to mitigate the impact of the development. The CPZ will need to be in place by the time this development, is in operation. A result of implementing an all week CPZ the residential units of the proposed development will be designated as a “car-free” development, i.e. future residents of the development will not be eligible to purchase permits to park in the CPZ. The development will not therefore place any further pressure on the existing parking situation in the Crouch End area. The development will need to contribute toward the cost of implementing the proposed CPZ at a cost of (TBC) through a section 106 agreement.

In addition to making the development “car-free”, the residential and workplace travel plans referred to earlier will set out defined approaches and specify measures to encourage a reduced dependence on the private car for both the new residential and commercial elements of the scheme. In addition to the travel plans, vehicle management plans covering construction vehicle movements, deliveries and events vehicle movements are required. Full versions of these travel and vehicle management plans are required by condition.

In summary, with the implementation of the proposed Crouch End CPZ to mitigate against the traffic generated by the development in the critical peak periods combined with travel plan measures geared towards minimising car-dependency, which can be achieved through a S.106/S.278 agreement with the applicant, the transport and highways authority would not object to this application, subject to the applicant entering into agreements under S106 of the Planning Act 1990 (as amended) and S278 of the Highways Act 1980 to:

- upgrade the footway and implement the new vehicular access on Haringey Park and conversion of the vehicular access in Weston Park.
- contributes towards the implementation of proposed Crouch End CPZ.
- require that "The residential unit is defined as 'car free' meaning no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.
- provide 3 car club bays on site for residents of the development and pays for the first year membership and provide 2 electric charging points on site to for the use of the development.

- submit a satisfactory “full Travel Plan” document for the development to the transportation planning team for approval. Travel Plan document to be secured as part of the S.106, and should include an event management plan.
- submit the details of the routeing of the associated construction traffic and methods of delivery of goods to the retail/commercial aspect of the development, to the Council prior to construction, for approval.
- submit a refuse collection plan for the proposed 4 Mews Houses.

5. Effect of the development on the conservation area

PPS5 and UDP policies CSV1 and CSV7 seek to ensure that new development in conservation areas is appropriate and will preserve or enhance the character and appearance of the conservation area. In this case, the scheme involves both the demolition of some existing buildings and the erection of new buildings.

Demolition

With regard to the demolition of the existing buildings, the most significant building to be removed is the former clinic building known as the Weston Park annexe. This building is located at the rear of the Town Hall and is not visible from the street. English Heritage have considered carefully the impact of the loss of this building and have concluded, that the building makes a positive contribution to the character and appearance of the conservation area by virtue of its relatively handsome, if modest, western facade, and as part of the inter-war development and social history of Crouch End. However, the Annexe’s current location is greatly compromised as it now faces into the back of the service area of the Town Hall. Given its relatively limited significance, English Heritage considers its loss is outweighed by the greater benefits of securing the future of the Town Hall as a major community asset. They recommend that in the event of demolition being approved the Annexe should be recorded in accordance with PPS Policy HE12 and English Heritage’s published guidance on recording (level 3). A condition requiring such recording is attached. The demolitions are also subject to separate conservation area consent and Listed Building Consent applications.

New Build

In terms of the effect of the new buildings on the Town Hall, the height of the new buildings has been limited to ensure that none of the buildings are visible above the Town Hall buildings from The Broadway or the Town Square and therefore the development will have no effect on the appearance of the conservation area when viewed from these locations.

With regard to the new buildings proposed, Block A is the most significant building that will be seen from the public realm and will be located at the entrance to the existing car park adjacent to the library. At present, the existing car park is not considered to enhance or contribute to the appearance of the conservation area. The southern end of this block has been carefully designed to fit in with the existing streetscape, linking the

library to the residential properties in terms of its building line, shape and appearance and use of materials. The returning facades of Block A will continue this theme, the building be broken up into a number of distinct elements by setting back the stair cores, whilst at the same time visually linking the traditional style of the existing residential properties with the modern style of the library building. With the new buildings set in their own landscaped areas, it is considered that the development will enhance the appearance of the conservation area, in line with both national and local guidance.

Refurbishment

The refurbishment and re-use of the Town Hall will clearly represent a significant benefit to the conservation area, ensuring that the building is retained for the benefit of the area as a whole, both in terms of its refurbished physical presence in the heart of the conservation area and its continued use as a community and arts centre for the benefit of local people.

5. New Build - bulk, mass, design

PPS1 recognises the importance of good design in creating sustainable, mixed communities. This is reflected in the Council's local policies UD3 and UD4 of the UDP. The design of the new build elements of this scheme seeks to ensure the new buildings respond to the site surroundings and attempts to ensure that the bulk and massing of the new buildings does not dominate the site or prove detrimental to the existing buildings on site or neighbouring properties. The height of the new buildings has been limited to ensure that none of the buildings are visible above the Town Hall buildings from The Broadway or the Town Square to ensure the development does not result in an adverse impact on the Crouch End conservation area when viewed from The Broadway.

Block A

Block A forms the main residential element of the development. This block comprises a series of linked pavilion blocks along the east boundary of the site. The building is arranged in this manner to break down the bulk and mass of the building to both add interest and articulation to the scheme and to minimise its visual impact. This arrangement also allows two primary courtyards and landscaped spaces to be created, to provide a linked setting between the new development and the existing Town Hall and library buildings. In addition, a number of small private areas of amenity space have been provided to the rear of the block along the boundary accessed via gated entrances toward the south of the site.

The top floor of the development is set back from the main façade. This reduces the bulk of the building considerably and create a modelling effect to the block which adds interest to the overall design.

The elevation to the part of Block A facing Haringey Park has been revised following comments from English Heritage and conservation team. This elevation has been set back on the right hand side when viewed from the street to line through with the adjoining properties in Haringey Park. The proposed building then projects forward on the left hand side to line through with the library. This amendment helps not only to allow the building to sit more comfortably within the existing streetscape, forming a link between the houses and the library, but also results in the fragmentation of the elevation facing Haringey Park giving a building which has more interest and relief.

Block B

Block B is designed to sit against the flank wall of the east wing of the Town Hall, and is of a size and bulk which reflects and complements the size and bulk of the Town Hall buildings at this location. Careful attention has been paid to the detailing of Block B to ensure that it blends with and complements the Town Hall buildings.

The Mews Courtyard

The Mews development comprises a small terrace of four, 4-bed houses with integral garages. The proposed houses will be three storeys and affordable. The proposed houses occupy a similar position to the existing building to be demolished and feature a part pitched, part flat roof design to minimise their impact on the adjoining properties in Weston Park. The Mews houses will face onto the courtyard with no windows facing Weston Park to avoid overlooking.

In the light of the above, the new development is considered to meet the requirements of policies UD3 and UD4 of the Unitary Development Plan 2006.

7. Mix of unit sizes

Policy HSG10 sets out the Council's mix requirements for new build residential development, with further detail given in the Housing SPD October 2008. The scheme provides a total of 123 units, comprising 35 x 1-bed, 61 x 2-bed, 20 x 3-bed and 7 x 4-bed units. The Housing SPD shows there is a shortfall of housing of all sizes throughout the borough although the need is most acute for larger 3 and 4-bed properties. The scheme as proposed provides 27 x 3 and 4 x 4-bed units, the 4-bed units being all affordable. The level of affordable housing provided by the development does not meet the specified housing mix in terms of 3 and 4-bed units as set out in the SPD. Para. 5.24 of the SPD states that, in the case of mixed use developments, where scheme fall short of the specified requirements, the shortfall will have to be justified by a financial appraisal. The applicant has submitted a Three Dragons financial appraisal which demonstrates that the development realises a negative residual value of £3.5 - £4m. In the light of the primary objective of the development being to achieve the refurbishment and re-use of the Town Hall buildings and the wider regenerative effects that will

potentially follow from that, the shortfall in provision of affordable housing within the scheme from the levels set out in the SPD are considered acceptable in this case.

8. Sustainability

PPS1 and PPS3 require that all new development should meet the sustainable objectives set out in the guidance. This advice is carried through in local policy. The proposal involves the refurbishment and re-use of the Town Hall through redevelopment of the underused land within the curtilage of the site. This approach to bring about the re-use of the Town Hall is considered highly sustainable as it utilises previously developed land and brings an underused and valuable resource back into use, as well as removing an important listed building from the English Heritage Buildings at Risk register. The proposal will also focus development in the Crouch End town centre, contributing to its vitality and viability.

In addition, the scheme is considered highly inclusive and has been developed through a long process of community involvement. Upon completion, the scheme will be run and managed by the HTHCT and will continue to promote community involvement in the running of the Town Hall activities.

In terms of carbon reduction and energy efficiency, the Councils local policies regarding climate change have been superseded by policy 4A.7 of the London Plan. The LP policy requires developments to achieve a 20% reduction in CO2 emissions by the use of on-site renewable energy generation unless it can be demonstrated that this is not technically or financially viable.

The applicants have submitted an energy strategy report reviewing the options for carbon reduction in relation to this scheme. The report considered various renewable technologies, including CHP. The report concluded that the following technologies were not technically feasible:

- ground source heat pumps,
- solar thermal,
- wind power and
- biomass

Photovoltaics have emerged as the preferred renewable technology. A site wide CHP was found to be technically feasible but not financially viable under the present project parameters. The report recommends that site wide CHP remains a project aspiration which may be implemented following more detailed investigation into the financial viability through an energy service company (ESCO).

Works to the Town Hall as a statutory listed building are exempt from Building Regulations. However, the works to be carried out in terms of

minimising heat loss and provision of energy efficient space heating and ventilation have been discussed and agreed with English Heritage.

Conditions are attached to ensure the development meets the appropriate carbon reduction targets set out in the London Plan.

9. New build - Impact on amenity

Policies UD3 and UD4 set out the Councils policies to avoid where possible significant loss of amenity to adjoining properties and the area surrounding development. The application is supported by a Sunlight and Daylight Study carried out by Delva Patman Associates to provide an assessment of the potential impact of the development on sunlight and daylight to neighbouring properties. This assessment is based on the BRE standards set out in "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" 1991. These guidelines set out that where a scheme is designed where more than 95% of the surrounding properties do not suffer a loss greater than 20% of the BRE guidelines, that scheme may be deemed to be acceptable.

The scheme has been designed to position the proposed buildings within the site in such a way as to minimise the impact of those buildings on the existing sunlight and daylight levels of the neighbouring properties. Block A is the element of the scheme closest to existing surrounding properties and this building has therefore been positioned and designed to mitigate any adverse effects as far as possible. The building has been broken up into smaller elements of which some are moved further away from the boundary to both minimise the bulk of the building and to reduce the potential for overshadowing and overlooking. The Sunlight and Daylight Study concludes that some windows of existing properties facing the development will suffer a slight reduction in sunlight and daylight. However, this reduction is small and within the margins recommended by the BRE guidelines. As such, the scheme is not considered to result in a significant level of harm being caused to the surrounding properties sufficient to warrant refusal of the scheme.

In terms of potential overlooking, the proposed terrace/balconies in Block A have been amended and set back to avoid any direct overlooking of the properties in Weston Park, Prime Zone Mews and Haringey Park.

10. Landscaping/Ecology

The applicant has submitted an Arboricultural Implications Assessment (AIA) and an Arboricultural Method Statement (AMS) in support of the application. The AIA details a survey of the site carried out to BS5837:2005 standards as part of the extended Phase 1 habitat survey. In total, 84 trees were surveyed. Of these 8 were classified as high quality, 20 as medium quality and 54 as low quality.

The scheme includes the retention of 20 trees, which will be protected during the construction phase. Of the trees to be removed, 3 are classified in poor

condition, with the remainder being in fair condition. The majority of the trees to be removed are young or semi-mature specimens, with nine mature specimens. These trees are not considered to be key amenity trees defining landscape structure, screening or nature conservation resource, but make a secondary level of contribution.

By way of mitigation, the scheme proposes the replanting of 63 trees of suitable size and species to be agreed with the Local Planning Authority as part of a wider landscaping strategy. The replacement trees will be native semi-mature specimens of UK provenance. An aftercare programme including replacement of failed trees is required by condition.

The replanting and aftercare programme and tree protection during construction are required by condition and will all be carried out to the appropriate standards in BS5837:2005. Further details of the tree protection measures and related issues during and post construction are given in the Arboricultural Method Statement.

In terms of the ecology of the site, one tree has been observed to have the potential to support roosting bats, although none were seen during the emergence/re-entry surveys. This tree is to be retained within the scheme. Also, new roosting sites for bats may be incorporated into the scheme through the placement of bat boxes on the retained mature trees within the site.

The trees on the site also have the potential to support breeding birds. Therefore trees should only be removed outside of the breeding season, i.e. between the beginning of March and end of August. Trees should also be checked for active nests prior to removal. Bird boxes may also be fixed to trees in appropriate positions.

11. Loss of public toilets

The public toilets at the junction of Haringey Park and Hatherley Gardens are to be removed as part of the scheme in order to accommodate the re-location of an electrical sub-station which will serve both the library and the town hall. The existing sub-station needs to be moved because it is currently situated at the proposed entrance of the facilitating development. The only suitable location for the re-housing of this sub-station is where the public toilets are currently situated as the substation has to be close to Haringey Park.

It is proposed that in the interim Hornsey Town Hall will offer a like-for-like provision once the refurbishment works have been complete. In the interim, other options will be explored, with the environmental resources team, which include the possible implementation of a community toilet scheme.

12. Open spaces/play areas

A comprehensive scheme of landscaping has been developed which includes a number of open spaces, some existing and some newly created as part of the scheme. The scheme is designed to improve connectivity through the site and provide enhanced opportunities for local people to use and enjoy the area, as well as creating a pleasant setting for the development as a whole.

The principle open areas within the scheme are:

- Town Square
- Apartment squares
- Theatre gardens
- Exhibition courtyard and the library gardens

These spaces are designed with a combination of hard and soft surfaces appropriate to the location and proposed use. The grassed area and mature trees in front of the Town Hall will be retained and the railings removed in order to allow people to access and use the grassed space in an informal manner. The large hard surfaced parking area behind will be re-surfaced to provide parking/servicing facilities during the day but also allow it to act as a multifunctional open civic space for events as required, for example outdoor cinema, markets, festivals, fairs, etc. The enhanced hard surfaced area will also provide a much improved setting for the Town Hall as a listed building. The on-going management and maintenance of this space will be subject to a management and maintenance plan required by condition.

A play area is provided adjacent to Block B and the library gardens, providing a safe, stimulating area surveilled by the surrounding buildings. In total, 3,409 square metres of private and communal open space is provided within the scheme, which exceeds the Councils policy requirement for open space in new development.

13. Waste/recycling storage/collection

Waste and recycling collection arrangements have been agreed with the Councils Waste Management Service. Adequate refuse/recycling storage areas are located within the site at agreed positions which can be accessed by refuse vehicles.

The existing access to the proposed Mews houses is not adequate to allow refuse vehicles to enter and leave in a forward gear. This part of the development will therefore require a waste collection management plan detailing the arrangements by which waste/recycling will be collected. The management plan is required by condition.

14. S106 Planning Act 1990/S278 Highways Act 1980

The applicant has agreed to enter into a S106 agreement in line with advice set out in Circular 05/05 and Council policy UD8 and Supplementary Planning Guidance 10a.

The Heads of Terms to be included in the agreement will include

- Affordable housing – 4 x 4-bed units
- Public open space – future management and maintenance
- Contribution to implementation of CPZ
- Residential and workplace travel plans
- To provide 3 Car Club spaces within the development
- a refuse collection management plan for the proposed 4 Mews Houses.
- phasing plan – to ensure proposed works to the listed buildings are carried out prior to the completion of the development in line with appropriate English Heritage advice.
- Review/monitoring charge

Because it is necessary that as much of the receipt from the facilitating development as possible is used to achieve the refurbishment of the Town Hall and achieve the objectives of the Planning Brief, the scheme does not provide the level of affordable housing or education contribution that would normally be required by the current Council guidance. This approach to the development is considered appropriate here in the light of the highly sustainable benefits it will provide and considerable regenerative potential of the scheme as a whole to the local area.

In support of this reduced level of contributions, the applicant has submitted a financial appraisal prepared by Knight Frank of the proposed development. This appraisal includes the estimated costs of Phase 1 of the Town Hall restoration and conversion works and costs and values for the proposed 123 homes (including 4 homes for social renting) that are intended to generate a capital receipt to contribute 69% of the estimated Phase 1 works cost. The remaining balance of funding, approximately £3.9m, is proposed to be contributed by the Hornsey Town Hall Creative Trust through fundraising or grant applications.

The appraisal concludes that the proposed number of 123 homes is not excessive in the context of the capital receipt that is required to fund the major part of the Town Hall Phase 1 works. It also demonstrates that the provision of only 4 affordable homes in the scheme is the maximum that can reasonably be required for this development given the overriding planning objective of achieving the restoration of the Town Hall. On the same basis, the appraisal shows that the scheme cannot support any other funding obligations to mitigate the impacts, eg. on local schools capacity, of the proposed new residential development.

It will also be necessary for the applicant to enter into a S278 agreement under the Highways Act 1980 to:

- upgrade the footway and implement a new vehicular access on Haringey Park and the conversion of the vehicular access in Weston Park. The applicant must contribute a sum of £60,000 (sixty thousand pounds), the estimated cost of construction of new access to the development and improving the footways on Haringey Park and Weston Park.

15.Equalities Impact Assessment

Equality Impact Assessment is a duty on public bodies which derives from the Race Relations (Amendment) Act 2000 and is now a requirement of the Disability Discrimination Act 2005 and the Equality Act 2006 in respect of the Gender Duty. There currently is no duty on public bodies to carry out impact assessments with regards to age, and sexual orientation. However under the requirements of the Equality Standard for Local Government and as part of our Generic Equality Scheme Haringey have made a commitment to extend the EIA process to include these strands. This means that in Haringey all Equality Impact Assessments now cover all six strands, which are age, disability, gender, ethnicity, religion or belief and sexual orientation.

The Council has adopted a procedure for Equalities Impact Assessment (EIA) to provide a thorough and systematic analysis of a policy, procedure or strategy, to estimate the likely equality implications either on implementation or when making changes to an existing policy, function or service.

EIA's are intended to

- Increase participation and inclusion
- Change the culture of public decision making, and
- Encourage a more proactive approach to the promotion of equality within public policy development.

In order to identify the potential impacts on different groups, customers and staff are segmented by the following equality strands:

- Age
- Disability
- Gender
- Ethnicity
- Religion or belief
- Sexual orientation

The Equality Standard for Local Government is a Best Value performance indicator which is moving to a National Equality framework from April 2009. The Equality Standard has five levels and level 2 requires Local Authorities to carry out Equality Impact Assessments. It is essential therefore that the Council is able to demonstrate how impact assessments have improved the delivery of services and promote equalities for the recipients. The council

accepts that it is required to discharge its duty under S71 of the Race Relations Act 1976, as amended by the Race Relations (Amendment) Act 2000 when making the decisions relating to planning applications.

With regard to this development, an Equalities Impact Assessment (EIA) has already been carried out at the initial stage of the project and approved by the Council's Equalities Team. The key issue to date has been about disability access and this has been consulted on and addressed in the design and access proposals submitted. In the next stages of project development the EIA will be refined to assess the operating business model. We will require a revised EIA, based on an assessment of the business plan, to be approved prior to the commencement of works. The revised EIA will address the issues of age, disability, gender, ethnicity, religion or belief and sexual orientation as required by the Council EIA procedures.

SUMMARY AND CONCLUSION

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens. The site is located within the Crouch End Conservation Area. Hornsey Town Hall is on the English Heritage Buildings at Risk register.

Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Based on the conservation plan and planning brief prepared in 2004. The vision for the Brief was:

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further facilitating development.”

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

A request for a screening opinion was submitted under the Environmental Impact Assessment Regulations 1999 in August 2009. The Council considered the development to fall within Schedule 2 of the regulations having regard for the criteria set out in Schedule 3. The Council assessed the proposal under the terms of the regulations and decided an Environmental Impact Assessment would not be required.

This application is one of a suite of applications covering planning permission, listed building consent and conservation area consent.

This application for planning permission proposes:

- Refurbishment and conversion of the Town Hall building into a centre for the arts and enterprise activities for the benefit of the community,
- Refurbishment and extension of the Broadway annexe East part into commercial office and retail space, and
- Residential facilitating development comprising 123 units, (35x1-bed, 61x2-bed, 20x3-bed, 3x4-bed flats and 4x4-bed houses), and associated parking at basement level. Part of this residential accommodation is accommodated in the existing Town Hall building (east wing and link building), the Broadway annexe (west part) and Mews.

44 responses have been received from local people at the time of writing this report. Many of the responses express support for the scheme in terms of refurbishing and re-using the Town Hall. This reflects the results of the exhibition in June 2009. The main concerns expressed from the consultation responses are i) the amount of housing being proposed within the scheme, and ii) the level of car parking proposed.

The primary objective of the Town Hall project is to secure the refurbishment and re-use of Hornsey Town Hall, its related buildings and its setting, both to secure the fabric of the building and remove it from English Heritage Buildings at Risk register and to bring the building back into use as a community arts and leisure facility. In order to achieve this outcome, a facilitating residential development is necessary to generate the necessary capital receipt from the sale of the land to achieve the refurbishment works and the enhancement of the public realm. Commercial income from the Broadway Annexe East part will support the running of the Town Hall.

The applicant has submitted a financial appraisal prepared by Knight Frank of the proposed development which has been separately assessed. The appraisal uses the 'Three Dragons' financial appraisal toolkit as preferred by the GLA and all London local planning authorities.

It is essential that as much of the receipt from the facilitating development as possible is used to achieve the refurbishment of the Town Hall, and so achieve the vision and objectives set out in the planning Brief and conservation plan. To enable the receipt generated by the facilitating development to go as far as possible to achieving all the elements of the Conservation Plan and Planning Brief, it is considered that it is appropriate in this case not to require the scheme to provide the other elements that would normally be expected to be provided as part of a scheme of the size and nature. Therefore, the scheme does not provide the level of affordable housing or education contribution that would be required by the current Council guidance.

Parking is identified as a major concern of local people from the consultation responses received to the application. Crouch End is recognised as suffering from high levels of parking pressure with little or no on-street parking space being available within the area surrounding the development site. A Controlled Parking Zone (CPZ) is proposed to be introduced in the Crouch End area at the beginning of 2011. As the CPZ will be in place by the time this development, should it be approved, commences, the scheme is proposed to be “car-free”, i.e. future residents of the development will not be eligible to purchase permits to park in the CPZ.

In addition to making the development “car-free”, the residential and workplace travel plans referred to earlier will set out defined approaches and specify measures to encourage a reduced dependence on the private car for both the new residential and commercial elements of the scheme. In addition to the travel plans, vehicle management plans covering construction vehicle movements, deliveries and events vehicle movements are required.

The applicant has agreed to enter into a S106 agreement in line with advice set out in Circular 05/05 and Council policy UD8 and Supplementary Planning Guidance 10a.

The Heads of Terms to be included in the agreement will include:

- Affordable housing – 4 x 4-bed units
- Public open space – future management and maintenance
- Contribution to implementation of CPZ
- Residential and workplace travel plans
- 3 on-site Car Club spaces
- Phasing plan – to ensure proposed works to the listed buildings are carried out prior to the completion of the development
- Review/monitoring charge

Also, a S278 agreement under the Highways Act 1980 to: upgrade the footway and implement a new vehicular access on Haringey Park and the conversion of the vehicular access in Weston Park.

In conclusion, the proposal for the refurbishment of the Town Hall buildings and facilitating development is considered to be acceptable and meet the requirements of the relevant national and local policies and guidance. The scheme is therefore recommended for approval subject to conditions and a S106 Agreement.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/0500 subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and S278 of the Highways Act 1980 in order to secure:

- Affordable housing – 4 x 4-bed units
- Public open space – future management and maintenance
- Contribution to implementation of CPZ
- Residential and workplace travel plans
- 3 on-site Car Club spaces
- Phasing plan – to ensure proposed works to the listed buildings are carried out prior to the completion of the development
- Review/monitoring charge
- upgrade the footway and implement a new vehicular access on Haringey Park and the conversion of the vehicular access in Weston Park, (S278 Highways Act 1980).

RECOMMENDATION 2

That, following completion of the agreements referred to in recommendation 1, planning permission be granted in accordance with the planning application
Registered No. HGY/2010/0500

Applicant's drawing Nos. 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551, 1298-FD-G200-P-01-552, 1298-FD-G200-P-02-553, 1298-FD-G200-P-03-554, 1298-FD-G200-P-04-555, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-P-TY-552, 1298-FD-G200-P-TY-553, 1298-FD-G200-P-TY-554, 1298-FD-G200-P-TY-560, 1298-FD-G200-P-TY-561, 1298-FD-G200-P-TY-562, 1298-FD-G200-P-TY-563, 1298-FD-G200-P-TY-564, 1298-FD-G200-P-TY-565, 1298-L-G710-P-00-

901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-MD-G200-E-N-760, 1298-MD-G200-P-00-700, 1298-MD-G200-P-01-701, 1298-MD-G200-P-02-702, 1298-MD-G200-P-RF-703, 1298-MD-G200-P-TY-800, 1298-MD-G200-P-TY-801, 1298-MD-G200-P-TY-802, 1298-MD-G200-S-AA-770, 1298-Rendered-Elevations-A1, 1298-TH-G200-E-E1-162, 1298-TH-G200-E-E2-164, 1298-TH-G200-E-N-161, 1298-TH-G200-E-S1-163, 1298-TH-G200-E-S2-165, 1298-TH-G200-E-W1-160, 1298-TH-G200-P-00-102, 1298-TH-G200-P-00-103, 1298-TH-G200-P-01-104, 1298-TH-G200-P-01-105, 1298-TH-G200-P-02-106, 1298-TH-G200-P-02-107, 1298-TH-G200-P-LG-100, 1298-TH-G200-P-LG-101, 1298-TH-G200-P-RF-108, 1298-TH-G200-P-RF-109, 1298-TH-G200-S-AA-180, 1298-TH-G200-S-BB-181, 1298-TH-G200-S-CC-182, 1298-TH-G200-S-DD-183, 1298-TH-G200-S-EE-184, 1298-TH-G200-S-FF-185, 1298-TH-G200-S-GG-186, 1298-TH-G200-XE-E1-162, 1298-TH-G200-XE-E2-164, 1298-TH-G200-XE-N1-161, 1298-TH-G200-XE-S1-163, 1298-TH-G200-XE-S2-165, 1298-TH-G200-XE-W1-160, 1298-TH-G200-XP-00-102, 1298-TH-G200-XP-00-103, 1298-TH-G200-XP-01-104, 1298-TH-G200-XP-01-105, 1298-TH-G200-XP-02-106, 1298-TH-G200-XP-02-107, 1298-TH-G200-XP-LG-100, 1298-TH-G200-XP-LG-101, 1298-TH-G200-XP-RF-108, 1298-TH-G200-XP-RF-109, 1298-TH-G200-XP-RF-110, 1298-TH-G200-XS-AA-180, 1298-TH-G200-XS-BB-181, 1298-TH-G200-XS-CC-182, 1298-TH-G200-XS-DD-183, 1298-TH-G200-XS-EE-184, 1298-TH-G200-XS-FF-185, 1298-TH-G200-XS-GG-186, 1298-TH-JC20-XP-00-202, 1298-TH-JC20-XP-00-203, 1298-TH-JC20-XP-01-204, 1298-TH-JC20-XP-01-205, 1298-TH-JC20-XP-02-206, 1298-TH-JC20-XP-02-207, 1298-TH-JC20-XP-LG-200, 1298-TH-JC20-XP-LG-201, 1298-TH-JC20-XP-RF-208, 1298-TH-JC20-XP-RF-209, 1298-Z0-G100-P-00-SITE-002, 1298-Z0-G100-P-00-SITE-003, 1298-Z0-G100-P-LG-SITE-001, 1298-Z0-G100-P-SITE-000, 1298-Z0-G100-P-SITE-010, 1298-Z0-G100-S-BB-015, 1298-Z0-G100-S-CC-016, 1298-Z0-G100-S-FFGG-030, 1298-Z0-G100-S-KK-024, 1298-Z0-G100-S-LL-025, 1298-Z0-G100-S-MM-026, 1298-Z0-G100-S-NN-027, 1298-Z0-G100-S-OO-028, 1298-Z0-G100-S-PP-029, 1298-Z0-G100-XS-BB-027, 1298-Z0-G100-XS-FF-023, 1298-Z0-G100-XS-LL-025, 1298-Z0-G100-XS-MM-026, 1298-Z0-JC20-P-RF-SITE-004

Subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

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

7. 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.

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

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

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

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

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

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

11. 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.

12. Prior to the commencement of the development hereby approved, a construction vehicle management plan providing specific details of all construction vehicle activity related to the development, including vehicle numbers, size, type and frequency visiting the site, access and egress arrangements, routing and hours of operation, shall be submitted to and approved in writing by, the Local Planning Authority.

Reason: to protect the amenity of nearby residents and the surrounding area.

13. Prior to the commencement of the development hereby approved, a demolition management plan detailing the method of demolition, all construction vehicle activity related to demolition works, noise, dust and vibration mitigation measures associated with the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority

Reason: to protect the existing amenity of the surrounding area.

14. The contractor on site shall ensure that all due care is taken to secure and protect the historic fabric of the Listed buildings from damage during the course of the works hereby approved, including any sound materials or elements of structure, that may be temporarily taken down and out to one side, will afterwards be re-erected as part of the repair and re-instatement works.

Reason: To secure the proper repair and re-instatement of the Hornsey Town Hall building and to ensure the overall development is of high quality standard to preserve the character and appearance of the Crouch End Conservation Area.

15. A phased programme for the works shall be submitted for the agreement of the council in consultation with English Heritage. No works of demolition or development must take place prior to a programme of works being submitted for the agreement and approved in writing by the Council in consultation with English Heritage. Such phases should take place in logical sequence beginning with repairs to the structure and external envelope, and in accordance with the agreed programme of works. The Phase 1 works of repair and refurbishment to the Town Hall shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B.

Reason: to ensure the proper phasing and completion of the development.

16. 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.

17. Notwithstanding the details contained within the documents hereby approved, full details of the artificial lighting scheme for the public realm courtyards and open areas within the scheme, vehicle routes and parking areas, pedestrian routes and designated community amenity open space shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

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

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

19. Notwithstanding the details contained within the documents hereby approved, residential and workplace travel plans and delivery and events parking/servicing vehicle management plans, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the residential accommodation hereby approved.

Reason: To ensure the proper ongoing vehicle management of the development.

20. That three (3) car club spaces shall be provided on-site for residents of the development hereby approved prior to the first occupation of the residential accommodation hereby approved.

Reason: to encourage the use of sustainable travel by residents of the development.

21. 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.

22. Prior to first occupation of the residential accommodation hereby approved, 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.

23. Prior to first occupation of the residential dwellings 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.

24. Prior to first 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 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.

25. The A1, A2, A3 and A4 uses hereby permitted shall not be operated before 0800 or after 2300 hours on any day.

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

26. That a management plan for the use and operation of the Town Square, including type and frequency of events and activities proposed, hours of operation and service/delivery vehicle movements shall be submitted to and approved in writing by, the Local Planning Authority prior to the use of the Town Square for these purpose.

Reason: to ensure the satisfactory management of the Town Square and related activities and events.

27. That prior to the occupation of the first residential units, two (2) electric car charging points be provided on site for the use of the development hereby approved.

Reason: to encourage the use of sustainable travel by residents of the development.

28. 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.

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

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

30. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation including an archaeological project design in accordance with the appropriate English Heritage guidelines, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the proper archaeological protection and assessment of the site.

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

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. The applicant is advised to contact Thames Water prior to the commencement of the development on 0845 850 2777.

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

REASONS FOR APPROVAL

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens. The site is located within the Crouch End Conservation Area. Hornsey Town Hall is on the English Heritage Buildings at Risk register. The scheme has been assessed in the light of the relevant national and local policies and guidance and is considered to meet the requirements of those policies and guidance.



**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting : Development Management Forum - Hornsey Town Hall,
The Broadway, N8 - HGY/2010/0500

Date : 25th March 2010

Place : Hornsey Town Hall, The Broadway, N8

Present : Paul Smith (Chair), John McAsion and Partners and Creative Trusts, David
Williamson, Fanos Panayides and other representatives, Cllr Hare, Weber,
Winskill and approx 70 Local Residents.

Minutes by : Tay Makoon

Distribution

		Action
1.	Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.	
2.	<p>Proposal</p> <p>Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwelling houses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town Hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.</p> <p>Background</p> <p>Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:</p>	

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.”

3.

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town Hall. The CPB is an advocate for the communities' interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

The building was built in the 1930's but is currently vacant. It provided municipal office space, theatre, public payment offices and Council chamber functions. The building is to undergo alterations, extensions and changes of use to create a mixed use centre for the benefit of local people. The main proposed new uses are:

- New office space
- Theatre and performance venue
- Cinema/assembly hall
- Restaurant/café
- Function space
- Art gallery

The east wing and link block are located to the eastern end of the Town Hall building. They are being converted to residential use adjoining Block B which will be connected to the east wing. Access to the east wing and link block is via an entrance to the rear of the Town Hall fronting onto a new area of open space. Three disabled parking spaces are provided at the entrance of the east wing/link building.

The Broadway Annexe is currently occupied as a private restaurant use fronting The Broadway with a Council Social Services customer services centre behind. The upper floors are currently vacant offices. It is proposed to alter this building to provide retail space on the ground floor and offices above. The private restaurant will remain, with the upper floors converted to residential use to provide 4 x 1-bed and 2 x 4-bed flats. There is current enforcement action to be followed by the Council in relation to the private restaurant which will not be affected should this application be granted.

Presentation of the scheme by David Williamson

David Williamson thanked everyone for attending and giving feedback on the proposal and you as a community aspiration of how you wanted the Hornsey Town Hall developed. From last summer we held a consultation exhibition with the community in Hornsey Library. After this evening we will have another exhibition in the Library from 6th April – June. We encourage you to engage with this application and submit your comments right upto the time it goes to Committee. Thanks to local residents that has put in a lot of hard work to try and get the project where it is at the moment. (Hornsey Town Hall Creative Trust) we feel the partnership had been

fundamental to the way that the Council has responded what you as a community have as your aspirations. Anne Wilks thank you for keeping us on track.

Graham Jennings a contributor and Kevin Pinick and Benji Lesser. Trust Members available for questions. Capita Simons who have acted as project managers and Fanos from John McCassors & Partners and the architects.

Graham – Position from the Trust

A warm welcome to you all. I am one of the 11 trust members of the Creative Members Trust. We are a charity – our mission is to give the kiss of life to this building. This architectural Jewel in the middle of our Crouch End and to return it to its proper place in its Civic and cultural life of Haringey so it is properly prepared and ready for our communities to enjoy it. The building has not been in use for a long time and we want it back in use as soon as possible. This is an iconic building of national significance and award the Royal British Award. And also is two star listed building, I think this is a one in lifetime opportunity partnership with the Council to bring this building back in use We want to see a renaissance of the Town Hall, the Square and surrounding arrears into a cultural catalyst for the centre of Crouch End. We are trying to find sustainable uses through business planning exercises so that it sustain itself for a long time and the Trust is working very closely with Haringey Council to bring this vision into a reality and jointly we have selected the highest quality technical and design team to take this forward. We really do need your support and Haringey to pull this building together back into its formal glory.

Presentation by Fanos Panayides

Project and approach

The thinking behind making this project sustainable and viable future use for the Hornsey Town Hall is that we have to balance the business plan, the uses, the mix Of the uses of the Town Hall, the technical and cost aspects of the refurbishment and also the provision of facilitating the development of this site which ultimately funds that transformation and implementation of uses in the Town Hall. All these are equal drivers of the process. Much of our work is to balance these as best as we can. We tried to get a residential scheme on the site that is sensitive and respected the listed building on the site to get a viable mix use of for the Town Hall. The challenge for Hornsey Town Hall as a cultural and arts enterprise centre is that it is remote from the cultural hub of London. It has a different pulling power than other areas such as the West End. This implies that when business planning and the challenge what we do hear and that has really driven that the building has to be more focused to the local community needs as well as the wider aspirations. We identified that the Town Hall is set back from the Broadway and bringing the front door closer to the Broadway and bring the square into use would engage more with the local surroundings. Rationalising the vehicular access to the front square to extend into the public realm. Whatever we do on this site has to maintain and enhance the setting of the listed building, we need to try and improve the visibility of the front of the Town Hall to the Broadway and improve public realm and see how vibrant the mix uses can spread out into those things and the development needs to sensitive and the materials need to reflect the character of the locally listed building. We work very closely with English Heritage on this project we built on the conservation management plan carried out by Alex Baxter. We almost graded the spaces for the Town Hall for the historic exercise. Through early exercise we were able to agree with English heritage as to what uses goes where. The original architect intent of the buildings was a series of blocks which stack up vertically and we have taken on that

idea when introduce uses in the buildings, each block has its own stair and entrance. The assembly hall will be remodelled for dance and arts all sorts of community activities. A series of drawings were shown to show access and uses. An introduction of a lift provides disabled access to all part of building. The access strategy is a real challenge to provide access accessibility in a listed building like this and we have worked hard with English Heritage and expert consultants to allow disabled access to all parts of the building. Render cross section of what activity might look like. Proposal for new accommodation on the slope sidewise level – principally we are proposing the main residential block to the east boundary of the site. We create two court yard spaces one which is grouped around the residential functions and the other is green space linking the library and Town Hall together. We are also introducing residential uses to the East Wing and Town hall and the Broadway Annexe. The blue part of the Annexe is retained for retail for office and retail use. The residential accommodation is 98,000sq ft. It is important that this is a high quality development in such that the materials complement the listed building.

Questions:

The main issues raised:

- Funding
- Traffic/Parking
- Density
- Noise Nuisance
- Overcrowding
- Loss of Public Toilets

Q1: How is it funded has it been costed? And How much parking available for the flats? Are the flats only 123 or is there more?

Ans: 123 residential units are proposed - The funding is in two and three phases – other elements Council Chamber prices – scheme 14 million pounds from land sale, 3 million fundraising from the trusts, forwarded funded to 7million to start project. Best advice – hope markets have gone up. Good quality advice and trust to raise 3 million. In relation to car parking spaces - 64 spaces on site in total – 56 are allocated to residents and it includes car cub spaces in line with planning policies.

Paul Smith – Financial information is not material consideration in dealing with the planning application.

Q2: The impact of 130 residential units -200/250 extra people in Crouch End, what about parking for visitors to Town Hall and impact on surrounding roads and it will cause extra traffic in Haringey Park as everyone uses it as short cut.

Ans: Unfortunately we cannot solve everything - we are working with TFL accessible of transport. TFL uses analysis to see if extra buses are needed and so on. The site itself creates the constraint. There isn't enough space on site to provide parking for all the events. The way we are tackling it is with TFL to see what can be done. From an operational point of view the Trustees have to get it right because they will be carrying the lease for a number of years. It is very important for us to meet the challenge the transporting and evacuating of people from the area. Not many cultural venues have car parking unless it is far out. They all have that common problem. There are a number of ideas we need to look at.

Q3: Weston Park is very congested, I am lucky to have off street parking. What is

going to happen when people drive to Crouch End to these venues, this will be a problem for local residents. You have not made any provision for uses of the Town Hall to park anywhere but in Weston Park roads. The parking allocated for this scheme is totally inadequate for a scheme this size. How are you expecting people to come out of the site? Have any studies been done to see if this can be done?

Ans: The access from Weston Park is not an access for cars. Standards for developments have diminished in terms of car parking. The government has taken the lead and have asked traffic engineers to reduce the number of parking spaces required for developments. Hornsey Town Hall has always been used for entertainment. In order to get this building up and running it may be that we have to do with the level of parking being proposed as nowadays people are being encouraged to use public transport.

Q4: Are there going to be any retail outlets in this development?

Yes there will be a small outlet next to the Broadway annexe and a potential café in the frontage of the front of the Town Hall.

Q5: The Town Hall is bang in the middle of the Broadway how are people going to get in or out? You are trying to cram too many people into Crouch End and it will take away the village feel that we all bought into the area for.

Ans: The benefits of having additional residential here, is to revive the centre of Crouch End. Bringing people into the cultural centre will bring people in to shop locally. There are travel plans being offered, bus frequency and there is more work to do, conversations to be had.

Q6: what percentage of affordable housing does this scheme have, will it be social housing or rented housing?

Ans: We are proposing 5% affordable housing the mix tenure is half social rent and half other uses.

Q7: Is there any provision for public accessible toilets?

Ans: Our plans were to remove the public toilets but we do not have any plans to replace them.

Q8: Café provision – roof top terrace – has the economic viability been assessed?

The west Block on ground floor for possible café, facing north onto the square, where as the Town Hall block annexe which would be the East wing of that block faces south onto the square, it seems to me the logical place to have a café is there. Can you confirm you will return the frontage to the original façade

Ans: In terms of the façade you are correct in what you are saying, the point about the café is a very good one. One of the things we are thinking is locating the café to the North side where it faces south. The Piazza - we anticipate the lease will continue and we are not making changes to that. We did say we will have a Question and Answer publication so we will publish anything that hasn't been answered.

Q9: has English Heritage approved the plans? Are the financial plans available? What timescale are we talking about in relation to the three phases? Parking comment: I've lived in Crouch end for 40 years do yourself a favour and kick the habit, use bikes and walk.

Ans: English Heritage - we worked very closely with English Heritage and they will give us their full comments on the planning application in due course. Our work with them so far has been very positive and overall very positive about the whole scheme.

Phasing – Hope to be on site by end of this year doing intrusive work, clearing up the site. Construction phasing – New accommodation about 18 months for the scale and size of the building.

Q10: Car park spaces /parking spaces – what is the catchment area, looking at the Town hall as a cultural centre to developing that. A lot of people coming to the Town Hall will be local people. Some people are going to need car. Are we really expecting thousands of people from Brent or Lewisham just to see what is going on here?

Ans: We do have a view and we are doing surveys about this – you are correct - the catchments will be predominantly local - I do think every so often bring an international feel.

Q11: What is the maximum density that would be permitted in this area? It concerns me that you are proposing 5 storey, for the north end having a five storey elevation will overlook properties. Restrict light and cause nuisance and restrict quality of life.

Ans: The density we are proposing is 450hrh per hectare which is in line with planning policy. Part of this application is a sunlight and daylight survey from an independent consultant.

Q12: Is there going to be a Cinema? and also about the use of the public space What limitation there might or might not be for the use of the square in relation to noise in the evening?

Ans: Yes cinema still under consideration. We will need a public licence to do anything in or around the Town Hall. We will need to look at the acoustics for open air events such as open air cinema.

Q13: The whole of the office wing will be residential and the existing rooms and layout be stripped and changed and existing rooms lost. You have stressed that having a good design for the building, is it proposed that the developers must conform to existing plans or will you be leasing the site and letting the developer's architects do their own proposals.

Ans – It is correct that most rooms are reconfigured and corridors and things that are important like window details are maintained. This application is for the whole building on the site. It's a strategy that our client & Trusts and Haringey have decided to adopt as it assures quality and that is important to English Heritage that is why the developers we are seeking would be to work within the framework that we are establishing.

Q:4 You have a fantastic opportunity to have Underground parking.

Ans: There is undercroft parking.

Q15: I would like to see low carbon policy - are there any plans to have solar panels to produce our own electricity and any surplus to be sold to the National Grid.

Ans When it comes to delivering sustainable project we take the lead from the Lord Mayors plan which to be lean, we build a development that is well insulated so it is sufficient in the amount of energy it uses. The next priority is to be clean and for that we are providing a CHP plant which is combined heat and power so as the plant produces heat it also produces electricity which can be fed in the residential or back to the grid. The next priority is to be green and the application for renewable technology on site was limited because we couldn't use wind power as there wasn't enough wind in the area. There are not much south facing slopes for photo voltaic.

When we prioritised we wanted to be lean and clean over the green.

Q16: You mentioned the residential development provides enablement to redevelop the Listed Building as cultural centre, can you give us an indication of how you arrived at this balance it seems at first sight, there is a high proportion of residential development to the sort of work you are doing on the Listed Buildings – does the enablement extends to running these facilities, or does it only extend as far as developing these facilities. It seems a lot of money is to be made from this development?

Ans: We are trying to make that balance to make it efficient to achieve the objective of the regeneration of the Town Hall and we believe we have that balance, if we were able to do less than that then we would have done that. We have had to strike that difficult balance between what our advisors tells us about the amount we need in order to generate the amount of money in order to do the Town Hall remodelling. If there was another solution then we would have listen and we continue to want to hear about other solutions. The financial statement is not part of the planning application and is not material consideration.

Q17: Are you saying there is no development profit? if you are saying there is then can you tell us how much is the development profit for the residential use and who is receiving that profit?

Ans: There will be development profit and we want the developer to do it and not the Council so yes there is the developer profit. We have not got there yet or talk to developers about it.

Q18: Who is the developer in this case?

Ans: We do not have a developer as yet and we will go to market should we get planning permission. We are not doing the housing development, we do not have the expertise and that is not our role, we will go to market and see who will give us the best income in the development.

Q19: You talk about the highest quality of development – what will happen to the quality if the developer wants a different architects.

Ans: The developer will have to sign up to the conditions of a tight development brief set for the Town Hall in order to deliver the project and they will have to agree to the conditions. If there are any changes then a fresh application will need to be submitted.

Q20: Vehicular Access to the rear?

Ans: Town Hall will not be accessed at the rear through Weston Park.

Q21: Street Lighting, General Management, Highways – how will this be dealt with?

Ans: Street lighting will need to be part of the conditions as part of the planning approval. The development will have to contribute through s106 to be able to deal with highways, General management. We have not got a developer yet so that is a later answer as we can't do it at the moment. The Council remains freeholder on all Council properties, there are mechanisms on what can and cannot happen.

Q22: I would love to see the Town Hall in proper usage. This scheme looks attractive to developers from that point of view. For local resident's it's too large in scale, too dense. Where we as residents can get a fuller understanding of the proposed financial framework around this scheme.

Ans: We will provide something on the website about the over arching figures based on our best advice given to date. It will not be until we go to the market that we will know the yield figure.

Q23: Who had the idea to develop the town square, was it the client brief or architects?

Ans: The intention is to keep it as town square because the space as it is does not work. People are very compressed and have to move closer to the edge of the building. Our proposal actually releases the front to give people access to the sides and the lawn will be more accessible and can be used for all sorts of things and not gated and isolated.

Q24: I think the whole scheme has been well planned and forward looking and well debated. One thing that is lacking is creative vision for the common parts, where is the benchmarking to show that this area will be the state of the art?

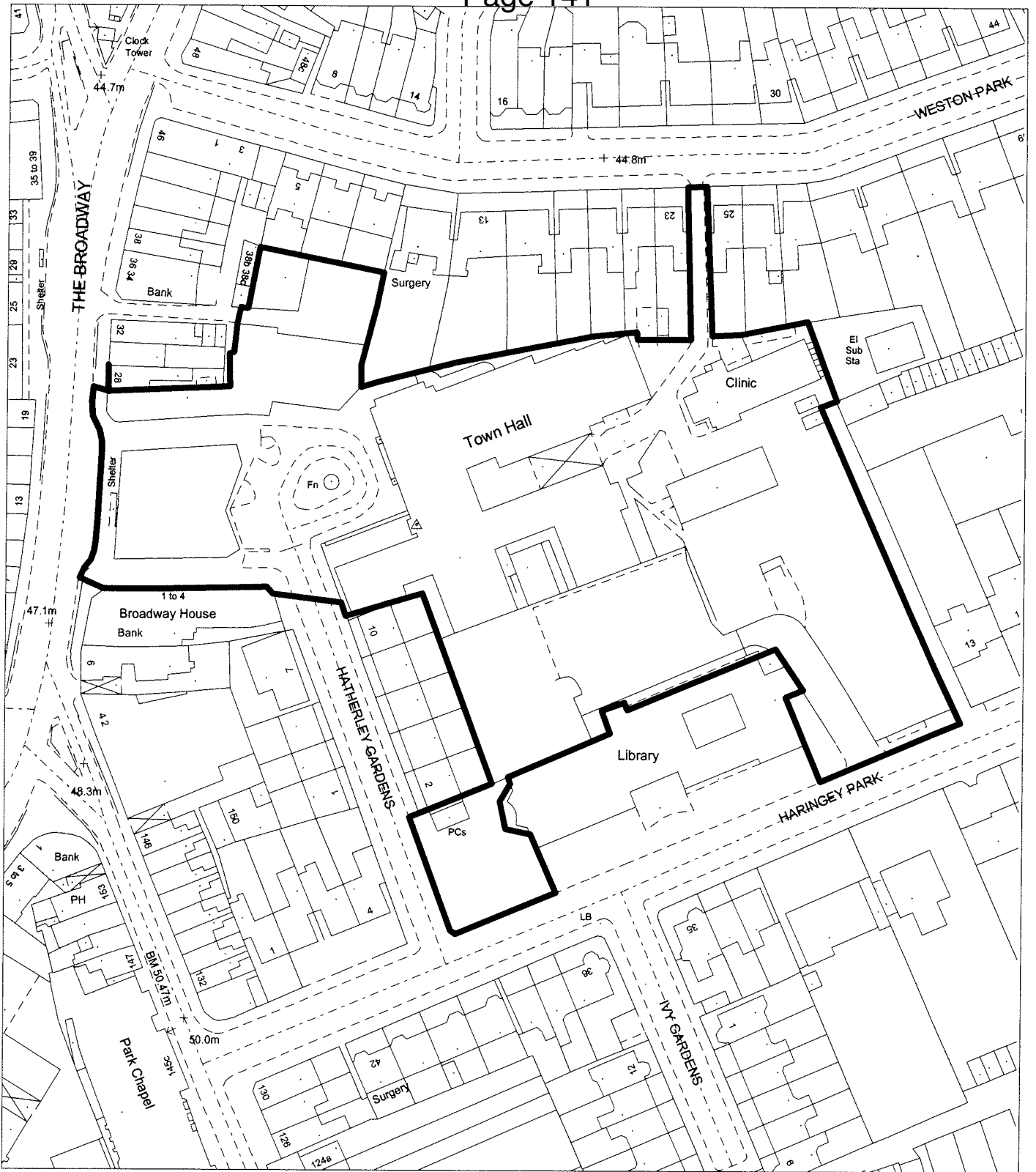
Ans The Trust is trying to get a generic business plan that will stack up , the building will cost about £1.5million to run and to try and find that sort of money is very challenging. There has to be a thread and a spine of artistic vision, if you are going to do anything artistic. On the Trust we do not have an artistic director, we will be thinking about that further down the line. We are on the first step and it will take sometime to get the artistic appreciation.

Q25: What planning conditions will be imposed to make sure the developer doesn't just do the residential and not bother about the ton hall.

Ans: The regeneration of the Town Hall is within the control of the council and up to the point when we have completed the works, the Council maintains the risks and responsibility. Up to the point when the works are done we hand over the running and management of it to the Trust. It's not the facilitating developer that will be developing the Town Hall.

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

End of meeting



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Site plan

Hornsey Town Hall, The Broadway N8

**Directorate of
Urban
Environment**

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

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	Scale	1:1250
	Date	12/07/2010

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Planning Committee 12 July 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0501**Ward:** Crouch End**Date received:** 15/03/2010**Last amended date:** 24 June 2010

Drawing number of plans: 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551 Rev 7, 1298-FD-G200-P-01-552 Rev 7, 1298-FD-G200-P-02-553 Rev 7, 1298-FD-G200-P-03-554 Rev 7, 1298-FD-G200-P-04-555 Rev 7, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556 Rev 7, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-P-TY-552, 1298-FD-G200-P-TY-553, 1298-FD-G200-P-TY-554, 1298-FD-G200-P-TY-560, 1298-FD-G200-P-TY-561, 1298-FD-G200-P-TY-562, 1298-FD-G200-P-TY-563, 1298-FD-G200-P-TY-564, 1298-FD-G200-P-TY-565, 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-MD-G200-E-N-760, 1298-MD-G200-P-00-700, 1298-MD-G200-P-01-701, 1298-MD-G200-P-02-702, 1298-MD-G200-P-RF-703, 1298-MD-G200-P-TY-800, 1298-MD-G200-P-TY-801, 1298-MD-G200-P-TY-802, 1298-MD-G200-S-AA-770, 1298-Rendered-Elevations-A1, 1298-TH-G200-E-E1-162, 1298-TH-G200-E-E2-164, 1298-TH-G200-E-N-161, 1298-TH-G200-E-S1-163, 1298-TH-G200-E-S2-165, 1298-TH-G200-E-W1-160, 1298-TH-G200-P-00-102, 1298-TH-G200-P-00-103, 1298-TH-G200-P-01-104, 1298-TH-G200-P-01-105, 1298-TH-G200-P-02-106, 1298-TH-G200-P-02-107, 1298-TH-G200-P-LG-100, 1298-TH-G200-P-LG-101, 1298-TH-G200-P-RF-108, 1298-TH-G200-P-RF-109, 1298-TH-G200-S-AA-180, 1298-TH-G200-S-BB-181, 1298-TH-G200-S-CC-182, 1298-TH-G200-S-DD-183, 1298-TH-G200-S-EE-184, 1298-TH-G200-S-FF-185, 1298-TH-G200-S-GG-186, 1298-TH-G200-XE-E1-162, 1298-TH-G200-XE-E2-164, 1298-TH-G200-XE-N1-161, 1298-TH-G200-XE-S1-163, 1298-TH-G200-XE-S2-165, 1298-TH-G200-XE-W1-160, 1298-TH-G200-XP-00-102, 1298-TH-G200-XP-00-103, 1298-TH-G200-XP-01-104, 1298-TH-G200-XP-01-105, 1298-TH-G200-XP-02-106, 1298-TH-G200-XP-02-107, 1298-TH-G200-XP-LG-100, 1298-TH-G200-XP-LG-101, 1298-TH-G200-XP-RF-108, 1298-TH-G200-XP-RF-109, 1298-TH-G200-XP-RF-110, 1298-TH-G200-XS-AA-180, 1298-TH-G200-XS-BB-181, 1298-TH-G200-XS-CC-182, 1298-TH-G200-XS-DD-183, 1298-TH-G200-XS-EE-184, 1298-TH-G200-XS-FF-185, 1298-TH-G200-XS-GG-186, 1298-TH-JC20-XP-00-202, 1298-TH-JC20-XP-00-203, 1298-TH-JC20-XP-01-204, 1298-TH-JC20-XP-01-205, 1298-TH-JC20-XP-02-206, 1298-TH-JC20-XP-02-207, 1298-TH-JC20-XP-LG-200, 1298-TH-JC20-XP-LG-201, 1298-TH-JC20-XP-RF-208, 1298-TH-JC20-XP-RF-209, 1298-Z0-G100-P-00-SITE-002 Rev 10, 1298-Z0-G100-P-00-SITE-003 Rev 2, 1298-Z0-G100-P-LG-SITE-001, 1298-Z0-G100-P-SITE-000, 1298-Z0-G100-P-SITE-010, 1298-Z0-G100-S-BB-015, 1298-Z0-G100-S-CC-016, 1298-Z0-G100-S-FFGG-030, 1298-Z0-G100-S-KK-024, 1298-Z0-G100-S-LL-025 Rev 9, 1298-Z0-G100-S-MM-026 Rev 7, 1298-Z0-G100-S-NN-027, 1298-Z0-G100-S-OO-028, 1298-Z0-G100-S-PP-029 Rev 5, 1298-Z0-G100-XS-BB-027, 1298-Z0-G100-XS-FF-023, 1298-Z0-G100-XS-LL-025, 1298-Z0-G100-XS-MM-026, 1298-Z0-JC20-P-RF-SITE-004

Address: Hornsey Town Hall, The Broadway N8

Proposal: Listed Building Consent for refurbishment and conversion of the Town hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwellinghouses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.

Existing Use: Council offices

Proposed Use: Mixed use

Applicant: MrDinesh KotechaHaringey Council

Ownership: Council

PLANNING DESIGNATIONS

Conservation Area
Listed Buildings Grade 2
Restricted Conversion Area
Road Network: Classified Road

Officer contact: Stuart Cooke

RECOMMENDATION

GRANT CONSENT subject to conditions

PLEASE NOTE THAT THIS APPLICATION WILL NEED TO BE REFERRED TO THE SECRETARY OF STATE FOR DETERMINATION UNDER REGULATION 13 OF THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

SITE AND SURROUNDINGS

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens.

The site is located in the heart of Crouch End Broadway close to the Clock Tower. Crouch End is a Town Centre identified in the Unitary Development Plan 2006 consisting of fine 3-storey Edwardian terraces of shops, offices, restaurants, etc., with some areas of modern infill. The areas to the north and east of the site are generally residential, with the south boundary wrapping round the Hornsey Library building, which is also listed, in Haringey Park.

The site is located within the Crouch End Conservation Area. Hornsey Town Hall is on the English Heritage Buildings at Risk register.

The surrounding area is generally residential, consisting largely of terraces of Edwardian houses with some more modern infill. Whilst there is no Train or underground station in Crouch End, a number of bus services run past the site giving direct access to Finsbury Park, Turnpike Lane and Wood Green transport interchanges.

PLANNING HISTORY

A number of applications for planning and listed Building consent apply to the application site, although none are of significance to this proposal.

BACKGROUND

Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.”

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town

Hall. The CPB is an advocate for the communities interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

DETAILS OF PROPOSAL

This application is one of a suite of applications covering planning permission, listed building consent and conservation area consent.

This application for listed building consent proposes the refurbishment and conversion of the Town hall Building including alterations, extensions and creation of a mixed use scheme including restaurant and Café, cinema, assembly hall and stage, art gallery, refurbishment of the Council chamber and associated facilities. The proposal also includes the demolition of the former clinic building and prefabricated offices to the rear of the Town Hall, library garage, Mews studio, public WC's as well as some walls and fences in association with the refurbishment and redevelopment of the Town Hall site. The scheme also includes an enabling residential development, mostly centred on the car park area to the rear onto Haringey Park but also including a change of use of part of the Town Hall building and extension to the rear of the Town Hall building, plus four separate units in the Mews accessed from The Broadway.

The development is intended to be completed in three phases:

1. Refurbishment of the assembly hall, cinema, west wing part Council chamber, and essential works to the Town Hall. Refurbishment of eastern part of the annexe building. Construction of Blocks A and B.
2. Refurbishment of remaining Council chamber block and create new access through link building to library, and
3. Refurbishment of link block and create new internal courtyard including new restaurant at roof level.

CONSULTATION

Ward Councillors – Hornsey
Muswell Hill
Crouch End
Muswell Hill

English Heritage

Hornsey Conservation Area Advisory Committee
Hornsey Historical Society

Conservation

RESPONSES

English Heritage

“The extent of development and proposed alterations are acceptable, subject to appropriate conditions to ensure that repair and restoration of the Town Hall is achieved, that a sustainable management regime is established, and that the quality of works to the Town Hall, Broadway annexe, new development and landscaping are undertaken to the required standard....The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park (former clinic) annexe subject to appropriate conditions in respect of recording.”

Hornsey CAAC

- i) “We consider the proposals for the Town Hall and for the overall planning of the site well-considered and broadly acceptable.
Concerned at loss of public toilets

Hornsey Historical Society

Generally welcome the proposals to retain the Town Hall. Raise no objection to loss of clinic building.

RELEVANT PLANNING POLICY

PPS5: Planning for the Historic Environment

CSV1: Development in conservation areas

CSV2: Listed Buildings

CSV6: Demolition of Listed Buildings

CSV7: Demolition in conservation areas

SPG2: Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

The applicants have submitted a Listed Buildings and Conservation Area Statement in support of this application. This statement sets out in details the process and consultation undertaken in the development of this scheme to achieve the objective of bringing the Town Hall back into use and securing its long term future. It considers each element of the works relevant to the Listed Building Consent and conservation area consent in detail and sets out a detailed justification for each element. Finally, the Statement details the pre-application advice and discussions with English Heritage, 20th century Society and the Theatres Trust.

The statement concludes that though this process of discussion and consultation the applicants have developed a scheme which properly balances the special interests of the building against a future viable use, in line with PPS5 guidance.

Hornsey Town Hall, built 1933 to 1935 to the designs of Reginald Uhrens for Hornsey Borough Council, is listed Grade II* and set within the Crouch End Conservation Area. The future of the building has been a long term cause of concern and it is included on English Heritage's *Heritage at Risk Register*. The proposals have been developed to provide funding to secure the repair and refurbishment of the Town Hall and its long term viability as an important cultural asset. The proposed enabling housing development is considered to represent the maximum acceptable development within the site. Further works and the establishment of an efficient management regime will be required to fully deliver the restoration of the Town Hall.

The proposals for the Town Hall include creation of a black box performance space through subdivision of the main hall at balcony level, alterations to the foyer to incorporate improved DDA, conversion and alteration of the east office wing to residential, removal of later extensions, refurbishment and repairs to roofs, panelling, metal work etc. The Town Hall draws significance not just from its historic position as one of the earliest examples of this type of building in England to adopt modernist design, but from its aesthetically pleasing exterior, its wealth of surviving internal decorative details, and its role as a focus for community concern and an emblem of civic pride. It has been relatively well maintained but its future is a long standing source of concern, being effectively redundant since the realignment of London boroughs in 1965 which set in motion the establishment of the Borough of Haringey and relocation of council services. The Town Hall Trust, Council, and consultants have undertaken substantial work to secure a scheme which balances residential development to subsidise works to restore the Town Hall and secure its principal spaces for arts and business use. The proposed option is estimated to realise approximately £7.5 million towards the works to the Town Hall. A Management Trust, comprising of the Town Hall Trust and relevant representatives will need to be established to run the operations of the Town Hall and secure further funding to complete the programme of works and secure future maintenance. The Town Hall building has been well researched and a comprehensive analysis of the significance of the different elements of the building has informed the current proposals.

English Heritage considers the scheme to achieve an acceptable balance of new development and residential conversion whilst achieving sufficient funding to secure a viable future for the Town Hall complex. A detailed breakdown of local and Regional policies has been set out in the Capita Symonds *Listed buildings and conservation area statement*, dated 3 March 2010.

In order to ensure that the works to the listed building are carried out prior to the completion of the development as a whole, a condition relating to an appropriate phasing programme is attached to this consent. This condition has been agreed with English Heritage.

English Heritage supports the principle to repair and refurbish the Town Hall for community use, cafe, office and residential uses and recognises the detailed analysis undertaken by the Hornsey Town Hall Trust and its consultants. They also recognise that the costs of refurbishment for the Town Hall site are considerable and that the residential development is necessary for a successful scheme.

In the light of the views expressed by English Heritage following the discussions and negotiations carried out with 20th century society, Theatres Trust and the Council, this application is recommended for approval subject to conditions.

SUMMARY AND CONCLUSION

The extent of development and proposed alterations are acceptable, subject to appropriate conditions, including a phased programme of works. The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park Annexe (former clinic) subject to appropriate conditions in respect of recording.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions and subject to referral to the Secretary of State for determination under regulation 13 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Registered No. HGY/2010/0501

Applicant's drawing No.(s) 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551, 1298-FD-G200-P-01-552, 1298-FD-G200-P-02-553, 1298-FD-G200-P-03-554, 1298-FD-G200-P-04-555, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-

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Subject to the following conditions:

1. The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

Reason: To ensure that premature demolition does not take place.

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

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

3. Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to and approved by the Council as Local Planning Authority before works begin on site, and the relevant works shall be carried out in accordance with that approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings, or with the prior approval in writing of the Council in consultation with English Heritage.

Reason: to safeguard the architectural and historic interest of the heritage asset.

4. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building: i) mechanical ventilation ii) lighting

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

5. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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

6. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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

7. All new external and internal works and finishes and works of making good to the retained fabric, 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: In order to safeguard the special architectural or historic interest of the building.

8. Any new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

9. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

10. Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

11. All redundant plumbing, mechanical and electrical services and installations, including the external dumb waiter on north elevation, and air conditioning units, shall be carefully removed from the listed building. The internal and external fabric, materials and finishes of the building be properly restored with matching materials

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

12. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a) A phased programme for the works shall be submitted for the agreement of the council in consultation with English Heritage. No works of demolition or development must take place prior to a programme of works being submitted for the agreement and approved in writing by the Council in consultation with English Heritage. Such phases should take place in logical sequence beginning with repairs to the structure and external envelope, and in accordance with the agreed programme of works. The Phase 1 works of repair and refurbishment to the Town Hall shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B. Reason for condition 1a: to safeguard the architectural and historic interest of the heritage asset and to ensure that premature demolition does not take place.
- b) a management and maintenance plan for the Hornsey Town Hall building and its associated buildings and landscape, including arrangements for the future management of the activities of the Town Hall, repairs and maintenance shall be submitted for the approval of the Council in consultation with English Heritage. Reason: for Condition 1b: to secure the repair, use and long term maintenance of the heritage asset.
- c) The applicant shall prepare a full condition survey of the Town Hall detailing the necessary repairs and restorations which will inform the specification for works. This should be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings.
- d) A full specification for repairs to the Town Hall shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.
- e) Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 20 showing all proposed internal alterations to the listed building.
- f) Samples of new facing materials to the Town Hall and new buildings are to be made available on site prior to the start of works for approval.
- g) A salvage strategy for the reuse of historic materials including bricks throughout the site shall be submitted prior to the commencement of works.
- h) Full details of artificial lighting scheme to the public realm courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space, and for the Town Hall Building.
- i) Where internal alteration is proposed, existing and proposed internal elevations at 1:20/1:50 (as appropriate) to the Town Hall building showing new openings or alterations to the existing fabric, including materials and finishes. These should include details of the proposed foyer, ground floor art gallery, first floor landing, DDA provisions and hall. Where alterations to ceilings are proposed, reflected ceiling plans at an appropriate scale should be submitted. Detailed drawings and sections of new openings or blocking up should be provided.
- j) Detailed drawings at 1:20 of existing and proposed external alterations to windows and doors, DDA works, including sections at an appropriate scale.
- k) The specification for the main contract indicating repairs, materials, finishes.
- l) A salvage strategy for the reuse/relocation of decorative elements and features as identified in the submitted gazetteer should be provided. Particular features of interest should include doors, panelling and the foyer ticket office.
- m) Method statements for the repair/restoration of metalwork, panelling, decorative finishes as appropriate.

- n) Samples of facing materials to the new build elements including the new residential wing, the new residential development, the east wing roof extension.
- o) Detailed plans of the landscaping to the Town Hall Square, southern courtyard and eastern residential development indicating materials and finishes.

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

13. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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

14. No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

15. No repainting of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

16. No development shall take place within the area indicated until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation which has been submitted to and accepted in writing by the Council as planning authority. Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16

17. The Weston Park Annexe (former clinic building) 1. No works authorised by this consent shall take place until the applicant has implemented a programme

of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

18. The Broadway Annexe Building 1. All new external and internal works and finishes and works of making good to the retained fabric, 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.

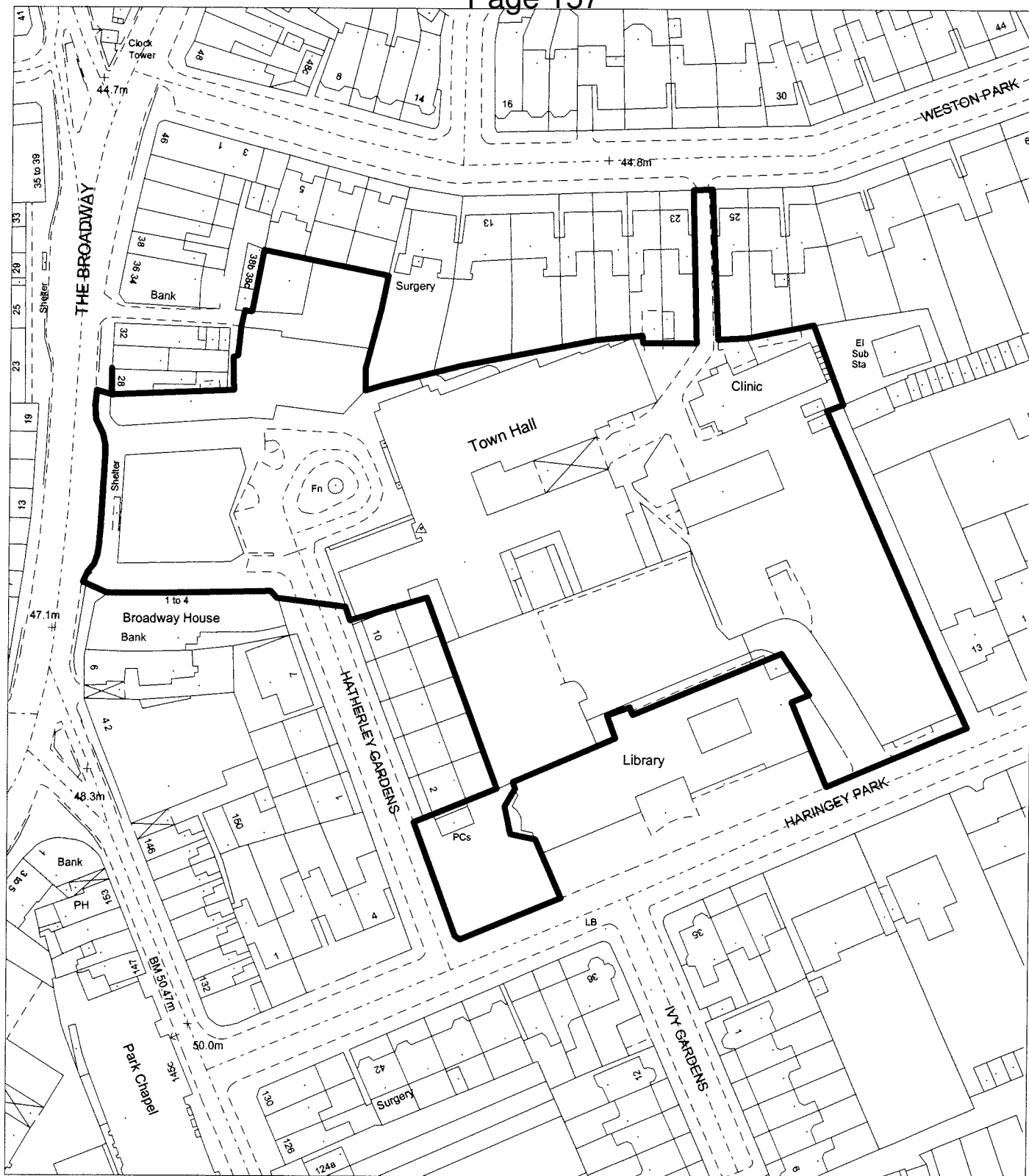
19. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details: a) detailed drawings at a scale of 1:20 of the existing and proposed elevations, showing the glazing patterns and frame sections.

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

REASONS FOR APPROVAL

The extent of development and proposed alterations are acceptable, subject to appropriate conditions. The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park Annexe (former clinic) subject to appropriate conditions in respect of recording. The Proposal is therefore considered to meet the requirements of the appropriate national and local policies and guidance.

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Site plan

Hornsey Town Hall, The Broadway N8

**Directorate of
Urban
Environment**

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Assistant Director
Planning and Regeneration
639 High Road
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Tel 020 8489 0000
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Planning Committee 12 July 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0502

Ward: Crouch End

Date received: 15/03/2010

Last amended date: 24 June 2010

Drawing number of plans: 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-Z0-G100-P-SITE-010, 1298-Z0-JC20-P-RF-SITE-004.

Address: Hornsey Town Hall, The Broadway N8 9JJ

Proposal: Conservation Area Consent for the demolition of existing buildings, including Courtyard infill building, Library garage, Mews studio, public WCs, and removal of prefabricated unit to rear of the Town Hall. Demolition of walls, fences and removal of trees

Existing Use: Civic offices, D1/D2

Proposed Use: Mixed use including Community arts centre/offices, residential

Applicant: Mr Dinesh Kotecha Haringey Council

Ownership: Council

PLANNING DESIGNATIONS

Listed Buildings Grade 2
Conservation Area

Officer contact: Stuart Cooke

RECOMMENDATION

GRANT CONSENT subject to conditions

PLEASE NOTE THAT THIS APPLICATION WILL NEED TO BE REFERRED TO THE SECRETARY OF STATE FOR DETERMINATION UNDER REGULATION 13 OF THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

SITE AND SURROUNDINGS

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens.

The site is located in the heart of Crouch End Broadway close to the Clock Tower. Crouch End is a Town Centre identified in the Unitary Development Plan 2006 consisting of fine 3-storey Edwardian terraces of shops, offices, restaurants, etc., with some areas of modern infill. The areas to the north and east of the site are generally residential, with the south boundary wrapping round the Hornsey Library building, which is also listed, in Haringey Park.

The site is located within the Crouch End Conservation Area. Hornsey Town Hall is on the English Heritage Buildings at Risk register.

The surrounding area is generally residential, consisting largely of terraces of Edwardian houses with some more modern infill. Whilst there is no Train or underground station in Crouch End, a number of bus services run past the site giving direct access to Finsbury Park, Turnpike Lane and Wood Green transport interchanges.

PLANNING HISTORY

A number of applications for planning and listed Building consent apply to the application site, although none are of significance to this proposal.

BACKGROUND

Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:

“the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.”

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town Hall. The CPB is an advocate for the communities interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

DETAILS OF PROPOSAL

This application is one of a suite of applications covering planning permission, listed building consent and conservation area consent.

This application for conservation area consent proposes the demolition of the former clinic building and prefabricated offices to the rear of the Town Hall, library garage, Mews studio, public WC's as well as some walls and fences in association with the refurbishment and redevelopment of the Town Hall site.

The development is intended to be completed in three phases:

1. Refurbishment of the assembly hall, cinema, west wing part Council chamber, and essential works to the Town Hall. Refurbishment of eastern part of the annexe building. Construction of Blocks A and B.
2. Refurbishment of remaining Council chamber block and create new access through link building to library, and
3. Refurbishment of link block and create new internal courtyard including new restaurant at roof level.

CONSULTATION

Ward Councillors – Hornsey
Muswell Hill
Crouch End
Muswell Hill

English Heritage

Hornsey Conservation Area Advisory Committee
Hornsey Historical Society

Conservation

RESPONSES

English Heritage

“The extent of development and proposed alterations are acceptable, subject to appropriate conditions to ensure that repair and restoration of the Town Hall is achieved, that a sustainable management regime is established, and that the quality of works to the Town Hall, Broadway

annexe, new development and landscaping are undertaken to the required standard....The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park (former clinic) annexe subject to appropriate conditions in respect of recording.”

Hornsey CAAC

- i) “We consider the proposals for the Town Hall and for the overall planning of the site well-considered and broadly acceptable.
Concerned at loss of public toilets

Hornsey Historical Society

Generally welcome the proposals to retain the Town Hall. Raise no objection to loss of clinic building.

RELEVANT PLANNING POLICY

PPS5: Planning for the Historic Environment

CSV1: Development in conservation areas

CSV2: Listed Buildings

CSV6: Demolition of Listed Buildings

CSV7: Demolition in conservation areas

SPG2: Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

The applicants have submitted a Listed Buildings and Conservation Area Statement in support of this application. This Statement was prepared in the light of pre-application advice with English Heritage. English Heritage considers this option to achieve an acceptable balance of new development and residential conversion whilst achieving sufficient funding to secure a viable future for the Town Hall complex. A detailed breakdown of local and Regional policies has been set out in the Capita Symonds *Listed buildings and conservation area statement*, dated 3 March 2010.

English Heritage supports the principle to repair and refurbish the Town Hall for community use, cafe, office and residential uses and recognises the detailed analysis undertaken by the Hornsey Town Hall Trust and its consultants. They also recognise that the costs of refurbishment for the Town Hall site are considerable and that the residential development is necessary for a successful scheme.

With the exception of the Weston Park Annexe (former clinic) which pre-dates the construction of the Town Hall and is of some local historic and architectural interest, the loss of the Mews Studio, Courtyard Infill, Library Garages, Rear Annexe, WC's, is not considered to harm the significance of designated or local heritage assets.

The Weston Park Annexe is identified as making a positive contribution to the character and appearance of the conservation area by virtue of its relatively handsome, if modest, western facade, and as part of the inter-war development and social history of Crouch End. As a pre-1948 building within the curtilage of a listed building its demolition will also require listed building consent. However, the significance of the asset relates primarily to its status as a record of a particular period of development rather than any direct relationship with the listed Town Hall. The loss of this building must be weighed against PPS5 policies HE9.1, HE9.4 and HE10. In considering harm to designated heritage assets (Crouch End Conservation Area) PPS 5 (Policy Guidance Note para. 79) states that a number of benefits could weigh against the potential harm to a designated heritage asset, which include, if the proposal; *sustains or enhances the significance of a heritage asset and the contribution of its setting; and/or it reduces or removes risks to a heritage asset; and/or it secures the optimum viable use of a heritage asset in support of its long term conservation, and/or It makes a positive contribution to economic vitality and sustainable communities.* The Annexe's current location is greatly compromised as it now faces into the back of the service area of the Town Hall. Given its relatively limited significance, English Heritage considers its loss is outweighed by the greater benefits of securing the future of the Town Hall as a major community asset. They recommend that in the event of demolition being approved the Annexe should be recorded in accordance with PPS Policy HE12 and English Heritage's published guidance on recording (level 3). A condition requiring such recording is attached.

SUMMARY AND CONCLUSION

The extent of development and proposed alterations are acceptable, subject to appropriate conditions. The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park Annexe (former clinic) subject to appropriate conditions in respect of recording.

RECOMMENDATION

GRANT CONSENT subject to referral to the SoS under Regulation 13 of the Town and Country planning (Listed Buildings and Conservation Areas) Regulations 1990

Registered No. HGY/2010/0502

Applicant's drawing Nos. 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-Z0-G100-P-SITE-010, 1298-Z0-JC20-P-RF-SITE-004.

Subject to the following conditions:

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

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

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

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

3. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.

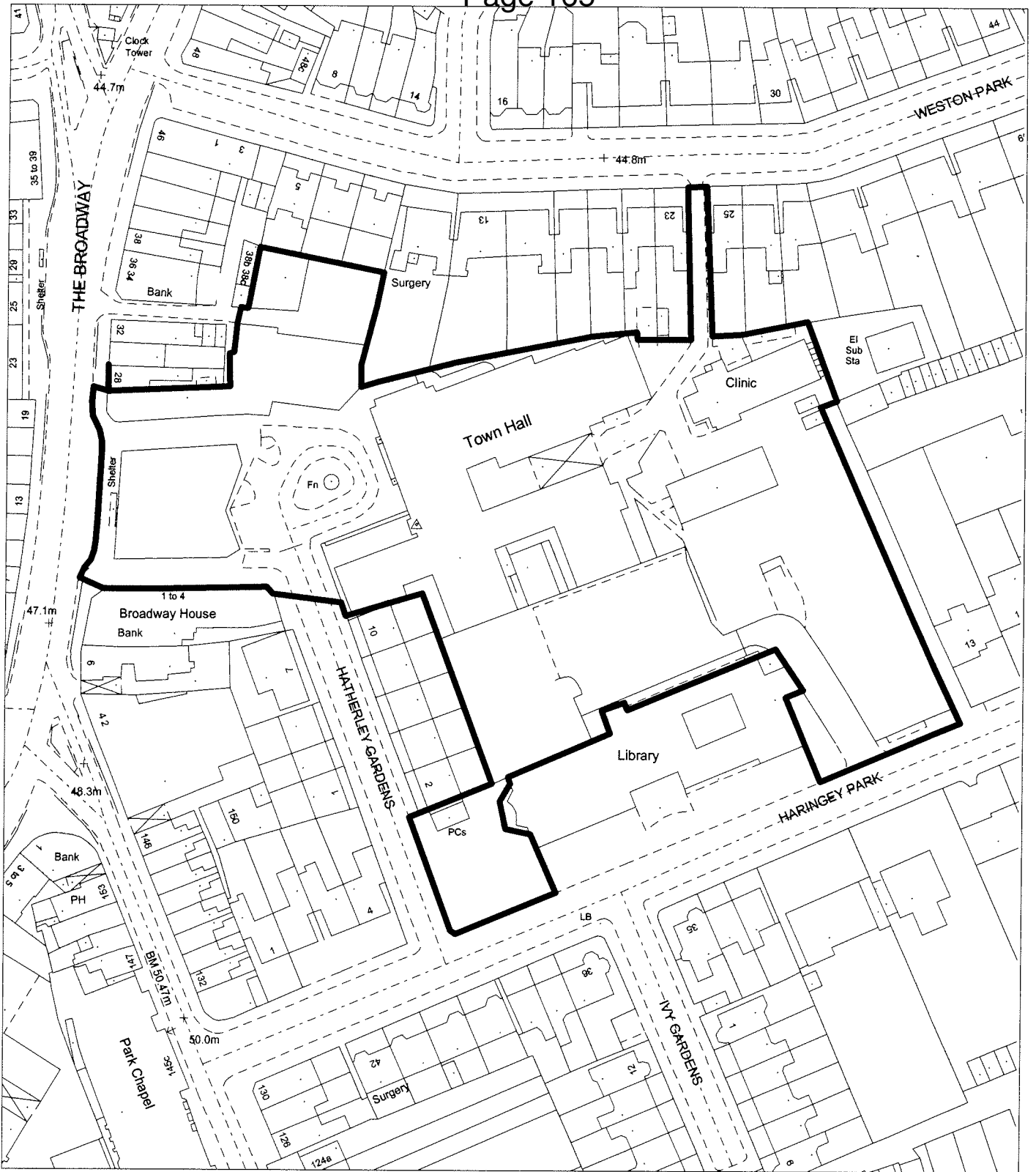
Reason: In order to safeguard the special architectural or historic interest of the building.

4. No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

REASONS FOR APPROVAL

The extent of development and proposed alterations are acceptable, subject to appropriate conditions. The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park Annexe (former clinic) subject to appropriate conditions in respect of recording. The proposal is therefore considered to meet the requirements of the appropriate national and local guidance.



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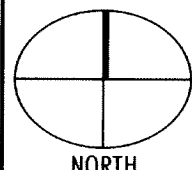
Site plan

Hornsey Town Hall, The Broadway N8

**Directorate of
Urban
Environment**

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Planning Committee 12 July 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2010/0471**Ward:** West Green Ward**Date received:** 10/03/2010**Last amended date:** N / A

Drawing number of plans: FIGURE-1 REV P0; 50012003-GA002F, 003F, 004C, 010C, 020B, 030B, 040D, 050A; 50012003-DT01B, 02C, 03A; 217aD001; 217aE100B, 101B, 110B, 210B, 211B, 212B; 217D300B, 301B; 217aS001, 002A, 100, 300, 301; JPHAR051-5 101, 102, 103, 105, 106; JPHAR051-6 01, 2, 03, 04; WNBCAO-005T0, 006C2, 007T0, 008C0, 010C0, 011T0, 012T0, 013C1, 014T0, 015T0, 016T0, 017T0, 018T0, 019T0, 020T0, 021T0, 022T0, 023T0, 024T0, 025T0, 026C0, 027C0, 028C1, 029C1, 030C1, 031C1, 032C1, 033C1; WNCBAO-60-101C1, 102C1, 201 - 206 incl.

Address: Lordship Recreation Ground, Lordship Lane N17

Proposal: Regeneration of district park with improved park furniture / lighting; restoration of heritage features including Shell Theatre, model traffic area and Lordship Lane entrance / toilets; new river corridor with timber bridges and pathways, new Environment Centre for community groups.

Existing Use: Recreation/ MOL

Proposed Use: Recreation/ MOL

Applicant: Mr Paul Ely Recreation Services

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Classified RoadUDP 2006 Archeological Importance

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Lordship Recreation Ground (Lordship Rec) is a district park situated in the West Green ward, which is owned and managed by Haringey Council. The park is 20.8 hectares in size and has 11 entrances with a main entrance gate onto Lordship Lane.

The park first opened as a public park in 1932 and has long provided recreational facilities to people living in the Tottenham Area. The River Moselle runs through the middle of the park running from west to east. The northern half of the park contains a large playing field and to the south lies a multi-use games area, adventure playground and the Shell Theatre and freestyle area. Also, south of the River Moselle lies a lake, playground area and paddling pool which are popular areas in the summer months. Within the park is the model Traffic Area (opened in 1938) designed to allow children to learn about road safety in a safe environment. A Grade II listed toilet block is located in Lordship Lane on the northern boundary of the park.

The Park is roughly rectangular and comprises two large areas of open grassland bisected by the line of the River Moselle (now culverted) and the Moselle Brook. A belt of trees and scrub along the brook divides the north and south halves of the Park visually. A small lake lies directly adjacent to the Brook

The topography varies with the southern half of the park falling from a high point on the south boundary down to the river. Panoramic views are available from this south boundary. The northern half is more gently sloping. Planting is limited to individual and rows of trees with two small areas of woodland. The Park boundary is partially formed by hedges.

The Park has paths around the perimeter and along the central river corridor. These connect the entrances and various play and sports facilities, including the Model Traffic Area.

The Park contains few built structures which include, the Shell Theatre and the Mother and Toddler Building in the centre of the park, and public toilets (now partially closed) near the north boundary of the park.

There is dense housing to both the north (Tower Gardens Estate) and the east (Broadwater Farm Estate) of the Park. Downhills Park is located to the south of the park, and to the southeast and west lies mostly terraced housing. The area is well served by local buses and there are bus stops located near the main entrances to the park. Turnpike Lane tube station is a 15 minute walk from the southern entrance of the park. There is free car parking on most of the roads around the periphery of park.

The park is designated as Metropolitan Open Land and also a part of the site (covering 12.1 ha), is in a Site of Importance for Nature Conservation. The park does not have green flag designations as it falls short on many of the benchmark criteria.

PLANNING HISTORY

HGY/2004/2154 - Provision of multi-use games area including synthetic sports pitch, adventure playground, skate board/BMX/'in-line' skate park – Approved 14-02-05

OLD/1986/0771 - Fencing off of an area of recreation ground and construction of allotment garden site with 21 dots, and provision of access road off Higham Road – Approved 17-04-86

OLD/1986/0772 - Fencing off of an area of recreation ground and construction of allotment garden site with 21 plots and provision of access road off Highan Road – Approved 17-04-86

DETAILS OF PROPOSAL

This application is for the regeneration of this district park, which will be achieved through the provision of improved park furniture / lighting; the restoration of heritage features including Shell Theatre, the model traffic area and Lordship Lane entrance / toilets; the creation of a new river corridor with timber bridges and pathways, and the erection of a new Environment Centre within the centre of the park.

CONSULTATION

Ward Councillors (Bruce Grove & West Green Road)

Nature Conservation

Transportation Group

Environmental Health/ Scientific Officer

Crime Prevention Officer

English Heritage

Environmental Agency

Friends of Lordship Rec

Lordship Rec Users Forum and Network

Friends of Downhill Park

Tottenham Civic Society

Tottenham CAAC Joyce

Local Residents from following streets:

Croydon, Gloucester Road

Debden, Gloucester Road

Hawkinge, Gloucester Road

Downhills Park Road

Downhills Way

Gloucester Road

Higham Road

Lordship Lane

Walpole Road

RESPONSES

Environmental Agency - In the absence of a flood risk assessment (FRA), the agency OBJECT to this application and recommend refusal of planning permission on this basis for the following reasons: The application site lies within Flood Zone 3 defined by Planning Policy Statement 25 as having a high probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit a FRA when development is proposed in such locations.

In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.

English Heritage - As the Moselle, in its present location, forms the boundary of a medieval moated manor, they are concerned that its relocation might affect buried remains as ground works will be in such close proximity. They would recommend that an archaeological condition be attached to the consent if granted.

Environmental Health - Whilst water quality is not my area of expertise, a comparison of the sampling results (both US and DS) with the Bathing Water Directives (76/160/EEC and 2006/7/EC) clearly exceed the requirements of this directive. The two main standards used to assess the quality of bathing water are total coliforms and faecal coliforms. To comply with these standards, bathing waters must not exceed values of 10,000 total coliforms per 100ml and 2000 faecal coliforms per 100ml in 95% of samples. The main objective of the Bathing Water Directives (76/160/EEC and 2006/7/EC) is to protect public health and the environment from faecal pollution at bathing waters. The Preliminary Assessment Report (6.3 and 6.4) states in the conclusions that there are high levels of bacteriological pollution, thus classifying the water quality as poor, determined as non-compliant water under the above directive. (I don't think that The EU Water Framework Directive 2000 and Regulations (England & Wales 2003) can be applied as they appear to be more for river basins and catchments areas.

Env. Health has carried out no survey of misconnections in this area at any time in the past. Thames Water carry out surveys regarding misconnections and may be able to advise further. Another issue could be odour from the creation of a new, open channel with a mix of surface water run-off and raw sewage as a result of misconnections. Bearing in mind the issue regarding public safety and health, the high levels of bacteriological pollution and the possibility of odour, my comment is that I recommend against the restoration of the Moselle Brook as an open channel until the issues of mis-connections and public safety are put right.

RELEVANT PLANNING POLICY

National Planning Policy

PPG2 Green Belt

PPG17 Planning for Open Space Sport and Recreation' (2002):

London Plan

3D.10 Metropolitan Open Land

3D.14 Biodiversity and nature conservation

Unitary Development Plan 2006

G9 Community Well Being

UD3 General Principles
UD4 Quality Design
ENV2 Surface Water Runoff
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
CLT1 Provision of New Facilities
OS2 Metropolitan Open Land (MOL)
OS5 Development adjacent to Open Space
OS6 Ecologically Valuable Sites and their Corridors
OS11 Biodiversity
OS13 Playing Fields
OS17 Tree Protection, Tree Masses and Spines
M10 Parking for Development

Supplementary Planning Guidance

SPG8d Biodiversity, Landscape & Trees

ANALYSIS/ASSESSMENT OF THE APPLICATION

Principle of development/ Impact on MOL.

As pointed out above the site is located within Metropolitan Open Land (MOL) and this designation therefore severely limits the use of the site and the opportunities for development. Section 3.248 of the London Plan states that land designated as MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over 'Green Belt', set out in PPG2, also applies to MOL. Policy OS2 of adopted Local Plan states that "the character and quality of MOL will be safeguarded" and that "limited development" serving the needs of the visiting public may be permitted if clearly ancillary to the identified purposes of MOL. The policy also states that "essential facilities for outdoor sports or recreation" will be acceptable where they do not have an adverse impact on the openness of the MOL. The facilities as described below are common to parks across London and are deemed to be ancillary to the identified purposes of MOL.

In the case of this application many of the works proposed would not require planning permission as they constitute 'permitted development' under Class A, Part 12 (Development by Local Authorities) of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. Class A Part 12 of the Order allows for works to be undertaken by a local authority; "... any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers";

There are however some restriction, such as if the ancillary building, works or equipment were to exceed 4 metres in height or 200 cubic metres in capacity. Many of the works/ structures as described below would therefore technically not require permission, as they would constitute 'permitted development'.

Improvements to park furniture/ play facilities

The existing provision for play is divided and scattered throughout the Park. It includes play equipment targeted at different age groups and activity levels. By the existing Mother and Toddler Building in the heart of the Park, close to the lake and Model Traffic Area (MTA) there is a traditional children's play area.

Toddler play equipment is located closer to the building although not fenced off and is in poor condition. A fenced area contains swings and a disused sand pit, a combination play unit is situated within the MTA. There is also an existing zip line and fenced paddling pool close by. A separate adventure play area is situated on the eastern side of the Park close to the Broadwater Community Centre. However, these elements are provided as disjointed items and require children to leave one area and travel to a different area of the park for a new activity, which potentially causes conflict between age groups. The children's play area will be upgraded, the existing play equipment will be removed and new play area will be fenced. It will be divided into 3 zones, toddler, young children and older children, with a central grass mound with a climbing wall and slide.

Along the eastern side of the park adjacent to Broadwater Farm Community a new community garden will be created providing opportunities for local community to grow produce. The existing established woodland in this area of the park will be retained with 20m buffer between Freedom Road and the bike track. A new earth bike track (replacing an existing) will be created next to the woodland area.

A new lit route is proposed to link Freedom Road Entrance to Walpole road Entrance. The path along the western boundary connecting Lordship Lane to Downhills Park Road will be upgraded to form part of the London Cycle Route.

Restoration of heritage features

The Park is not on the English Heritage register of Parks and Gardens of special historic interest, however, it does contain some elements of important historic interest including the Shell Theatre, the Lordship Lane Entrances and Gates and the Model Traffic Area. The park is on the registrar of parks of local historic interest.

The Shell Theatre building and stage were opened in June 1936. It had an elevated stage backed by a shell construction with a small building behind, timber screen walls flanked this. In front of the stage, a rectangular open space was enclosed by a small garden with planted beds, access paths and raised planters. This space could be used for seating or for dancing, and other activities. The 'shell; itself is now surrounded on three sides by modern extensions which consist largely of male and female toilets.

The existing Shell Theatre will be refurbished close to its original appearance so that it can be used as a small independent venue for the arts. The interior accommodation of the structure will be converted into office, mess room, toilet, shower room and equipment storage areas for park maintenance staff.

The exterior of the building will be largely retained in its present form but instead of retaining the traditional eaves and gutters, they will be removed and replaced with a parapet wall to a height of 3m. This will help reduce the possibilities for vandals to gain access to the flat roof and with the removal of the roof lights this will improve overall security for the building.

The Lordship Lane Entrances and Gates located in the northern end of the recreation grounds are of particular importance and will be retained and upgraded. The works to this part of the park will involve:

- Gates and piers restored, repairs to metal work, stone work and brick piers;
- New railings reinstated on park boundary adjacent to Lordship Lane with disposal of existing railings;
- Existing tarmac drive, footway and kerbs resurfaced and drainage improved;
- Semi-mature trees planted to form avenue and frame gates;
- Ornamental gardens planted to either side of entrance gates, including rose garden;
- New picnic lawn;
- New pathway along desire line, hoggin pathways to connect areas of seating and provide access to gardens;
- New bench seating provided;
- Interpretation signage to be provided to provide information about the park;
- Existing toilet building renovated to provide farm shop, refreshments and park information and toddler play;
- New pathway to connect Lordship Lane with Farm Shop and into ornamental gardens;
- New toddlers play area adjacent to seating area to feature animal motifs and is surrounded by low clipped hedge.

As mentioned above the existing toilet block next to the Lordship Lane entrance will be restored. This existing single storey detached building of brickwork construction will be renovated to provide a small retail space and park information display area. The exterior design of this building is of 'faux' half timbered Tudor style. The works to the building will involve the removal of two windows to the west elevation and provision of an entrance door to the East elevation. The East elevation was originally constructed with a door in this position. Windows removed from the west elevation will be infilled with brickwork panels to match the existing.

The existing Model Traffic Area (MTA) will be restored. This unique facility was opened in 1936 to allow children to learn about road safety in a safe environment; however it went into decline in the 1970's and the 1980's because of a lack of funding. Part of the south section has now been covered by a new BMX track.

New River Corridor

The river corridor within the park will be realigned within the park to provide attenuation for flooding with a new sedimentation basin on the western side to help improve water quality. To facilitate these works a number of mature trees will need to be removed. A new timber and steel bridge will provide access across the river corridor.

The River Moselle runs the width of the park separating the main open playing fields and the lake area. The River Moselle originates at Muswell Hill and runs underground beneath Haringey until it gets to Tottenham Cemetery and Lordship Recreation Ground, only in these two areas does the river surface. The river was not always underground, it has only happened because of the direct impact of urban development. Prior to this, it meandered through relatively low lying undeveloped areas of water meadows and pasture. It is recognised that if the River Moselle was deculverted in the Park, there would be enormous potential for ecological enhancement, increased biodiversity and educational potential. With the re-routing of the Moselle Brook, opportunities for new wetland planting and additional tree and shrub planting will be possible; therefore providing a link across the site from east to west.

This proposal to open up the Moselle to create a meandering watercourse at the present point may however may not be achievable as water quality testing and subsequent investigation into the source of the pollution have revealed that the water in the culvert is not suitable for opening until the upstream missed connections are repaired. There is pressure to ensure that this happens and work continues with the Environmental Agency, Thames Water and the LBH to resolve the details of the work needed.

Environment Centre

The proposed Environmental Centre will replace an existing community building in the centre of the site. The building is located in the centre of the park near the Model Traffic Area and the paddling pool to the south of the River Moselle.

The existing buildings location is central to a number of key park activities, including a Mother and Toddler group and other community uses. These activities have used this building for over ten years therefore demonstrating a strong community need. The original building design and construction is of a poor standard, and is deteriorating year on year: The building is adjacent to but not within a flood zone area.

The new centre will have a footprint of approximately 354 sqm and will house an environment room/ teaching space with associated library and exhibition space, a children's' area with outdoor play space, a café, a desk space for small park related activities. The form of the building is based on leaf design concept. The building will be single storey and will be built from brick with a green roof with projecting eaves. The roof overhangs will provide area for outdoor seating and solar shading Just over 5m away from the existing building is a 12m high Ash tree which has been classified

in the arbicultural report as Class 3 and in poor conditions and which is likely to be removed.

The new building will sit in a similar position to the existing, but will have a larger footprint. The building will extend across the axis of the historic hedge; therefore creating two defined halves to the building, which will reflect the two main uses of the park (1) the main Environment Centre (2) the Community Space. The facilities within this new centre will provide enhanced facilities for the park, with a strong community focus.

In terms of service deliveries to this new facility a new vehicle access route will be created to enter the park from Freedom Road, by Broadwater Farm. There will be no car parking provision in association with this building.

Overall the building form will sit comfortably within its surrounds and the form and design of the building will be aesthetically sensitive to the park's environment.

Impact on Ecology

The site is located within an urban locality and supports a variety of habitats types, including mature trees, hedgerows, a pond, the Moselle Brook, areas of young plantation woodlands and scrub. Collectively the features are considered to provide suitable roosting, foraging and commuting habitats for bats.

A bat potential assessment survey has been carried out on the site, and the results indicate a number of built structures and trees provide suitable roosting opportunities for bats. No evidence of bat roosts were found during the assessment survey, however bats use built structures and trees at varying times of the year. Further bat surveys will need to be undertaken at the site to enable usage of the site by bats to be determined. Recommendations are provided with the report to avoid negative impact on bats and to ensure compliance with current legal protection of bats.

The wooded area situated by the River Moselle includes a mix of native British trees such as, English Oak, Alder, Hazel, Hornbeam, Hawthorn, Rowan and Willow. As native British trees they are important to the biodiversity of the park as they attract a number of insects and bird life.

New meadow planting within the playing field area and tress planning across the park will improve habitat diversity.

Archaeology

The Haringey UDP shows that part of the site falls within a site of archaeological potential. It has been suggested that the lake was built on an Anglo Saxon moat, but no excavations have been carried out to date. In the preparation of a wider conservation management planning exercise, a more in depth initial desk study, together with an assessment of Bruce Castle Museum's collections, and a full exploration of the site's archaeological potential are suggested.

As set out in the comments above English Heritage believe that the Moselle, in its present location, forms the boundary of a medieval moated manor. They express concerns that its relocation might affect buried remains. They recommend that an archaeological condition be attached to the consent.

Impact on Residential Amenity

The layout and siting of the new facilities within the park and upgrade to the existing facilities will not affect the residential amenities of nearby residents.

SUMMARY AND CONCLUSION

The proposed improvement and new facilities for the park are considered acceptable in terms of siting, scale, layout and design and will not adversely affect the character and setting of this historic park nor adversely impact the ecological value of the site. The proposed development will provide important outdoor recreation facilities for the local community, in particular children and young people. As such the proposal is considered to be in accordance with policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', OS2 'Metropolitan Open Land (MOL)', OS7 'Historical Parks Gardens and Landscapes', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity'. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2010/0471

Applicant's drawing No.(s) FIGURE-1 REV P0; 50012003-GA002F, 003F, 004C, 010C, 020B, 030B, 040D, 050A; 50012003-DT01B, 02C, 03A; 217aD001; 217aE100B, 101B, 110B, 210B, 211B, 212B; 217D300B, 301B; 217aS001, 002A, 100, 300, 301; JPHAR051-5 101, 102, 103, 105, 106; JPHAR051-6 01, 2, 03, 04; WNBCAO-005T0, 006C2, 007T0, 008C0, 010C0, 011T0, 012T0, 013C1, 014T0, 015T0, 016T0, 017T0, 018T0, 019T0, 020T0, 021T0, 022T0, 023T0, 024T0, 025T0, 026C0, 027C0, 028C1, 029C1, 030C1, 031C1, 032C1, 033C1; WNCBAO-60-101C1, 102C1, 201 - 206 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.

3. Notwithstanding any indications on the submitted drawings/ illustrations details of the materials to be used in connection with the Environmental Centre hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

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

4. No music or other amplified sound shall emanate from the Environmental Centre building hereby approved which in the opinion of the Environmental Health Service, acting on behalf of the Local Planning Authority, cause nuisance to patrons of the Park or nearby residents. Reason: In order to ensure proposed development does not impinge on the amenities of the park or neighbouring residents.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the park.

5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To enable archaeological investigation of the site.

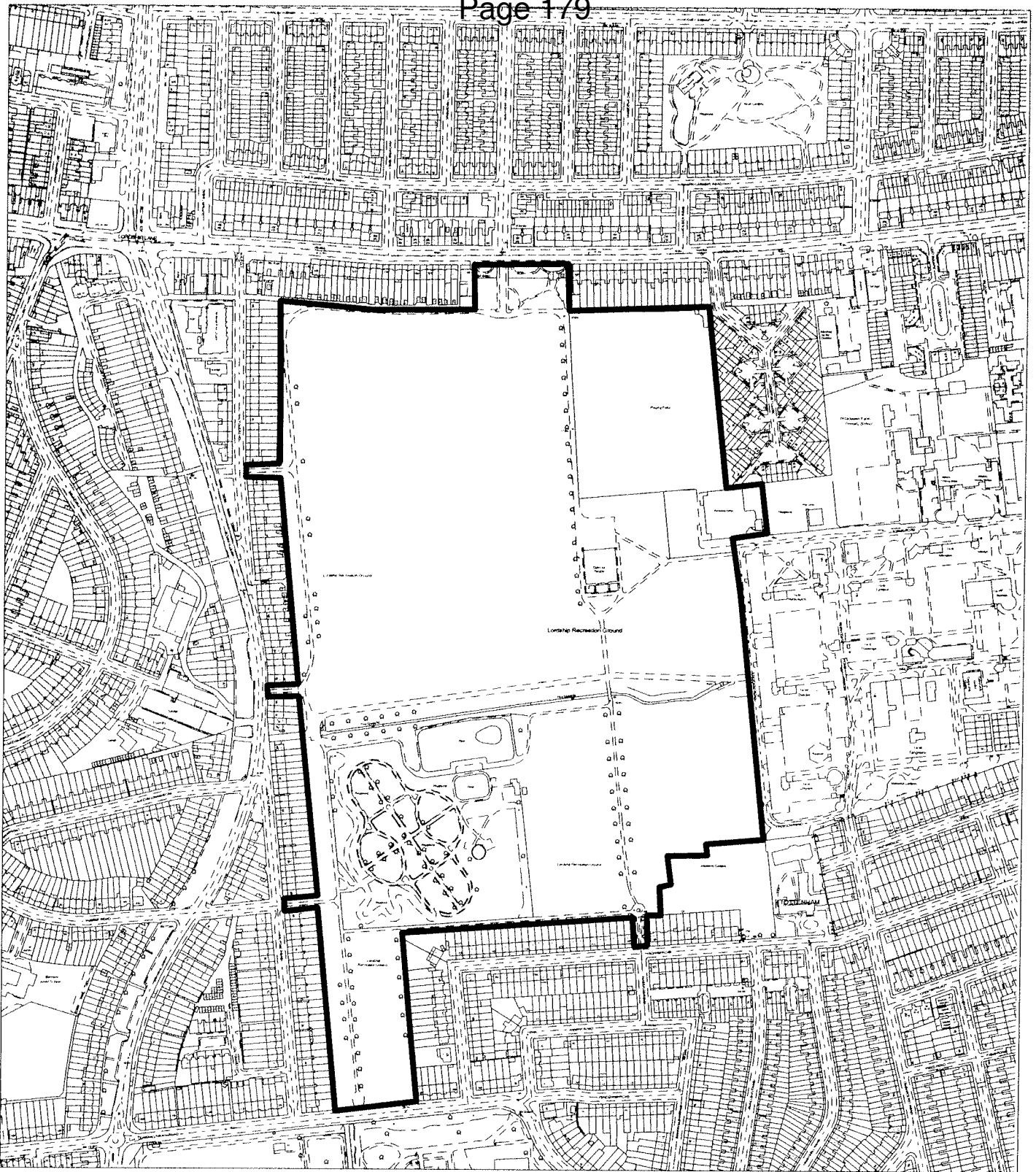
6. No development shall take place until further survey work for the presence of bats on site has been carried and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the presence and population of a protected species in line with UK and European Law.

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

REASONS FOR APPROVAL

The proposed improvement and new facilities for the park are considered acceptable in terms of siting, scale, layout and design and will not adversely affect the character and setting of this historic park nor adversely impact the ecological value of the site. The proposed development will provide important outdoor recreation facilities for the local community, in particular children and young people. As such the proposal is considered to be in accordance with Policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', OS2 'Metropolitan Open Land (MOL)', OS7 'Historical Parks Gardens and Landscapes', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity' of the Haringey Unitary Development Plan.



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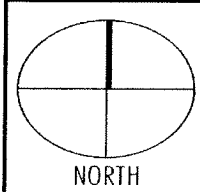
Site plan

Lordship Recreation Ground, Lordship Lane N17

**Directorate of
Urban
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