

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

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC66.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC67.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC68.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Beacham declared a personal interest in respect of agenda item 12, as the application was within Alexandra ward for which he was Ward Councillor, and he had been contacted in relation to the application but had not responded.</p> <p>Cllr McNamara declared a personal interest in respect of agenda items 13 and 14, as the applications were within Bruce Grove ward for which he was Ward Councillor, but he had received no correspondence in relation to the applications.</p> <p>Cllr Rice declared a prejudicial interest in agenda item 11, which was within Tottenham Hale Ward, for which he was Ward Councillor, as he had attended the topping out ceremony and received hospitality from the developer, and was former Chair of the Friends of Down Lane Park, who had made representation in relation to the site. Cllr Rice would not take part in any discussion of this application.</p>	
PC69.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC70.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 13 September 2010 be approved as a correct record and signed by the Chair.</p>	
PC71.	<p>GLS DEPOT, FERRY LANE, N17 9QQ</p> <p>Marc Dorfman, Assistant Director – Planning, Regeneration and Economy, requested that the Committee agree to the withdrawal</p>	

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	<p>of agenda item 11, the GLS Depot, Ferry Lane, as information on views into the site from Lee Valley Park had been received subsequent to the circulation of the report, which would require careful consideration by officers. It was also reported that a number of representations regarding concerns in relation to the site had been submitted towards the end of the consultation period and subsequently, and that these should also be given full consideration by officers before the report was submitted for consideration by Members of the Planning Committee.</p> <p>RESOLVED</p> <p>That agenda item 11, GLS Depot, Ferry Lane, be withdrawn from the agenda, for consideration at a future meeting of the Planning Committee.</p>	
<p>PC72.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during August 2010 and noted that of the 8 appeals in August, 1 had been allowed and 7 had been dismissed.</p> <p>NOTED</p>	
<p>PC73.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 23 August and 19 September 2010.</p> <p>NOTED</p>	
<p>PC74.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement.</p> <p>In response to a question from the Committee regarding whether photographic evidence of the appearance of a property at the time of purchase could be used as part of the process for obtaining certificates of lawfulness, Marc Dorfman, Assistant Director - Planning Regeneration and Economy, advised that this was an issue that could be looked into.</p> <p>Members were encouraged to contact the Enforcement team directly if they had any concerns relating to Planning Enforcement issues.</p>	

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	NOTED	
PC75.	<p>PLANNING ENFORCEMENT UPDATE - SECOND QUARTER 2010-11 Eubert Malcolm, Enforcement Response Service Manager, presented the quarterly update on Planning Enforcement.</p> <p>The Committee expressed concern regarding the potential impact of the loss of one planning enforcement officer post, in response to which Mr Malcolm acknowledged that this would have a significant impact, and that the enforcement priorities would be reviewed in order to realign with the resources available.</p> <p>NOTED</p> <p>The Committee asked about the Section 106 report that had been presented to the Overview and Scrutiny Committee on 4 October 2010, and why this was not on the agenda for this meeting of the Planning Committee. Mr Dorfman advised that the report was being amended to take into account the comments made by the Overview and Scrutiny Committee, and would be on the agenda for the next Planning Committee meeting.</p>	
PC76.	<p>LAND REAR OF 23 ALEXANDRA PARK ROAD, N10 2DD</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 the Committee. The Planning Officer advised that the plans had been amended slightly in respect of the boundary treatment, which was now proposed to be timber fence, and that the elevated section of the structure had also been pushed back by 0.5m. In response to questions from the Committee, the Planning Officer acknowledged that there was a mixture of architectural styles in the area, but that the character was predominantly Victorian and Edwardian.</p> <p>Two local residents addressed the Committee in objection to the application. The objectors told the Committee that the proposal would adversely affect the character of the Conservation Area and the street view, and that the design would contrast with the predominant architectural styles in the vicinity. It was noted that the elevated section of the building would be visible over the boundary, and that the footprint of the proposed house differed significantly from the footprint of the existing structure. Concerns were expressed that the structure would be dominant, visually intrusive, incongruous and too close to the road. It was felt that</p>	

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the current application was inconsistent with the decision of the Planning Inspector in respect of the previous application. The objectors felt that any proposal should use the same footprint as the existing structure on the site, and that the entire building should be single storey so as not to be visible from the street.

In response to questions from the Committee, the objectors noted that building on what was originally designed as a garden space was against the original design for the street, and that this view of open space should be retained. The objectors felt that the proposed elevated section of the design would intrude on this open vista.

The applicant addressed the Committee, and stated that the proposed design was intended to preserve the open nature of the site, and also to enhance the Conservation Area. It was noted that at its closest point to the road, 1.4m, the building would be exactly in line with the other properties on the street. The applicant reported that the elevated section was intended to add interest, to prevent the design from being a flat box-like structure, and would give the design more identity. The proposal was described as modest and in keeping with its surroundings, despite its modern design. The Committee was asked to grant consent.

In response to questions from the Committee, the applicant advised that there would be a dividing fence between the new house and the existing house at number 23. The applicant stated it was important to include a feature of interest, in this case the elevated section, and that this feature was a necessary part of the overall design and was not just a means of introducing light. The Committee then examined the plans.

The Chair moved the recommendation of the report and on a vote of 8 in favour and 1 abstention it was:

RESOLVED

That, subject to the conditions set out in the report, planning application HGY/2010/0964 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.

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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 & BOUNDARY TREATEMENT

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

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

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

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

5. Notwithstanding the front boundary treatment indicated on the submitted plans full details of a proposed front boundary treatment similar in material and appearance to that found next to and along the application site's frontage onto Muswell Avenue shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

6. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

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PERMITTED DEVELOPMENT RIGHTS

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

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

TREE PROTECTION

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

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

9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

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

CONSTRUCTION

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays

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

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

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	<p>INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>The building as now proposed is substantially more subordinate than the previously refused scheme and will sit behind high boundary treatment. As such the proposal achieves an acceptable relationship with Muswell Avenue and will preserve the character and appearance of this part of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p>Section 106: No</p>	
<p>PC77.</p>	<p>8 BRUCE GROVE, N17 6RA</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. The Committee was advised that the original section 106 requirement that the second phase of works could not be commenced until the work on the Listed Building had been completed had been reviewed and considered to be excessively onerous; as a consequence, point 2) of the recommendation set out at paragraph 8.1 of the report was amended to read "The applicant agrees to phase the proposed development to deliver the improvements to the Listed Building first before the second phase of the scheme is <i>occupied</i>". The Committee then examined the plans.</p> <p>The Committee asked about arrangement for vehicular emergency access to the rear of the premises, in response to which it was reported that vehicles would access the front of the</p>	

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building and that emergency access would then be by foot through to the properties at the rear. Mr Dorfman advised that the application would not have reached the Committee stage if the responsible authorities and building control had concerns regarding emergency access. The Committee suggested that the possibility of introducing gates for emergency access from the car park at number 9 be explored, and it was agreed that this should be addressed by means of an informative, as it would require the mutual agreement of the owners of both properties.

In response to concerns raised by the Committee regarding the impact of construction work at the site on the existing bus stop at the front, Maurice Richards, Transportation Planner, reported that conditions were imposed to limit access for construction vehicles to certain off-peak hours to minimise disruption. The Committee expressed concerns regarding the car parking provision, given the size and number of housing units proposed. It was reported that a previous application had been made to open up a car park, but that this had been felt to be detrimental to the character of the listed building. As the area was not in a CPZ, residents would be able to apply for parking permits. It was suggested that providing a car club space on site might address some of these issues, and it was agreed that this should be incorporated into the section 106 agreement.

RESOLVED

That, subject to conditions and a section 106 agreement incorporating the provision of a car club space, planning application HGY/2009/1695 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.

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EXTERNAL APPEARANCE

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

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

4. Notwithstanding the amended application drawings additional information and details shall be submitted to and approved in writing by the Planning Authority prior to commencement of this part of the works;

a) Detailed Schedule of Repairs for the Listed Building, including its side extension

b) Fully annotated and dimensioned detailed plan, front elevation and cross-section through the proposed re-located main entrance to the Listed Building, showing proposed steps, balustrade, threshold, front door, and decorative fanlight above set within its archway, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

c) Fully annotated and dimensioned detailed plan, elevation, and cross-section, showing the proposed main front pedestrian gate through the Listed Building to the rear of site, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

d) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new rear dormer window on the roof of the Listed Building, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

e) Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, parapet wall, cornice, eaves, illustrating architectural features, facing materials, and finishes, at a scale of 1:10.

f) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new conservatory at the rear ground floor of the Listed Building.

g) Details showing the re-location of the dedication stone on the front elevation of the side extension to the Listed Building.

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

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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

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

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

SITE LAYOUT

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

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

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

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

9. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage

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containers for the commercial and residential units, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

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

CONSTRUCTION

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 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

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

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

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

PERMITTED DEVELOPMENT

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

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

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

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

REASONS FOR APPROVAL

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

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

I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.

II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping are now considered acceptable and will deliver good quality family size units. This aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions

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	<p>in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008.</p> <p>Section 106: Yes</p>	
<p>PC78.</p>	<p>8 BRUCE GROVE, N17 6RA</p> <p>The Committee considered a report, previously circulated, for Listed Building Consent, which gave details of the application, planning history and relevant factors and policies.</p> <p>RESOLVED</p> <p>That, subject to conditions, Listed Building Consent for application HGY/2009/1696 be approved.</p> <p>Conditions:</p> <p>IMPLEMENTATION</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>EXTERNAL APPEARANCE</p> <p>3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.</p> <p>Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the</p>	

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area.

4. Notwithstanding the amended application drawings additional information and details shall be submitted to and approved in writing by the Planning Authority prior to commencement of this part of the works;

a) Detailed Schedule of Repairs for the Listed Building, including its side extension

b) Fully annotated and dimensioned detailed plan, front elevation and cross-section through the proposed re-located main entrance to the Listed Building, showing proposed steps, balustrade, threshold, front door, and decorative fanlight above set within its archway, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

c) Fully annotated and dimensioned detailed plan, elevation, and cross-section, showing the proposed main front pedestrian gate through the Listed Building to the rear of site, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

d) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new rear dormer window on the roof of the Listed Building, illustrating detail design, architectural features, facing materials, and finishes, at a scale of 1:10.

e) Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, parapet wall, cornice, eaves, illustrating architectural features, facing materials, and finishes, at a scale of 1:10.

f) Fully annotated and dimensioned detailed plan, elevation, and cross-section of the proposed new conservatory at the rear ground floor of the Listed Building.

g) Details showing the re-location of the dedication stone on the front elevation of the side extension to the Listed Building.

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

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural

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character and appearance of this Listed Building

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

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

CONSTRUCTION

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

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

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

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

REASONS FOR APPROVAL

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	<p>The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping to the rear of the site have been designed sensitively in terms of its relationship with the Listed Building. Overall the proposed development will restore and enhance the appearance of the Listed Building and will preserve and enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'.</p> <p>Section 106: No</p>	
<p>PC79.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC80.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday, 8 November 2010 at 7pm.</p> <p>The meeting closed at 9pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair