



NOTICE OF MEETING

Planning Committee

MONDAY, 11TH OCTOBER, 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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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 15 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 - 12)

To confirm and sign the Minutes of the Planning Committee held on 13 September 2010.

6. APPEAL DECISIONS (PAGES 13 - 18)

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

7. DELEGATED DECISIONS (PAGES 19 - 42)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 23 August 2010 and 19 September 2010.

8. PERFORMANCE STATISTICS (PAGES 43 - 62)

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 13 September 2010 Committee meeting.

9. PLANNING ENFORCEMENT UPDATE - SECOND QUARTER 2010-11 (PAGES 63 - 72)

Report of the Director of Urban Environment to report performance for the planning enforcement team for the second quarter of 2010/11 and to inform Members on the reduction funding in year for planning enforcement and the implications for the service.

10. PLANNING APPLICATIONS (PAGES 73 - 74)

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

11. GLS DEPOT, FERRY LANE, N17 9QQ (PAGES 75 - 84)

Erection of 2 additional floors to Pavilions 1 and 2 to provide 12 additional flats (8 x two bed and 4 x three bed flats).

RECOMMENDATION: Grant permission subject to conditions.

12. LAND REAR OF 23 ALEXANDRA PARK ROAD, N10 2DD (PAGES 85 - 104)

Demolition of garage/store building and erection of new two bed single storey dwellinghouse with rooms at basement level and garden to rear.

RECOMMENDATION: Grant permission subject to conditions.

13. 8 BRUCE GROVE, N17 6RA (PAGES 105 - 128)

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

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

14. 8 BRUCE GROVE, N17 6RA (PAGES 129 - 140)

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

RECOMMENDATION: Grant Listed Building Consent subject to conditions.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

16. DATE OF NEXT MEETING

8th November 2010, 7pm.

Ken Pryor
Deputy Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Helen Chapman
Principal Committee Coordinator
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01 October 2010

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 SEPTEMBER 2010**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC49.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC50.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC51.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC52.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC53.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 12 July 2010 be approved and signed by the Chair.</p>	
PC54.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during June and July 2010, and noted that of the 4 appeals in June and 2 in July, 100% had been dismissed.</p> <p>NOTED</p>	
PC55.	<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 21 June 2010 and 22 August 2010.</p> <p>NOTED</p>	

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<p>PC56.</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 any prosecutions were undertaken in relation to dangerous structures, the Assistant Director for Planning, Regeneration and Economy reported that all costs were recouped from actions taken by Building Control in relation to dangerous structures. The Committee also asked about the situation in respect of private inspectors for Building Control matters, in response to which Mr Dorfman reported that building control services could be offered by private contractors as well as the local authority. If any concerns were raised in respect of a private building control company, the Council could investigate and, if necessary, report the contractor to the appropriate standards board.</p> <p>NOTED</p>	
<p>PC57.</p>	<p>COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10</p> <p>The Committee considered a report on the section 106 agreement in respect of Coppetts Wood Hospital. The Legal Officer, Fleur Brunton, clarified that the Committee was asked to agree that the minutes of the meeting of the Planning Committee on 11 January 2010 be amended to reflect the intention of the Committee in reaching its decision, namely to include the point that the standards in each section of the development should be the same.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 11 January 2010 should be amended to include the point raised by the Committee that standards in each section of the development should be the same.</p> <p>In response to a question from the Committee, Mr Dorfman apologised that a report on the recovery of section 106 monies was not on the agenda for this meeting, as previously indicated, but advised that a more detailed report on this issue had been produced in response to a request from the Overview and Scrutiny Committee, and this report would be presented to the Planning Committee at the next available meeting.</p>	
<p>PC58.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK, N6 5EW</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its</p>	

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environment, planning history and all the relevant planning factors and policies.

The Planning Officer gave a summary of the report, outlining the key points, and took questions from the Committee. The Committee then examined the plans.

The Committee asked about the issue of groundwater, and whether a condition that a hydrological survey be undertaken was required. In response to this, Mr Dorfman advised that the existing condition imposed an obligation to consider local hydrology and that he was satisfied that the in-house building control officers had the necessary expertise to assess the impact and to determine whether a full hydrological survey was needed before construction could commence. It was therefore suggested that the existing condition in relation to impacts on groundwater was sufficient to address this issue.

The Committee expressed concern that another application had been submitted when the existing permission still had more than a year to run, and asked whether it was possible to grant permission for a shorter period. Mr Dorfman responded that in the current economic climate, it was taking longer to secure the finance to enable developments to commence, and having discussed the issue, the Committee agreed that the period of time as recommended in the report should remain unaltered.

The Committee asked about the feasibility of a car club space in the vicinity of the development, in response to which it was felt that it would not be reasonable to require a car club space to be secured by way of a Section 106 Agreement, given the high level of contributions secured in the previously approved scheme. As such it was felt to be more appropriate for this to be discussed with the applicant and developers outside of the already agreed Section 106 agreement.

RESOLVED

That, subject to the conditions set out in the report and a variation to the original section 106 legal agreement so that it also applies to the current application, planning application HGY/2010/1175 be approved.

Conditions:

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

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

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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. 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. 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 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 provisions: New replacement specimens of a similar type to those trees to be removed.

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

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of the visual amenity of the area.

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

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties. 8. Not less than three months before the commencement of development, a method statement with drawings at a scale of not less than 1:200 showing:

- (a) construction details for the proposed basement excavation and
- (b) measures to deal with the groundwater on the site, and its immediate surroundings shall be submitted to the Local Planning Authority. The method statement is to be approved in writing by the Local Planning Authority prior to commencement of the development, such approval not to be unreasonably withheld.

Reason: In order that the Council may be satisfied as to the potential effects of the basement construction both on the existing building fabric, and on the local hydrogeology.

9. The applicants submits details of the routeing/management of the construction traffic to the transportation planning team, for approval.

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

10. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.

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

11. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

12. 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

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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.

13. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

14. 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.

15. The applicant must provide an Arboricultural Method

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Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction. The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.

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

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

INFORMATIVE: 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.

INFORMATIVE: Pursuant to Condition 3 above, details of materials should include proposals for the repair / retention of existing windows and the provision of secondary double glazing; or new timber-framed double glazed units to match the existing windows.

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INFORMATIVE: Pursuant to Condition 4 above, details of boundary treatment should show

- (a) the refurbishment / repair of the front boundary wall, and
- (b) replacement of the existing timber fence on the south western side of the building adjacent to the access road, with alternative methods of enclosure or hedge planting.

INFORMATIVE: On competition of the development hereby permitted and in the interests of providing a sustainable mode of transportation for future residents of this building, the Council's Planning Committee would encourage the applicant/ developers to provide a car club space on site or to work with the Council's Transportation team/ a Car Club provider in setting up a car club scheme in the form of an on street space in close proximity to the site.

REASONS FOR APPROVAL

The application for a new planning permission to replace an extant planning permission HGY/2008/1432 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons; The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents. The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

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	<p>The proposed development is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG 10 'Dwelling Mix', HSG1 'New Housing Developments' and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing SPD 2008, SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG 10b 'Affordable Housing' and SPG 10c 'Educational Needs Generated by New Housing Development' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC59.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK, N6 5EW</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 Listed Building Consent for application HGY/2010/1148 be granted to replace extant permission HGY/2008/2021, subject to conditions as previously imposed.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 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. <p>Reason: In order to safeguard the special architectural or historic interest of the building.</p> <ol style="list-style-type: none"> 2. 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 <ol style="list-style-type: none"> a. Drawings (elevations and plans) at 1:20 of: entrance hall, 	

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	<p>existing and new staircore.</p> <p>b. Sections of new cornices, architraves, mouldings at (1:5).</p> <p>c. Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights.</p> <p>d. A full engineer's report and method statement detailing underpinning and excavation works.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.</p> <p>INFORMATIVE: 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.</p> <p>INFORMATIVE: 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.</p> <p>REASONS FOR APPROVAL</p> <p>The application for a new planning permission to replace an extant planning permission HGY/2008/2021 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. The proposal would therefore not be detrimental to the architectural and historical integrity and detailing of the listed building's interior and exterior. As such it would be in accordance with Policies CSV2 'Listed Building' and CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan and the Councils SPG2 'Conservation and Archaeology' and SPG8b 'Materials'.</p> <p>Section 106: No</p>	
PC60.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC61.	<p>DATE OF NEXT MEETING</p> <p>Monday, 11 October 2010, 7pm.</p>	

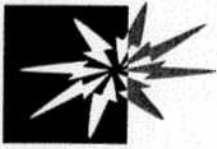
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	The meeting concluded at 19:55hrs.	
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COUNCILLOR SHEILA PEACOCK

Chair

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Haringey Council

Agenda item:

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Planning Committee	On 11th October 2010
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Report Title: Appeal decisions determined during August 2010	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during August 2010.	
2. Summary Reports outcome of 8 planning appeal decisions determined by the Department for Communities and Local Government during August 2010 of which 1 (12%) was allowed and 7 (88%) 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 AUGUST 2010

Ward:	Alexandra
Reference Number:	HGY/2010/0224
Decision Level:	Delegated

329-331 Alexandra Park Road N22 7BP**Proposal:**

Construction of rear dormer to main roof in matching cladding and timber frame window.
Construction of extension to back addition, raising flank wall 1.2m and extending hip to gable in matching material with rear facing timber framed window.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of 329-331 Alexandra Park Road and the surrounding area

The effect on the living conditions of neighbouring occupiers

Result:

Appeal **Dismissed** 24 August 2010

Ward:	Harringay
Reference Number:	HGY/2009/1943
Decision Level:	Delegated

Land at 69 Effingham Road N8 0AA**Proposal:**

Certificate of Lawfulness for use as two self contained flats

Type of Appeal:

Public Inquiry

Issues:

Whether there was sufficient evidence to show that the house was used as two self contained flats for the requested period of at least four years before the date of the application for the Certificate of Lawfulness

Result:

Appeal **Dismissed** 19 August 2010

Award for Cost **Allowed** for the Council 19 August

Ward:	Highgate
Reference Number:	HGY/2010/0354
Decision Level:	Delegated

71 Cromwell Avenue N6 5HS

Proposal:

Extension of existing basement, creation of lightwells, new widows to side/rear elevations including internal alterations at ground, first and second floor levels

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the building and the area

Result:

Appeal **Allowed** 27 August 2010

Ward:	St Anns
Reference Number:	HGY/2009/1020
Decision Level:	Delegated

Land Rear of 16-18 Glenwood Road N15

Proposal:

Erection of a new bungalow

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area

The effect of the proposal on the living conditions of occupiers of neighbouring properties

Result:

Appeal **Dismissed** 19 August 2010

Ward:	Stroud Green
Reference Number:	HGY/2010/0190
Decision Level:	Delegated

6 Osbourne Road N4 3SF**Proposal:**

Erection of single storey wooden workshop/playroom

Type of Appeal:

Written Representation

Issues:

Whether due to its size and location the proposed would be so out of keeping with surrounding development as to unacceptably harm the character and residential amenity of the site and adjoining properties

Whether the proposal would fail to preserve or enhance the character and appearance of the Stroud Green Conservation Area.

Result:

Appeal **Dismissed** 10 August 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/1373
Decision Level:	Delegated

13 Perth Road N4 3HB**Proposal:**

Conversion of the existing three storey house into two self contained flats including a single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and of the area and the implication of the proposal for parking

Result:

Appeal **Dismissed** 19 August 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/1804
Decision Level:	Delegated

4 Milverton, Wightman Road N4 1RH

Proposal:

Replacement of existing metal framed windows with UPVC double glazed units

Type of Appeal:

Written Representation

Issues:

The effect on the character of the building and the street scene in general

Result:

Appeal **Dismissed** 31 August 2010

Ward:	Tottenham Hale
Reference Number:	HGY/2009/1467
Decision Level:	Delegated

565A-567A High Road N17 6SB

Proposal:

Installation of a portakabin

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the area which is within the Bruce Grove conservation Area

Result:

Appeal **Dismissed** 19 August 2010



Haringey Council

Agenda item:

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Planning Committee	On 11th October 2010
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Report Title: Decisions made under delegated powers between 23 August 2010 and 19 September 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
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1. Purpose To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.		
2. Summary The applications listed were determined between 23 August 2010 and 19 September 2010.		
3. Recommendations See following reports. <div style="text-align: center; margin-top: 10px;"> </div>		
Report Authorised by: <div style="text-align: center; margin-top: 10px;"> </div>		
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 23/08/2010 AND 19/09/2010

BACKGROUND PAPERS

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

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

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

WARD: **Alexandra**

Application No:	HGY/2010/1043	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/08/2010
Location:	Land adjacent to 36 Alexandra Park Road N10 2AB		
Proposal:	Demolition of existing garages / forecourt and erection of one single storey, two bedroom dwelling house with basement level.		
Application No:	HGY/2010/1045	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/08/2010
Location:	Land Adjacent to 36 Alexandra Park Road N10 2AB		
Proposal:	Conservation Area Consent for demolition of existing garage/forecourt and erection of one single storey, two bedroom dwelling house with basement level.		
Application No:	HGY/2010/1068	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/08/2010
Location:	Rhodes Avenue Primary School, Rhodes Avenue N22 7UT		
Proposal:	Approval of details pursuant to conditions 3 (Materials), 4 (Means of Enclosure), 5 (Hard Landscaping), 6 (Landscaping), 8 (Protected Species), 11 (Air Source Heat Pump), 14 (Demolition Method Statement) and 16 (Construction Management).		
Application No:	HGY/2010/1128	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	25/08/2010
Location:	15 Cranbourne Road N10 2BT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/1183	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/08/2010
Location:	12 Coniston Road N10 2BP		
Proposal:	Demolition of existing side extension and erection of single storey infill extension		
Application No:	HGY/2010/1199	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	23/08/2010
Location:	82 Coniston Road N10 2BN		
Proposal:	Erection of rear dormer window with insertion of 2 x conservation rooflights to front roof slope to facilitate a loft conversion. Erection of single storey rear infill extension and erection of front lightwell		
Application No:	HGY/2010/1221	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	24/08/2010
Location:	47 Victoria Road N22 7XA		
Proposal:	Erection of rear dormer window with insertion of 2 x rooflights to front roof slope.		
Application No:	HGY/2010/1229	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/08/2010
Location:	14 Coniston Road N10 2BP		
Proposal:	Demolition of existing side extension and erection of new glazed side extension		

Application No:	HGY/2010/1243	Officer:	Subash Jain	Decision Date:	26/08/2010
Decision:	PERM DEV				
Location:	36 Cecil Road N10 2BU				
Proposal:	Installation of glass roof over side return, installation of new larger rear opening and folding glass doors, and internal alterations to property				
Application No:	HGY/2010/1244	Officer:	Michelle Bradshaw	Decision Date:	03/09/2010
Decision:	GTD				
Location:	19 Coniston Road N10 2BL				
Proposal:	Erection of 3 rear dormers and internal alterations to create a studio flat.				
Application No:	HGY/2010/1245	Officer:	Valerie Okeiyi	Decision Date:	26/08/2010
Decision:	PERM DEV				
Location:	1 Rhodes Avenue N22 7UR				
Proposal:	Conversion of roof from hipped to gable, erection of rear dormer window and insertion of velux windows to front roof slope				
Application No:	HGY/2010/1267	Officer:	Valerie Okeiyi	Decision Date:	02/09/2010
Decision:	GTD				
Location:	32 Grasmere Road N10 2DJ				
Proposal:	Erection of rear dormer window, and insertion of 3 rooflights to front roofslope and 1 rooflight to rear roofslope.				
Application No:	HGY/2010/1282	Officer:	Sarah Madondo	Decision Date:	06/09/2010
Decision:	PERM DEV				
Location:	320 Alexandra Park Road N22 7BD				
Proposal:	Certificate of Lawfulness for erection of rear dormer window and raising of hip to gable to facilitate a loft conversion.				
Application No:	HGY/2010/1297	Officer:	Jill Warren	Decision Date:	15/09/2010
Decision:	GTD				
Location:	352-354 Alexandra Park Road N22 7BD				
Proposal:	Formation of 2 x 1 vehicle crossover.				
Application No:	HGY/2010/1299	Officer:	Valerie Okeiyi	Decision Date:	14/09/2010
Decision:	GTD				
Location:	36 Muswell Road N10 2BG				
Proposal:	Retrospective planning for retention of three self contained flats, insertion of rear dormer windows and alteration to front elevations.				
Application No:	HGY/2010/1304	Officer:	Valerie Okeiyi	Decision Date:	15/09/2010
Decision:	GTD				
Location:	Cragie Lea, 4 Muswell Avenue N10 2EE				
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2008/0143.				
Application No:	HGY/2010/1331	Officer:	Tara Jane Fisher	Decision Date:	17/09/2010
Decision:	GTD				
Location:	39 Albert Road N22 7AA				
Proposal:	Formation of rear dormer window with insertion of 2 rooflights to front roofslope and 2 x rooflights to the back addition roofslope.				

Application No: **HGY/2010/1373** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 17/09/2010
 Location: 97A Rosebery Road N10 2LD
 Proposal: Replacement of existing garden shed with new garden office room.

Application No: **HGY/2010/1374** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 09/09/2010
 Location: 11 Methuen Park N10 2JR
 Proposal: Erection of rear dormer and insertion of 3 velux windows to front roofslope

WARD: Bounds Green

Application No: **HGY/2010/0096** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/09/2010
 Location: Bounds Green Industrial Estate, The Ringway N11
 Proposal: Approval of details pursuant to conditions 4 (detailed landscape / planting scheme), 5 (detailed landscape / planting scheme for the Nature Conservation Area), 6 (landscape management plan for the Nature Conservation Area), 13 (parking management plan), 14 (parking layout for the Industrial Estate) and 15 (travel plan) attached to planning reference HGY/2009/0598

Application No: **HGY/2010/1135** Officer: Subash Jain
 Decision: REF Decision Date: 02/09/2010
 Location: 4 Whittington Road N22 8YD
 Proposal: Erection of two rear dormer windows and conversion of property into two self-contained flats.

Application No: **HGY/2010/1181** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/08/2010
 Location: 115/115a Myddleton Road N22 8NG
 Proposal: Formation of second floor and pitched roof over existing building fronting Myddleton Road. Partial demolition of storage area to rear and erection of 3 x mews houses.

Application No: **HGY/2010/1248** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 06/09/2010
 Location: 32 Thorold Road N22 8YE
 Proposal: Demolition of existing extension and erection of single storey rear extension

Application No: **HGY/2010/1268** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 10/09/2010
 Location: 66 Lascotts Road N22 8JN
 Proposal: Conversion of 2 self-contained flats into 3 x one bed self-contained flats with single storey rear extension.

Application No: **HGY/2010/1291** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 08/09/2010
 Location: 48B Lascotts Road N22 8JN
 Proposal: Erection of rear dormer window

Application No:	HGY/2010/1300	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/09/2010
Location:	18 Durnsford Road N11 2EH		
Proposal:	Change of use of the existing rear conservatory and garden room as a day nursery (D1)		
Application No:	HGY/2010/1302	Officer:	Jill Warren
Decision:	GTD	Decision Date:	15/09/2010
Location:	Bounds Green Junior and Infant School, Bounds Green Road N11 2QG		
Proposal:	Temporary change of use from D1 (school premises) to car boot market on Sundays from 8am to 2pm.		
Application No:	HGY/2010/1316	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	16/09/2010
Location:	4 Trinity Road N22 8LB		
Proposal:	Certificate of Lawfulness for demolition of existing rear lean-to extension and erection of new single storey rear extension.		
Application No:	HGY/2010/1350	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/08/2010
Location:	Builders Yard, 87a Marlborough Road N22 8ND		
Proposal:	Non-material amendments following a grant of planning permission HGY/2007/1307 to change from metal framed double-glazed windows to grey UPVC windows, change from timber framed double-glazed windows to grey UPVC windows, change from hardwood timber doors to grey UPVC doors, move entrance gates away from road by 3.39m, position bin storage outside gates, and provide shallow pitched roofs to single storey blocks with standing seam zinc roofs instead of slates		
Application No:	HGY/2010/1437	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	09/09/2010
Location:	48 Lascotts Road N22 8JN		
Proposal:	Conversion of existing two self contained flats into 2 x one bed self contained flats and 1 x studio flat including erection of single storey rear extension		

WARD: Bruce Grove

Application No:	HGY/2010/1276	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	10/09/2010
Location:	10 Broadwater Road N17 6ES		
Proposal:	Demolition of existing lean-to and erection of single storey rear extension		
Application No:	HGY/2010/1308	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	15/09/2010
Location:	17 Bruce Grove N17 6RG		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2010/1356	Officer:	Subash Jain
Decision:	GTD	Decision Date:	02/09/2010
Location:	Ambleside Close N17 6FE		
Proposal:	Increase of height of boundary fences and railings, and removal of existing rear / inner boundary fence and single gate adjacent to rear carport.		

WARD: Crouch End

Application No:	HGY/2010/0899	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/09/2010
Location:	7 Broadway Parade, Tottenham Lane N8 9DE		
Proposal:	Erection of single storey rear extension and raising the height of the rear refuse storage area to match height of existing single storey and installation of a new shopfront.		
Application No:	HGY/2010/0994	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/09/2010
Location:	1 Briston Grove N8 9EX		
Proposal:	Erection of single storey side/rear extension.		
Application No:	HGY/2010/1192	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	16/09/2010
Location:	7 Tregaron Avenue N8 9HA		
Proposal:	Erection of full width single storey rear extension with study annexe.		
Application No:	HGY/2010/1233	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/09/2010
Location:	43 Topsfield Parade, Tottenham Lane N8 8PR		
Proposal:	Conversion of upper floors into 3 x one bedroom flats and installation of new shopfront.		
Application No:	HGY/2010/1234	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/09/2010
Location:	43 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Conversion of upper floors to offices and 1 bedroom flat and installation of new shopfront.		
Application No:	HGY/2010/1252	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/09/2010
Location:	12B Topsfield Parade, Tottenham Lane N8 8PR		
Proposal:	Replacement of existing casement with new opening casement.		
Application No:	HGY/2010/1255	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/08/2010
Location:	6 Sandringham Gardens N8 9HU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0657 to increase width of side dormer window to 2 metres		
Application No:	HGY/2010/1287	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/09/2010
Location:	24 Bourne Road N8 9HJ		
Proposal:	Erection of rear dormer and insertion of 2 velux windows to front roofslope and 1 velux window to rear roofslope		
Application No:	HGY/2010/1329	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	06/09/2010
Location:	23 Elm Grove N8 9AH		
Proposal:	Erection of rear dormer window		

Application No: **HGY/2010/1335** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 06/09/2010
 Location: 47 Coleridge Road N8 8EH
 Proposal: Erection of single storey garden room in rear garden

WARD: Fortis Green

Application No: **HGY/2010/1170** Officer: Jill Warren
 Decision: GTD Decision Date: 23/08/2010
 Location: 21 Twyford Avenue N2 9NU
 Proposal: Erection of single storey rear extension, conversion of garage into habitable space including addition of hipped tiled roof with insertion of conservation rooflight.

Application No: **HGY/2010/1171** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 23/08/2010
 Location: 9 Aylmer Road N2 0BS
 Proposal: Enlargement of existing ground floor rear extension and the existing dormer.

Application No: **HGY/2010/1202** Officer: Jill Warren
 Decision: GTD Decision Date: 27/08/2010
 Location: 24 Lauradale Road N2 9LU
 Proposal: Erection of single storey extension to rear of property.

Application No: **HGY/2010/1210** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/09/2010
 Location: 4 Everington Road N10 1HT
 Proposal: Erection of single storey rear extension and refurbishment of existing house (Amended Scheme).

Application No: **HGY/2010/1213** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 01/09/2010
 Location: 111-113 Fortis Green N2 9HR
 Proposal: Conversion of rear ground floor ancillary commercial storage area into a one bed studio flat including a side extension to accommodate a communal residential entrance lobby/access way.

Application No: **HGY/2010/1238** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 23/08/2010
 Location: Beechwood Close, Western Road N2 9JA
 Proposal: Tree works to include reduction of height and spread by 25% of 2 x Lime trees and 1 x Chestnut tree

Application No: **HGY/2010/1251** Officer: Jill Warren
 Decision: GTD Decision Date: 07/09/2010
 Location: 33 Beech Drive N2 9NX
 Proposal: Tree works to include reduce density by 20% and reduce to shape by 15% of 1 x Oak tree

Application No:	HGY/2010/1305	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/08/2010
Location:	60 Grand Avenue N10 3BP		
Proposal:	Application for a new planning permission to replace an extant planning permission (HGY/2005/1416) for erection of a 2 storey 5 bedroom end of terrace house with rooms at basement and roof and 1 off street parking space		
Application No:	HGY/2010/1309	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/09/2010
Location:	74 Twyford Avenue N2 9NN		
Proposal:	Infill of front porch.		
Application No:	HGY/2010/1313	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/08/2010
Location:	36 Leaside Avenue N10 3BU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0281 to replace perished roof tiles.		
Application No:	HGY/2010/1320	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	16/09/2010
Location:	424 Muswell Hill Broadway N10 6FH		
Proposal:	Installation of safety railings to first floor flat roof area with a gate to the top of existing staircase.		
Application No:	HGY/2010/1336	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/09/2010
Location:	24 Fordington Road N6 4TJ		
Proposal:	Extant permission (HGY/2007/1761) for the erection of ground floor rear extension, first floor side extension and alterations to first floor rear window.		

WARD: Harringay

Application No:	HGY/2010/1151	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	02/09/2010
Location:	Ground Floor Flat 13 Mattison Road N4 1BG		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/1212	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/09/2010
Location:	54 Wightman Road N4 1RU		
Proposal:	Excavation of basement and alterations and improvements to front façade.		
Application No:	HGY/2010/1332	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	16/09/2010
Location:	395 Green Lanes N4 1EU		
Proposal:	Change of use of part A3 (Restaurant) to a social club.		

Application No: **HGY/2010/1347** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 07/09/2010
 Location: 36 Sydney Road N8 0EX
 Proposal: Erection of single storey side and rear extension

WARD: Highgate

Application No: **HGY/2010/0332** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 23/08/2010
 Location: 40 Sheldon Avenue N6 4JR
 Proposal: Demolition of existing detached house and erection of part single storey, part two storey, six bedroom dwelling house with accommodation in roof space and basement

Application No: **HGY/2010/0333** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 23/08/2010
 Location: 40 Sheldon Avenue N6 4JR
 Proposal: Conservation Area Consent for demolition of existing detached house and erection of part single storey, part two storey, six bedroom dwelling house with accommodation in roof space and basement

Application No: **HGY/2010/0927** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/09/2010
 Location: 28 Hampstead Lane N6 4NX
 Proposal: Demolition of existing house and construction of new 3-storey single dwellinghouse with rooms at basement level.

Application No: **HGY/2010/0928** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/09/2010
 Location: 28 Hampstead Lane N6 4NX
 Proposal: Conservation Area Consent for demolition of existing house and construction of new 3-storey single dwellinghouse with rooms at basement level

Application No: **HGY/2010/1053** Officer: Jill Warren
 Decision: GTD Decision Date: 16/09/2010
 Location: 11 Talbot Road N6 4QS
 Proposal: Alteration to rear fenestration, installation of solar panels installation of roof hatch, installation of solar panels alterations to existing rear extension / terrace, replacement of timber framed glass structure and excavation of basement.

Application No: **HGY/2010/1133** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 23/08/2010
 Location: 20 Denewood Road N6 4AJ
 Proposal: Erection of first floor extension to provide a fourth bedroom

Application No: **HGY/2010/1180** Officer: Subash Jain
 Decision: GTD Decision Date: 24/08/2010
 Location: 2 Highgate High Street N6 5JL
 Proposal: Display of 1 x externally illuminated fascia sign, 1 x externally illuminated hanging sign, and 1 x internally illuminated menu case sign

Application No: **HGY/2010/1197** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 23/08/2010
Location: 57 Sheldon Avenue N6 4NH
Proposal: Application for a new planning permission to replace an extant planning permission HGY/2005/0865 for demolition of existing house and erection of two storey 6 bedroom house with rooms in roof and at basement level

Application No: **HGY/2010/1198** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 23/08/2010
Location: 57 Sheldon Avenue N6 4NH
Proposal: Application for a new planning permission to replace an extant planning permission HGY/2005/0866 for conservation area consent for demolition of existing house and erection of two storey 6 bedroom house with rooms in roof and at basement level

Application No: **HGY/2010/1204** Officer: Jill Warren
Decision: GTD Decision Date: 27/08/2010
Location: 12 Orchard Road N6 5TR
Proposal: Erection of rear dormer window with insertion of Escape velux rooflight

Application No: **HGY/2010/1209** Officer: Sarah Madondo
Decision: GTD Decision Date: 24/08/2010
Location: Flat A, 9 Talbot Road N6 4QS
Proposal: Replacement of existing white painted timber windows with white painted timber windows.

Application No: **HGY/2010/1216** Officer: Jill Warren
Decision: GTD Decision Date: 01/09/2010
Location: 37 Sheldon Avenue N6 4JP
Proposal: Erection of first floor side extension.

Application No: **HGY/2010/1227** Officer: Jill Warren
Decision: GTD Decision Date: 01/09/2010
Location: 10 Orchard Road N6 5TR
Proposal: Alteration and extension of rear ground floor bay window to provide rear conservatory extension with internal alterations and addition of velux window to roof.

Application No: **HGY/2010/1230** Officer: Ruma Nowaz
Decision: GTD Decision Date: 02/09/2010
Location: 141D Southwood Lane N6 5TA
Proposal: Creation of new door opening and flight of steps to provide direct access from kitchen to garden

Application No: **HGY/2010/1239** Officer: Michelle Bradshaw
Decision: REF Decision Date: 03/09/2010
Location: 33 Sheldon Avenue N6 4JP
Proposal: Demolition of existing building and erection of two storey house with rooms in the attic, 3 x dormers to front elevation, and basement level to provide mezzanine leisure / games room, media room, gym area, spa, pool area and garage.

Application No:	HGY/2010/1240	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	03/09/2010
Location:	33 Sheldon Avenue N6 4JP		
Proposal:	Conservation Area Consent for demolition of existing building and erection of two storey house with rooms in the attic, 3 x dormers to front elevation, and basement level to provide mezzanine leisure / games room, media room, gym area, spa, pool area and garage.		
Application No:	HGY/2010/1242	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/08/2010
Location:	68 North Hill N6 4RH		
Proposal:	Erection of rear extension and installation of rear folding sliding double-glazed door and 2 no. rooflights		
Application No:	HGY/2010/1250	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/09/2010
Location:	31 Gaskell Road N6 4DU		
Proposal:	Erection of rear dormer window with insertion of 2 x conservation rooflights to front elevation		
Application No:	HGY/2010/1292	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	14/09/2010
Location:	5 Ridings Close N6 5XE		
Proposal:	Replacement of existing windows / door with white uPVC windows / door.		
Application No:	HGY/2010/1293	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/09/2010
Location:	12 Southwood Lane N6 5EE		
Proposal:	Tree works to include reduction of branch and light reshaping of 1 x Lime tree		
Application No:	HGY/2010/1303	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	15/09/2010
Location:	40 Hampstead Lane N6 4LL		
Proposal:	Erection of frameless glass dayroom to north-western edge of existing rear terrace at entrance level		
Application No:	HGY/2010/1312	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/09/2010
Location:	1 The Park N6 4EU		
Proposal:	Renovation and extension of existing annexe.		
Application No:	HGY/2010/1328	Officer:	Jill Warren
Decision:	GTD	Decision Date:	17/09/2010
Location:	9 North Road N6 4BD		
Proposal:	Enlargement of existing rear dormer, removal of existing rear balcony structure and insertion of 3 x velux windows to front roofslope.		
Application No:	HGY/2010/1330	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/09/2010
Location:	18 Causton Road N6 5ES		
Proposal:	Erection of side and rear dormer windows with insertion of 2 rooflights to front roofslope to facilitate a loft conversion. Internal alterations including new stair from first floor to loft.		

WARD: Hornsey

Application No: **HGY/2010/0995** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 02/09/2010
Location: 24 Priory Road N8 7RD
Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1224** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 27/08/2010
Location: Audora Court The Campsbourne N8 7SB
Proposal: Variation of Condition 10 attached to planning permission HGY/2005/0281 to change Unit No 12 Audora Court from a 2 bed to a 3 bed flat.

Application No: **HGY/2010/1256** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 09/09/2010
Location: Rear Of 43 Tottenham Lane N8 9BD
Proposal: Erection of 2 storey structure to provide ancillary and support medical / health accommodation for neighbouring surgery

Application No: **HGY/2010/1283** Officer: Jeffrey Holt
Decision: REF Decision Date: 13/09/2010
Location: 51 North View Road N8 7LN
Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1295** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 15/09/2010
Location: 20 Glebe Road N8 7DB
Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2010/1311** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 15/09/2010
Location: Flat A, 146 North View Road N8 7NB
Proposal: Alteration of roof from hip to gable and erection of rear dormer.

Application No: **HGY/2010/1368** Officer: Jeffrey Holt
Decision: GTD Decision Date: 06/09/2010
Location: 6 Harold Road N8 7DE
Proposal: Tree works to include re-pollarding of 1 x Ash tree and pollard by 50% 1 x Sycamore tree

Application No: **HGY/2010/1432** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 15/09/2010
Location: 210 Middle Lane N8 7LA
Proposal: Certificate of Lawfulness of use of property as commercial unit at ground floor front/ 1 bedroom flat ground floor rear, 1 x 2 bed self contained flat at first floor and 1 x3 bed self contained flat on second/third floors.

WARD: Muswell Hill

Application No:	HGY/2010/1167	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/08/2010
Location:	1 Hillfield Park N10 3QT		
Proposal:	Erection of first floor rear extension and erection of rear dormer window.		
Application No:	HGY/2010/1191	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/09/2010
Location:	Muswell Hill Primary School, Muswell Hill N10 3ST		
Proposal:	Clearance of part of playground to accommodate mobile classroom.		
Application No:	HGY/2010/1206	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/08/2010
Location:	24 Springfield Avenue N10 3SU		
Proposal:	Enlargement of existing rear windows, kitchen window and bedroom window		
Application No:	HGY/2010/1207	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	27/08/2010
Location:	17 Park Avenue North N8 7RU		
Proposal:	Instillation of rooflights and window to the front roof slope.		
Application No:	HGY/2010/1214	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	23/08/2010
Location:	55 Cranley Gardens N10 3AB		
Proposal:	Erection of side dormer window with insertion of 3 x velux windows to front roofslope to existing loft conversion		
Application No:	HGY/2010/1220	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/09/2010
Location:	18 Redston Road N8 7HJ		
Proposal:	Erection of single storey summer house in rear garden.		
Application No:	HGY/2010/1261	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	03/09/2010
Location:	172 Muswell Hill Broadway N10 3SA		
Proposal:	Display of externally illuminated fascia sign and 1 x internally illuminated projecting sign.		
Application No:	HGY/2010/1270	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	02/09/2010
Location:	12 Wood Vale N10 3DP		
Proposal:	Certificate of Lawfulness for erection of rear dormer window with insertion of 4 x rooflights to front roofslope to facilitate a loft conversion.		
Application No:	HGY/2010/1315	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	16/09/2010
Location:	110 Hillfield Park Mews N10 3QR		
Proposal:	Replacement of existing windows to front of top floor flat with double-glazed UPVC windows.		

Application No:	HGY/2010/1317	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/09/2010
Location:	3 Cranley Gardens N10 3AA		
Proposal:	Partial demolition of garden wall and formation of vehicle crossover.		
Application No:	HGY/2010/1319	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/09/2010
Location:	8 Princes Avenue N10 3LR		
Proposal:	Erection of front dormer.		
Application No:	HGY/2010/1325	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/09/2010
Location:	33 Cranmore Way N10 3TP		
Proposal:	Alterations to the rear including enlargement of existing rear ground floor window/door to create a French window and extending the raised patio area.		
Application No:	HGY/2010/1337	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	26/08/2010
Location:	Flat A + B, 18 Woodland Gardens N10 3UA		
Proposal:	Conversion of two self contained flats into single family dwelling house		

WARD: Noel Park

Application No:	HGY/2009/1365	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	14/09/2010
Location:	Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and adjoining Wood Green Common, N22		
Proposal:	Approval of details pursuant to Condition 12 (noise reduction measures), 15 (external lighting), 16 (bat specialist construction and floodlighting report), 19 (school travel plan), 23 (energy efficient design), 24 (outdoor teaching times), 25 (use of outdoor amplified sound equipment), 27 (environmental management plan), 28 (boundary fencing, external lighting and landscaping) and 32 (community use plan) attached to planning reference HGY/2008/1431.		
Application No:	HGY/2009/1430	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	14/09/2010
Location:	Builders Yard, former railway sidings and embankment, Safestore Storage compound, Station Road and adjoining Wood Green Common, N22		
Proposal:	Approval of Details pursuant to Condition 12 (noise reduction measures), 15 (external lighting), 16 (bat specialist construction and floodlighting report), 19 (school travel plan), 23 (energy efficient design), 24 (outdoor teaching times), 25 (use of outdoor amplified sound equipment), 27 (environmental management plan), 28 (boundary fencing, external lighting and landscaping) and 32 (community use plan) attached to planning reference HGY/2008/1431.		
Application No:	HGY/2010/1152	Officer:	Subash Jain
Decision:	GTD	Decision Date:	02/09/2010
Location:	Unit 22-24, Wood Green Shopping City, High Road N22 6YD		
Proposal:	Display of 4 x internally illuminated signs.		
Application No:	HGY/2010/1203	Officer:	Jill Warren
Decision:	GTD	Decision Date:	27/08/2010
Location:	The Sandlings, Pelham Road N22 6LN		
Proposal:	Replacement of existing windows / doors with rosewood (woodgrain) PVCu double-glazed "Tilt n Turn" windows / rosewood (woodgrain) PVCu double-glazed doors		

Application No:	HGY/2010/1254	Officer:	Jill Warren	Decision Date:	07/09/2010
Decision:	GTD				
Location:	1-225 The Sandlings N22 6XP				
Proposal:	Erection of safety handrail system for roof access to flat roofs of all blocks				
Application No:	HGY/2010/1277	Officer:	Jill Warren	Decision Date:	08/09/2010
Decision:	GTD				
Location:	30 Coldham Court, Lordship Lane N22 5LL				
Proposal:	Replacement of existing white UPVC windows with Grade 1 white UPVC windows.				
Application No:	HGY/2010/1342	Officer:	Ruma Nowaz	Decision Date:	17/09/2010
Decision:	GTD				
Location:	Boots Opticians, 148 High Road N22 6EB				
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.				
Application No:	HGY/2010/1489	Officer:	Tara Jane Fisher	Decision Date:	17/09/2010
Decision:	GTD				
Location:	35 Burghley Road N8 0QG				
Proposal:	Non-material amendments following a grant of permission HGY/2010/0052 for omission of garage door and installation of window to front elevation.				

WARD: **Northumberland Park**

Application No:	HGY/2010/1217	Officer:	Valerie Okeiyi	Decision Date:	26/08/2010
Decision:	GTD				
Location:	Unit 2C Tariff Road N17 0DY				
Proposal:	Addition of MOT station within existing garage				
Application No:	HGY/2010/1406	Officer:	Stuart Cooke	Decision Date:	16/09/2010
Decision:	GTD				
Location:	200 Park Lane N17 0JA				
Proposal:	Approval of details pursuant to condition 15 (Public Highway) attached to planning permission HGY/2008/2220.				

WARD: **St Anns**

Application No:	HGY/2010/1265	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	07/09/2010
Decision:	REF				
Location:	2 Harringay Road N15 3JD				
Proposal:	Use of property as car repairs/car tyre fitters between 8am and 6pm Monday to Friday and 9.00 am and 3pm on Saturdays				
Application No:	HGY/2010/1324	Officer:	Oliver Christian	Decision Date:	16/09/2010
Decision:	GTD				
Location:	78 Grand Parade N4 1DX				
Proposal:	Erection of single storey rear extension.				

Application No: **HGY/2010/1400** Officer: Jeffrey Holt
 Decision: REF Decision Date: 07/09/2010
 Location: 51 Grand Parade N4 1AG
 Proposal: Change of use from A1 (retail) to A3 (cafe)

Application No: **HGY/2010/1404** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/09/2010
 Location: 51 Grand Parade N4 1AG
 Proposal: Display of 1 x non-illuminated fascia sign

WARD: Seven Sisters

Application No: **HGY/2010/1182** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 25/08/2010
 Location: 151 Castlewood Road N15 6BD
 Proposal: Roof extension to facilitate a loft conversion

Application No: **HGY/2010/1205** Officer: Oliver Christian
 Decision: GTD Decision Date: 27/08/2010
 Location: 11 Cadoxton Avenue N15 6LB
 Proposal: Erection of front and rear dormer window

Application No: **HGY/2010/1257** Officer: Oliver Christian
 Decision: GTD Decision Date: 08/09/2010
 Location: 2 Cadoxton Avenue N15 6LB
 Proposal: Change of use of the ground floor from residential to a new Synagogue (D1), erection of single storey rear extension and creation of new second floor with new roof

Application No: **HGY/2010/1259** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 02/09/2010
 Location: St Ignatius Church, 27 High Road N15 6ND
 Proposal: Erection of steel knife bin with concrete base

Application No: **HGY/2010/1260** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 02/09/2010
 Location: St Ignatius Church, 27 High Road N15 6ND
 Proposal: Listed Building Consent for erection of steel knife bin with concrete base

Application No: **HGY/2010/1264** Officer: Jeffrey Holt
 Decision: REF Decision Date: 07/09/2010
 Location: 610 Seven Sisters Road N15 6HT
 Proposal: Variation of condition 4 attached to planning permission HGY/2009/2045 to extend opening hours to 2am (Monday to Thursday, Sunday) and 3am (Friday and Saturday)

Application No:	HGY/2010/1271	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	09/09/2010
Location:	66A Gladesmore Road N15 6TB		
Proposal:	Amendments to approved planning permission HGY/2007/2458 to include whole floor extension with flat roof behind the parapet wall		
Application No:	HGY/2010/1274	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/09/2010
Location:	62-64 Elm Park Avenue N15 6UY		
Proposal:	Addition of second floor to provide additional habitable rooms		
Application No:	HGY/2010/1306	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/09/2010
Location:	Crowland Primary School, Crowland Road N15 6UX		
Proposal:	Extension of existing canopy and decking across elevation by 11m. and change of window to door.		
Application No:	HGY/2010/1307	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	06/09/2010
Location:	142 High Road N22		
Proposal:	Change of use from A1 (retail) to A3/A5 (cafe/takeaway) with alterations to shop front and provision of rear external extract duct.		
Application No:	HGY/2010/1314	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/09/2010
Location:	116 Craven Park Road N15 6AB		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/1318	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/09/2010
Location:	64 Elm Park Avenue N15 6UY		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/1321	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/09/2010
Location:	34 Richmond Road N15 6QB		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2010/1379	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/09/2010
Location:	Day Nursery, Plevna Crescent N15 6DX		
Proposal:	Approval Of Details pursuant to Condition 4 (landscaping), Condition 5 (hard landscaping), Condition 7 (refuse/waste storage), Condition 11 (gate), Condition 12 (energy strategy) and Condition 14 (permeable surfaces) attached to planning permission reference HGY/2009/1039.		
Application No:	HGY/2010/1380	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/09/2010
Location:	20 Beechfield Road N4 1PE		
Proposal:	Non material amendment following a grant of planning permission HGY/2010/0871 to revise dimensions of proposed extension.		

WARD: Stroud Green

Application No:	HGY/2010/1208	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/08/2010
Location:	6 Scarborough Road N4 4LT		
Proposal:	Erection of single storey side extension		
Application No:	HGY/2010/1225	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/09/2010
Location:	25 Granville Road N4 4EJ		
Proposal:	The enlargement of the existing rear dormer window, new juliette balcony at ground floor, door to replace the existing terrace, new sliding folding doors, minor alterations to height of existing lean to and addition of two new windows in front bay at lower ground level.		
Application No:	HGY/2010/1232	Officer:	Oliver Christian
Decision:	REF	Decision Date:	01/09/2010
Location:	Rear of 2 Elyne Road N4 4RA		
Proposal:	Erection of two storey five bedroom single dwellinghouse		
Application No:	HGY/2010/1272	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/09/2010
Location:	Flat 1 92 Stapleton Hall Road N4 4QA		
Proposal:	Replacement of existing wooden casement with metal louvers windows with white wooden sash windows.		
Application No:	HGY/2010/1273	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/09/2010
Location:	7a Connaught Road N4 4NT		
Proposal:	Erection of single storey rear conservatory		
Application No:	HGY/2010/1334	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/09/2010
Location:	48 Oakfield Road N4 4QH		
Proposal:	Conversion of existing bedsits into four self contained flats. Erection of two storey rear extension and erection of side/rear dormer window with insertion of 1 x rooflight to front elevation		
Application No:	HGY/2010/1361	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	08/09/2010
Location:	Flat A, 11 Inderwick Road N8 9LB		
Proposal:	Erection of single storey rear extension.		

WARD: Tottenham Green

Application No:	HGY/2010/1288	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	07/09/2010
Location:	Earlsmead Primary School, Broad Lane N15 4PW		
Proposal:	Internal alterations, creation of new front door and disabled access ramp, replacement of existing tarmac with new tarmac paving and brick steps, and relocation of existing bicycle shelter including associated landscaping		

Application No:	HGY/2010/1294	Officer:	Jeffrey Holt	Decision Date:	06/09/2010
Decision:	GTD				
Location:	344 High Road N15 4BN				
Proposal:	Installation of new shopfront				
Application No:	HGY/2010/1298	Officer:	Jeffrey Holt	Decision Date:	06/09/2010
Decision:	GTD				
Location:	344 High Road N15 4BN				
Proposal:	Display of 1 x internally illuminated fascia sign and 2 x internally illuminated hanging signs				
Application No:	HGY/2010/1301	Officer:	Subash Jain	Decision Date:	02/09/2010
Decision:	PERM DEV				
Location:	231 High Road N15 5BT				
Proposal:	Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450 mm (Depth) (Prior Notification - Part 24).				
Application No:	HGY/2010/1351	Officer:	Jeffrey Holt	Decision Date:	06/09/2010
Decision:	GTD				
Location:	58 Stonebridge Road N15 5PA				
Proposal:	Replacement of existing wooden windows with uPVC windows				

WARD: Tottenham Hale

Application No:	HGY/2010/1284	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	07/09/2010
Decision:	PERM DEV				
Location:	103 Sherringham Avenue N17 9RT				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/1285	Officer:	John Ogenga P'Lakop	Decision Date:	07/09/2010
Decision:	GTD				
Location:	55-96, 98-142, 143-195, 196-248 Bream Close N17 9DF				
Proposal:	Replacement of existing timber window glazing/frames with UPVC framed double glazed units				
Application No:	HGY/2010/1289	Officer:	John Ogenga P'Lakop	Decision Date:	07/09/2010
Decision:	GTD				
Location:	Thistle Court, Angelica Court, Zander Court, Salmon Court, Alder Court, Grayling Court, Bream Close N17 9BP				
Proposal:	Replacement of existing timber framed/glazed windows with UPVC framed double glazed units				
Application No:	HGY/2010/1310	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	16/09/2010
Decision:	REF				
Location:	62 Rosebery Avenue N17 9SA				
Proposal:	Conversion of property into 1 x one bed flat and 1 x two bed flat.				

Application No: **HGY/2010/1326** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/09/2010
 Location: 518 High Road N17 9SX
 Proposal: Display of 1 x set of individual letters with internally illuminated highlight canopy, 1 x non-illuminated projecting sign and 2 x non-illuminated vinyl signs.

Application No: **HGY/2010/1333** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/09/2010
 Location: 27 Reedham Close N17 9PX
 Proposal: Certificate of Lawfulness for retention of existing double glazed windows and balcony door.

Application No: **HGY/2010/1408** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/09/2010
 Location: 53 Kessock Close N17 9PN
 Proposal: Replacement of existing wooden framed windows / doors with white double glazed UPVC windows / doors

WARD: West Green

Application No: **HGY/2010/1236** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 02/09/2010
 Location: 49 Mannoek Road N22 6AB
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1327** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 17/09/2010
 Location: 223 Downhills Way N17 6AH
 Proposal: Certificate of Lawfulness for erection of rear dormer window and conversion of roof from hip to gable end with insertion of 2 x rooflights windows to front elevation to facilitate a loft conversion.

WARD: White Hart Lane

Application No: **HGY/2010/1219** Officer: Subash Jain
 Decision: REF Decision Date: 02/09/2010
 Location: 15 Great Cambridge Road N17 7LH
 Proposal: Erection of timber canopy with roller shutter to shopfront.

WARD: Woodside

Application No: **HGY/2009/0978** Officer: Robin Campbell
 Decision: GTD Decision Date: 16/09/2010
 Location: Woodside High School, White Hart Lane N22 5QJ
 Proposal: Approval of Details pursuant to Condition 12 (surface water drainage works) attached to Planning Application Ref: HGY/2008/0655 (AMENDED DESCRIPTION).

Application No: **HGY/2010/1231** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 02/09/2010
 Location: 2 Glendale Avenue N22 5AH
 Proposal: Use of property as eight self contained flats

Application No: **HGY/2010/1280** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/09/2010
Location: 49 Eldon Road N22 5ED
Proposal: Renovation and adaptation of boundary fence to include trellis top.

Application No: **HGY/2010/1281** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 06/09/2010
Location: 49 Eldon Road N22 5ED
Proposal: Erection of single storey rear extension.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2010/1541** Officer: Stuart Cooke
Decision: RNO Decision Date: 16/09/2010
Location: Plot T6, Kings Cross Central, York Way NW1
Proposal: Observations to L.B.Camden for the erection of 14-27 storey building (67-105m AOD) with landscaped central courtyard fronting onto Canal Street to provide student housing (657 bedrooms and ancillary facilities) and a flexible Class A1/A3/A4 unit at ground floor level, 3 disabled car parking spaces, 337 cycle parking spaces and infrastructure and public realm works on York Way and Canal Street (Development Zone T6 of King's Cross Central).

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Haringey Council

Agenda item:

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Planning Committee

On 11th October 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 13^h September 2010 Planning Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by:

PP **Marc Dorfman**

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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Planning Committee 11 October 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

August 2010 Performance

In August 2010 there were 147 planning applications determined, with performance in each category as follows -

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

75% of minor applications were determined within 8 weeks (21 out of 28 cases)

84% of other applications were determined within 8 weeks (99 out of 118 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 August, there were 754 planning applications determined, with performance in each category as follows -

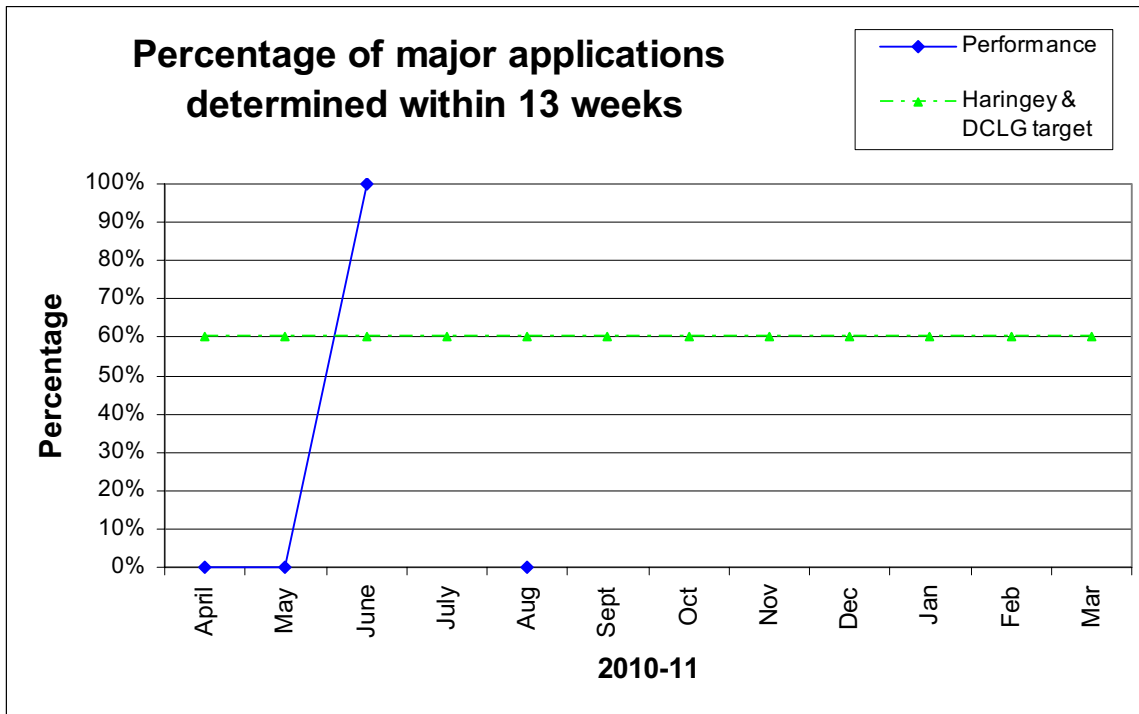
25% of major applications were determined within 13 weeks (1 out of 4)

74% of minor applications were determined within 8 weeks (111 out of 150 cases)

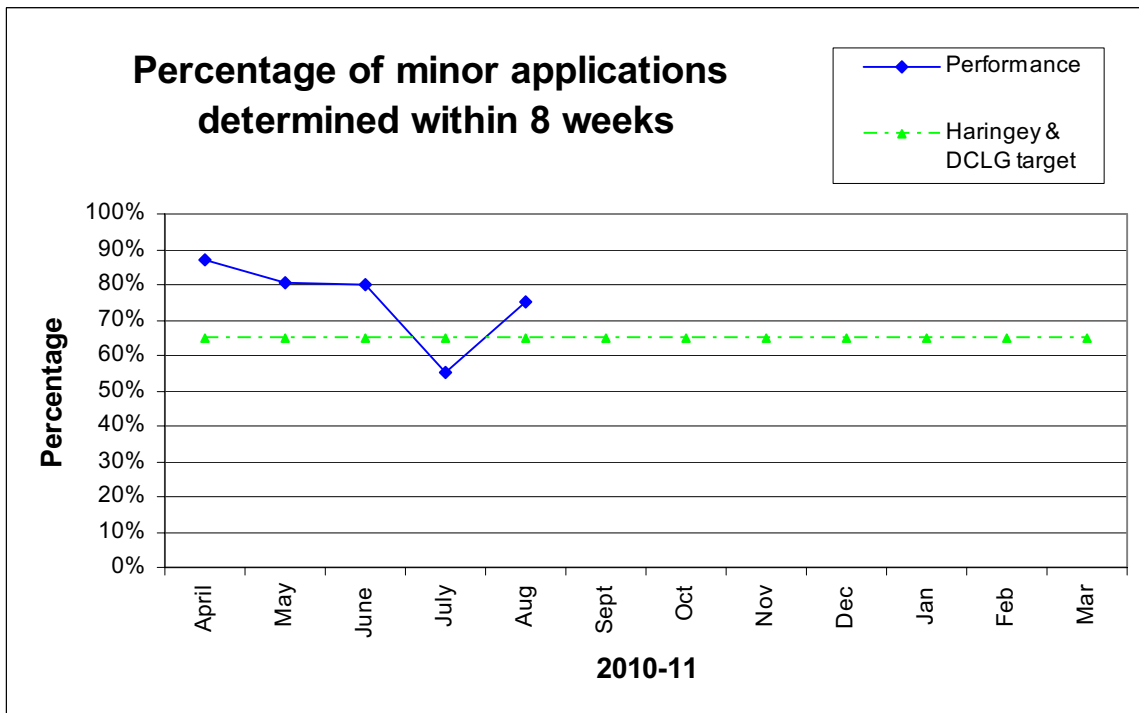
83% of other applications were determined within 8 weeks (498 out of 600 cases)

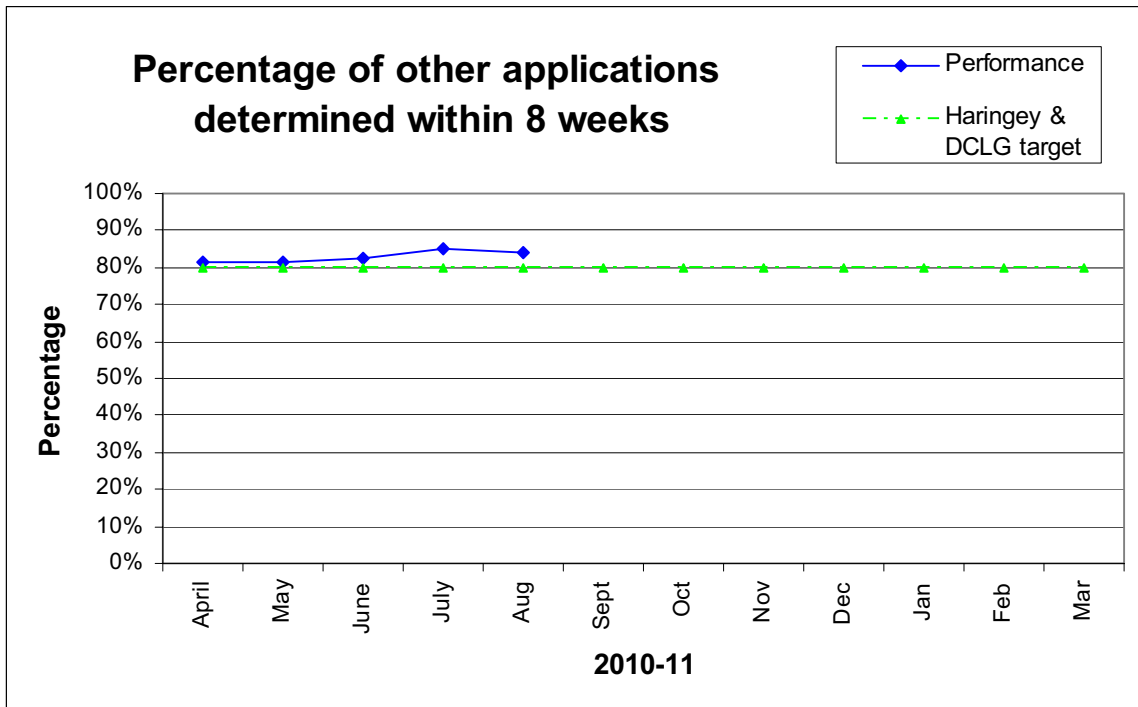
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11**Last 12 months performance – September 2009 to August 2010**

In the 12 month period September 2009 to August 2010 there were 1730 planning applications determined, with performance in each category as follows -

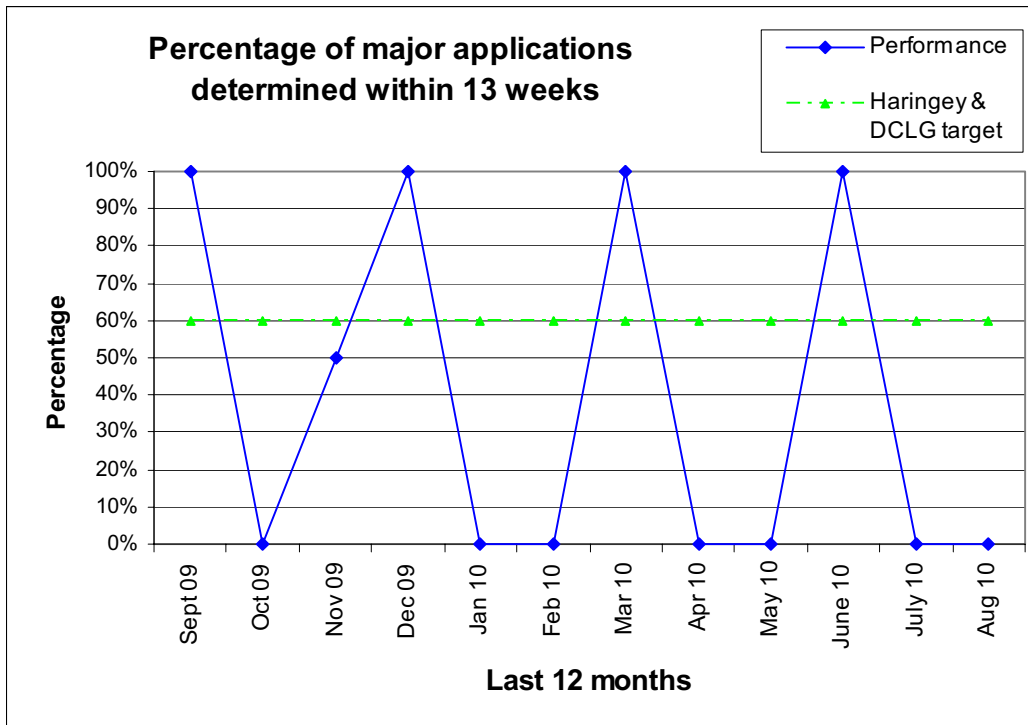
56% of major applications were determined within 13 weeks (9 out of 16)

74% of minor applications were determined within 8 weeks (271 out of 366 cases)

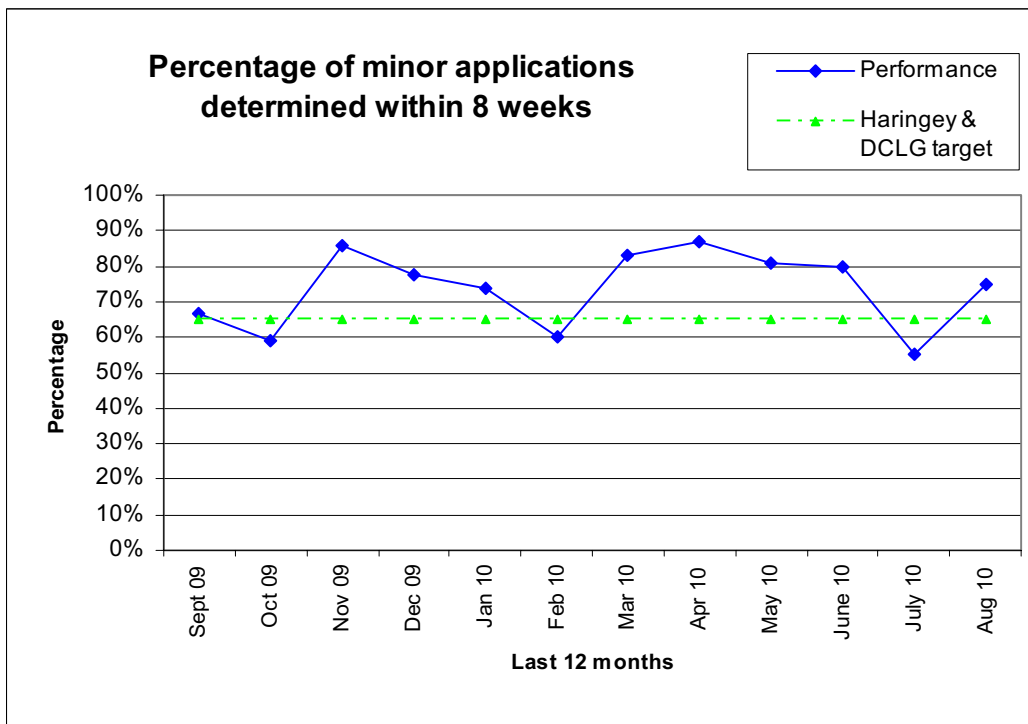
85% of other applications were determined within 8 weeks (1142 out of 1348 cases)

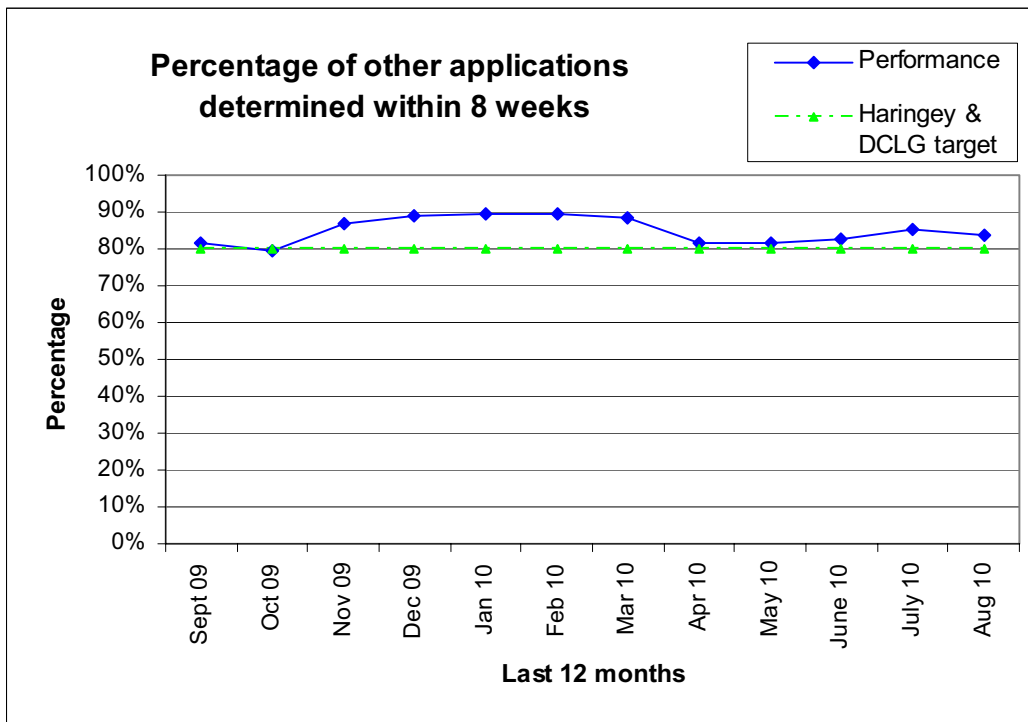
The 12 month performance for each category is shown in the following graphs:

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

August 2010 Performance

In August 2010, excluding Certificate of Lawfulness applications, there were 125 applications determined of which:

85% were granted (106 out of 125)

15% were refused (19 out of 125)

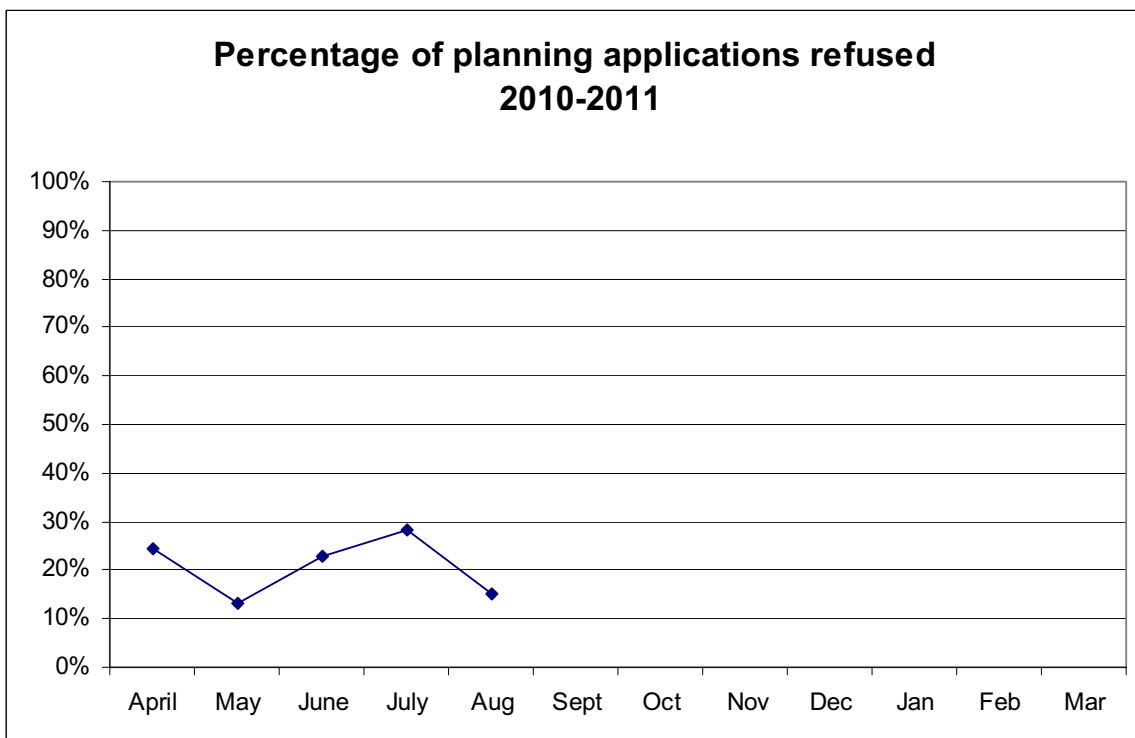
Year Performance – 2010/11

In the financial year 2010/11 up to the end of August, excluding Certificate of Lawfulness applications, there were 630 applications determined of which:

79% were granted (500 out of 630)

21% were refused (130 out of 630)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

August 2010 Performance

In August 2010 there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

12.5% of appeals allowed on refusals (1 out of 8 cases)

87.5% of appeals dismissed on refusals (7 out of 8 cases)

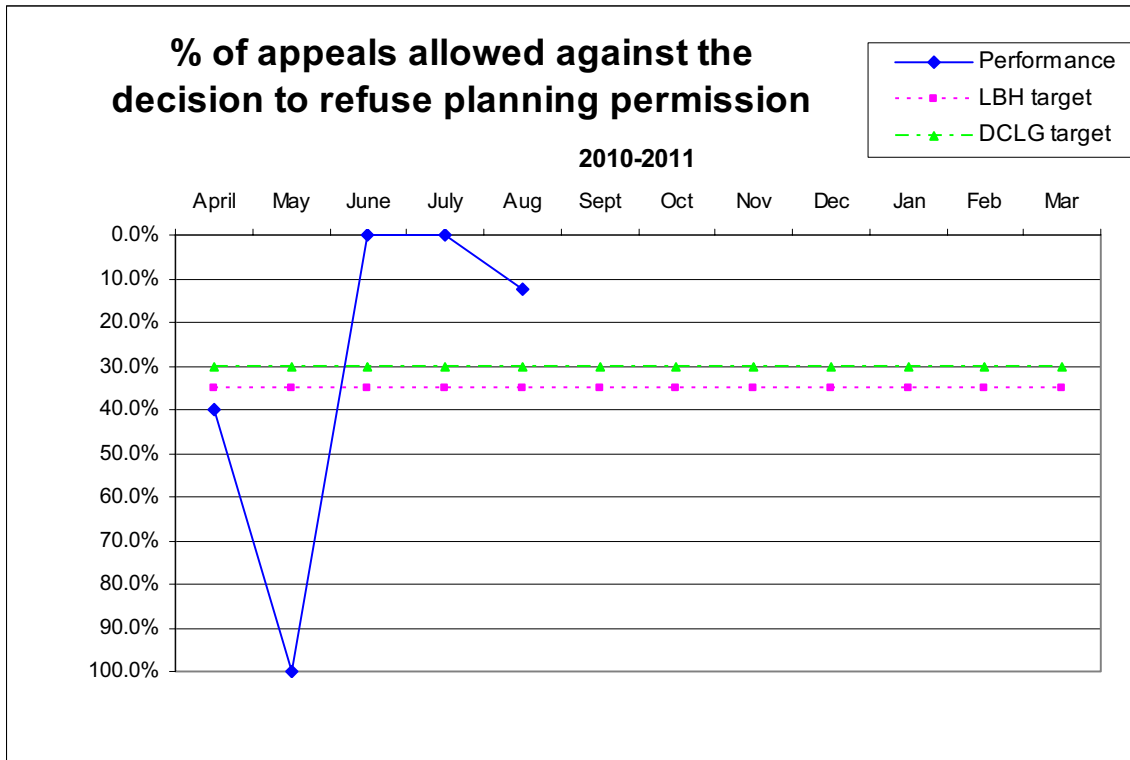
Year Performance – 2010/11

In the financial year 2010/11, up to the end of August, there were 19 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

21.0% of appeals allowed on refusals (4 out of 19 cases)

79.0% of appeals dismissed on refusals (15 out of 19 cases)

The monthly performance is shown in the following graph:



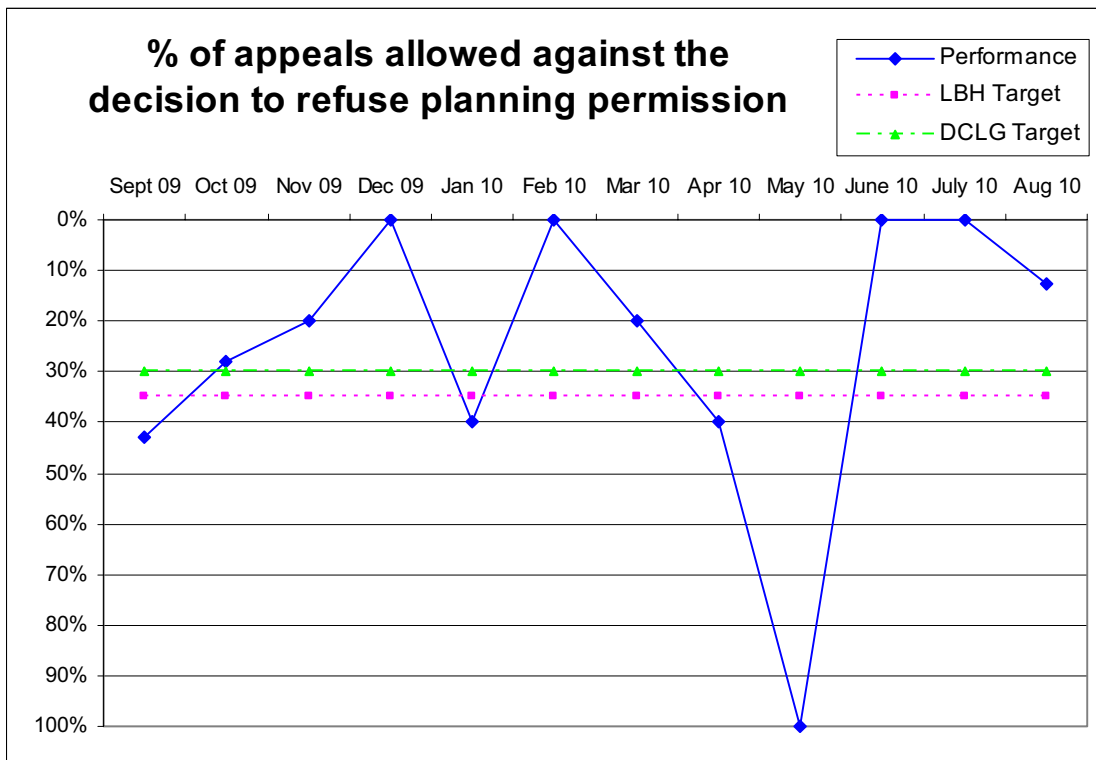
Last 12 months performance – September 2009 to August 2010

In the 12 month period September 2009 to August 2010 there were 77 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

24.7% of appeals allowed on refusals (19 out of 77 cases)

75.3% of appeals dismissed on refusals (58 out of 77 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 11 October 2010

Building Control Performance Statistics

August 2010 Performance

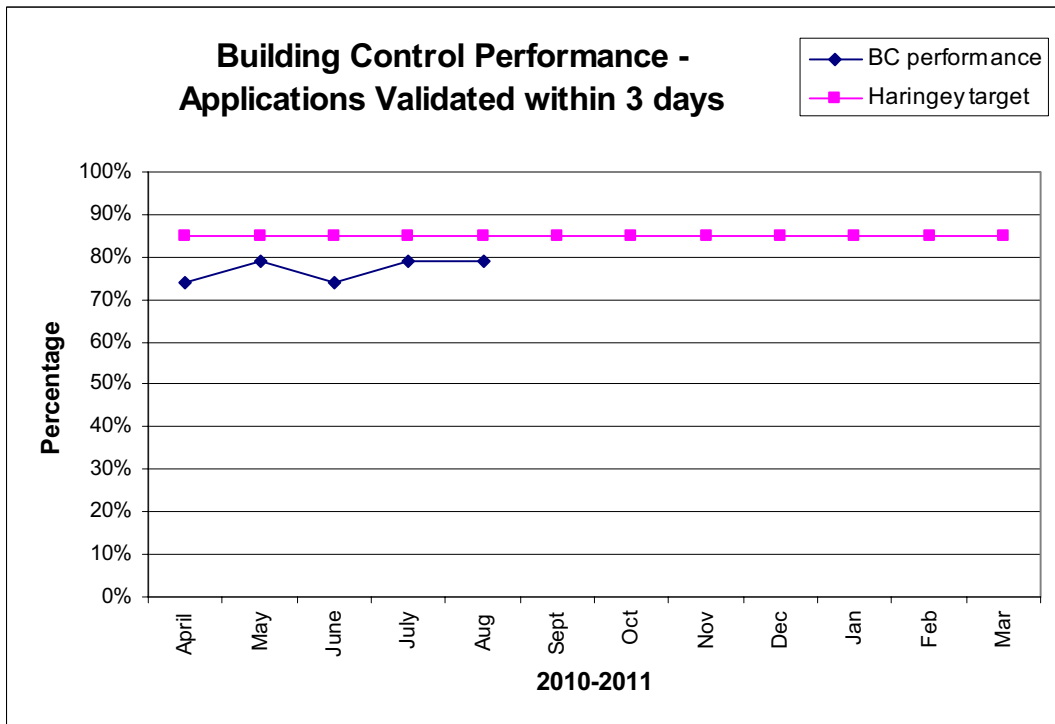
In August 2010 Building Control received 145 applications which were broken down as follows:-

- 49 Full Plans applications;
- 69 Building Notice applications;
- 24 Initial Notices and
- 3 Regularisation applications.

Performance on these applications in August was as follows:

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

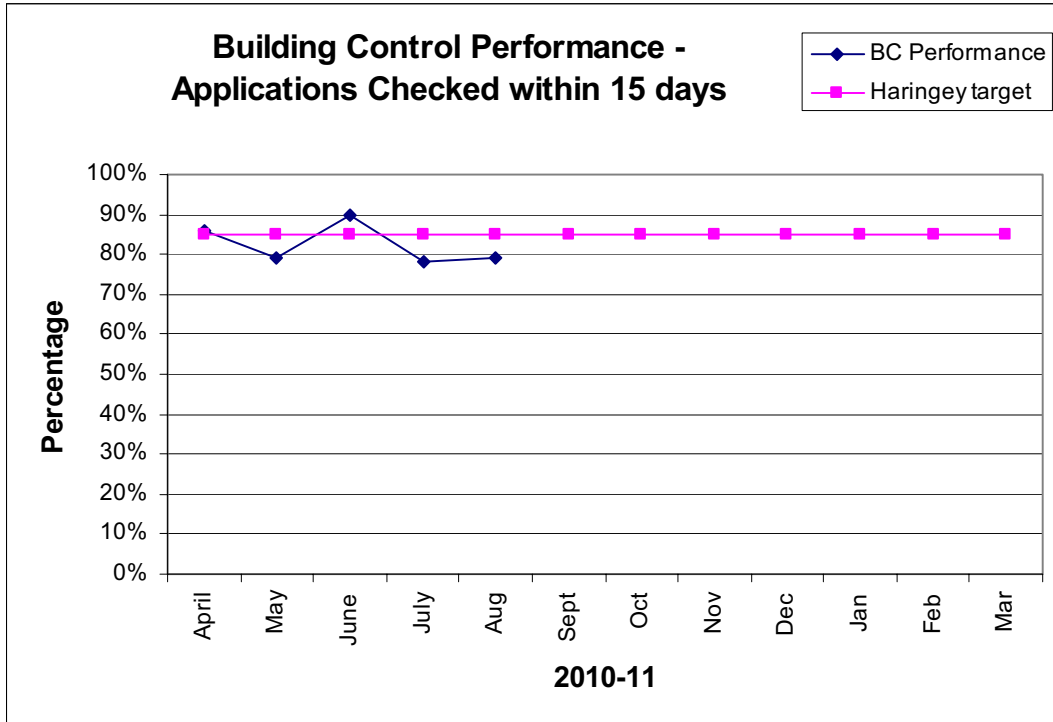
The monthly performance is shown in the following graph:



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

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

The monthly performance is shown in the following graph:



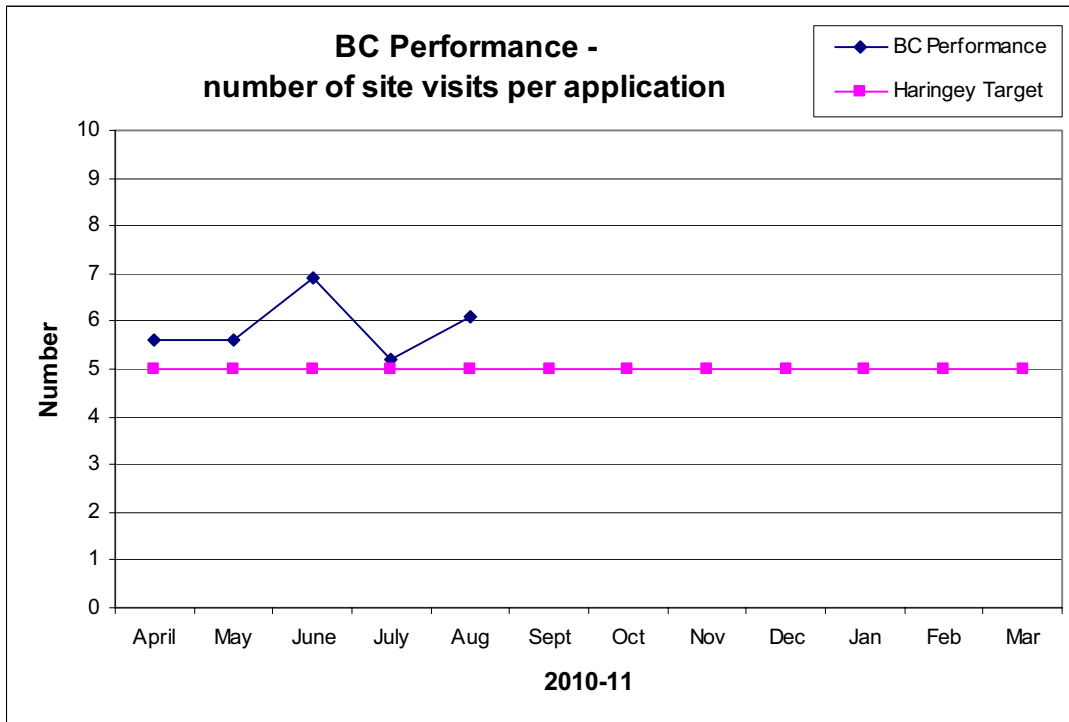
Within the same period, Building Control also received:

Notification of 20 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 August 2010, there were 79 commencements and 740 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in August 2010 the average number of site visits per application was 6.1 (against a target of 5). 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 MEETING
August 2010

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 80 West Green N15, property conversion without permission, 02/08/10
2. 87 Cavendish Road N4, unauthorised conversion to flats, 05/08/10
3. 82 Warham Road N4, Unauthorised flat conversion, 05/08/10
4. 1 Railway Approach N4, erection of roof terrace, 05/08/10
5. 362 High Road N17, unauthorised single storey rear extension, 10/08/10
6. 69 Roseberry Gdns N4, property conversion without permission, 11/08/10
7. 19 Warham Road N4, property conversion without permission, 11/08/10
8. 49 Warham Road N4, property conversion without permission, 11/8/10
9. Unit 2, Dudrich House, Princes Lane N10, Breach Of Condition 3 Of Granted PP Ref. HGY/2008/0060, 12/08/10
10. 449e Green Lanes N4, change of use without permission, 4/8/10
11. 82 Myddelton Road N22 installation of roller shutters in a conservation area 27/8/10

BREACH OF CONDITION NOTICE SERVED

1. 434 St Ann' Road N15, Departure from HGY/2010/00251, 13/08/10
2. Safestore, 118 Priory Road N8, Illuminated sign is on outside agreed hours, 20/08/10

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 371 Archway Road N6 4EJ , unauthorised work to roof, 02/08/10
2. 25 Berwick Road N22 5QB unauthorised erection of structure, 09/08/10
3. 2 Elizabeth Road N15, unauthorised conversion into self contained units, 17/08/10
4. 45 Chalgrove Road N15, unauthorised conversion into flats, 18/08/10
5. 6 Landrock Road N8 9HP, Unauthorised extension,

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

1. 66 Wightman Road, Failure to comply with an Enforcement Notice 16/8/10

APPEAL DECISION

None

SUCCESSFUL PROSECUTIONS

1. 180 Park Lane N17
2. 41 Umfreville Road N4

CAUTIONS

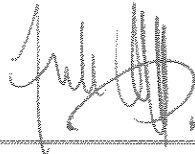
1. 101 West Green Road N15, Unauthorised extension at the rear 17/08/10
2. 2 Park Avenue Road N17, Unauthorised Change Of Use To HMO, 19/08/10

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Agenda item:

[No.]**Planning Committee****On 11th October 2010**Report Title. **Planning Enforcement Update – second quarter 2010/11**Report of **Director of Urban Environment**

Signed :



28/09/10
requisite

Asst Director Frankie Sevier

Contact Officer : **Eubert Malcolm, Enforcement Response Service Manager,**
telephone 020 8489 5520Wards(s) affected: **All**Report for: **Non-Key Decision****1 Purpose of the report**

- 1.1 To report performance for the planning enforcement team for the second quarter of 2010/11.
- 1.2 To inform Members on the reduction funding in year for planning enforcement and the implications for the service.

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

- 2.1 Enforcement of planning rules plays a role in delivering policy objectives of the Council's Unitary Development Plan and future Local Development Framework is delivered.
- 2.2 The Council's Enforcement Strategy has an explicit objective to reverse and prevent unauthorised use and non permitted development.

3 Recommendations

- 3.1 That Members note the ongoing performance of the planning enforcement team and implications of in year budget reduction.

4 Reason for recommendation

- 4.1 The report identifies routine performance updates and action being taken to understand and improve perception.
- 4.2 The implication of budget reduction is that the service will need to reduce costs and review service priorities and standards.

5 Other options considered

- 5.1 None

6 Summary

- 6.1 This report advises members on second quarter service performance and steps being taken to further address user perception of the service. In previous years the planning enforcement service has relied on a contribution of £71k from the planning service. This funding will not be available in 2010/11 or in future years. The report identifies steps being taken to address this budget reduction.

7 Chief Financial Officer Comments

- 7.1 The Funding for the Planning Enforcement service from the Planning and Regeneration Business Unit has been reduced in 2010-11. This was in order to offset budget pressures caused by shortfalls in Planning income due to the recession and non-award of Housing and Planning Delivery Grant in 2010-11. Thus Planning Enforcement will also need to reduce its expenditure in 2010-11 to accommodate this loss in funding. Actions to do this are being implemented.

8 Head of Legal Services Comments

- 8.1 Legal has noted the report

9 Equalities & Community Cohesion Comments

- 9.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance in the second quarter of 2010/11. However, the service is continuing to develop its understanding of client perception and this includes a need to understand the impact of the service on different communities. Any future changes that lead to a reduction of service will need to an

<p>equalities impact assessment.</p>
<p>10 Consultation</p> <p>10.1 The report identifies steps taken to consult service users.</p>
<p>11 Service Financial Comments</p> <p>11.1 The loss of £71K contribution from Planning and Regeneration, for planning enforcement will result in a need to reduce service costs. The implication will be a reduction in establishment by one and a half posts and other savings.</p>
<p>12 Use of appendices /Tables and photographs</p> <p>Appendix 1 – Table showing a breakdown of open cases by the year received Appendix 2 – Table showing 2nd quarter 2010/11 performance indicators Appendix 3 - Table showing 2nd quarter 2010/11outcomes of cases closed Appendix 4 – Table showing planning enforcement prosecution & caution outcomes</p>
<p>13 Local Government (Access to Information) Act 1985</p> <p>13.1 Case files held by the Team Leader for Planning Enforcement</p>

14 Planning Enforcement Performance

- 14.1 Appendix 1 provides a table showing cases still open by the year the case was opened. Our current caseload is 344. These include 199 cases received in 2010/11 and remain open. Nine cases opened before 2007 remain open and non compliant. Action against these is on going.
- 14.2 Appendix 2 provides a table of planning enforcement performance indicators. Performance remains consistent across the suite of indicators.
- 14.3 Customer feedback response remains very low and does not provide any real insight into general perception by service users. The service has therefore worked with a series of focus groups made up of residents whose cases were closed in 2009/10. 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.
- 14.4 The focus groups identified a number of areas where residents remain dissatisfied. These are

- Letters at key stages of the investigation – it is felt that these are not consistently being sent in line with our published service standards.
- Proactive Updates - Residents felt that there are insufficient updates and that more updates are required than provided by our published customer contact stages.
- Residents considered that they were not encouraged to contact the service direct.
- Standard letters are not sufficiently clear.
- Overall the focus groups identified that satisfaction is closely linked to the outcome of the case

14.5 An action plan has been developed and is being implemented.

- A review of all our standard letters has taken 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.
- We have benchmarked our website content and this is being updated to contain more information on planning enforcement powers.
- Increased monitoring is being undertaken to ensure that standard letters at key points of the investigation are being sent.
- Customer service scripts have been reviewed to ensure residents and business receive as much information at the initial point of contact.
- For a period of six months, the service manager will contact a random sample clients whose cases have been closed for a 1:1 interview.

14.6 Appendix 3 is a table of closed cases in the second quarter broken down by outcomes. Of the cases closed 54% was due to no breach, or fell under permitted development. Of the cases closed, 7% was due to immunity from enforcement action and where there was no earlier history of complaint. In 18% of the cases closed, it was considered that enforcement action was not expedient and 21% was closed as a result of compliance, remediation or regularisation of the development.

15 Enforcement funding and future service options

- 15.1 In previous years planning enforcement has received a £71K contribution for planning enforcement costs from Planning and Regeneration. This contribution will not be available in 2010/11 and is not expected to be available in future years. Options for addressing this shortfall have been reviewed and it will be necessary to reduce the team establishment by one and a half posts. This will be delivered by a reduction in administration support and the loss of one planning enforcement officer post.
- 15.2 To mitigate against the impact of this budget reduction we are reviewing all administration support for Enforcement services, and are looking at options to reduce administration tasks. In addition the service has begun a review of planning enforcement priorities which we expect to report to Members of this committee before December 2010.
- 15.3 Planning Enforcement is participating in the Strategic Commissioning of Regulatory Services. This process will involve a detailed review of options for the future delivery of planning enforcement and for operating within a reduced budget.

Appendix 1 – Breakdown of Planning Enforcement Caseload by year opened

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	0
2003/2004	881	1
sub total 2001/2 - 2003/4	2064	1*
2004/2005	898	1
2005/2006	939	6
2006/2007	686	2
sub total 2004/5- 2006/7	2523	9**
2007/2008	914	10
2008/2009	1052	39
sub total 2007/8 - 2008/9	1966	49
2009-2010	878	86
2010-2011 (up to 17/6/10)	402	199
Total for all years		344

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

This case has been adjourned until 10 November 2010 to allow for compliance with the Enforcement Notice and to enable a caution to be administered.

****Of the 9 open cases pre 2007**

- 1 Guilty plea entered sentencing to take place on 19 December 2010
- 1 Agreed compliance by 31st October 2010
- 1 warrant case
- 5 already prosecuted however no compliance and to be re prosecuted
- 1 initial prosecution hearing on 29 September 2010

Appendix 2**Performance Indicators for Planning Enforcement - Second Quarter 2010/11**

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2010/11
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	42% (138 out of 333)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	To be determined
ENF PLAN 4	Cases closed within target time of 6 months	80%	80% (266 out of 333)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	72% (279 out of 390)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	93%
Performance Indicator Number	Performance Indicator description	Performance output year 2010/11	
ENF PLAN 7	Number of Planning Contravention Notices served	33	
ENF PLAN 8	Number of Enforcement Notices Served	33	
ENF PLAN 9	Number of enforcement notices appealed	9	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	1 (Quashed on appeal)	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	13	
ENF PLAN 12	Number of Notices (Other) served	15	

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

Closure reason	Output 2 nd Quarter 2010/11
No breach/Permitted Development	191 (54%)
Not expedient	64 (18%)
Compliance/ Remediation/Regularisation	74 (21%)
Immune from enforcement action	25 (7%)
Total	354

Appendix 4- Table demonstrating planning enforcement prosecution & caution outcomes

Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Northumb Park	Lorcan Lynch	s.179 TCPA 1990	1 Bruce Castle Road N17	01/08/2010- Trail date fixed 19.12.10	N/A -	
Tottenham Hale	Myles Joyce	s.179 TCPA 1990	10 Hampden Lane N17	Committal for trial 22.9.10	N/A	
Seven Sisters	Myles Joyce	s.179 TCPA 1990	101 Lealand Road N15	Hearing 8.9.10	N/A	
Bounds Green	Patrick Sullivan	s.179 TCPA 1990	12 Buckingham Road N22	Hearing 29.9.10	N/A	
Bruce Grove	Patrick Sullivan	s179 TCPA 1990	36 Downhills Park Road	Hearing 29.9.10	N/A	
Harringay	Myles Joyce	s.179 TCPA 1990	66 Wightman Road N4	Hearing 29.9.10	N/A	
Harringay	Myles Joyce	s179 TCPA 1990	11 Burgoyne Road N4	Hearing 29.9.10 (re-prosecution)	N/A	
Harringay	Myles Joyce	s179 TCPA 1990	74 Umfreville Road	Trail 8.10.10	N/A	
Harringay	Lorcan Lynch	s179 TCPA 1990	8 Harringay Gardens N4	Hearing 29.9.10	N/A	
Northumb Park	Lorcan Lynch	s.179 TCPA 1990	9 Heybourne Gardens N17	Pled guilty. Sentencing 19.12.10	N/A	
Noel Park	Lorcan Lynch	s179 TCPA 1990	98 Hewitt Avenue N22	Hearing 8.9.10	N/A	

Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Northumb Park	Myles Joyce	s.179 TCPA 1990	180 Park Lane N17	Convicted 25.8.10. Fine 1K plus 1K costs	N/A -	
Seven Sisters	Lorcan Lynch	s.179 TCPA 1990	22 Gladesmore Road N15	Convicted 12.4.10. Fine 1K plus 1K costs	N/A	
Tottenham Green	Myles Joyce	s.179 TCPA 1990	Unit 4 Gaunson Hse Markfield Road N15	Convicted Rightstock Ltd. 1K fine plus 1K costs Rev Donker £100 fine plus £100 costs	Notice complied with	Y
Harringay	Patrick Sullivan	s.179 TCPA 1990	41 Umfreville Road N4	Convicted 11.8.10 fine £300 plus 300 costs	Notice complied with	
Fortis Green	Myles Joyce	s.179 TCPA 1990	320 Dukes Mews N10	Convicted (2 nd time) 1K fine plus 1K costs	N/A	
Crouch End	Myles Joyce	s.179 TCPA 1990	23 Mount View Road N8	Warrant case. Owner has agreed to comply. Work commenced Sept	N/A	
Harringay	Myles Joyce	s.179 TCPA 1990	89 Burgoyne Road N4	Convicted 8.9.10 10K fine plus 2K costs	N/A	
Harringay	Micheal Amadi-Wuche	s.179 TCPA 1990	23 Hewit Road N8	Convicted 8.9.10 10K fine plus 2K costs	N/A	
Bruce Grove	Patrick Sullivan	s.179 TCPA 1990	1 St Margarets Road N15	Warrant case	N/A	

Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	135 Tower Gardens Road N17	Warrant case	N/A	
White Hart Lane	Fortune Gumbo	s.179 TCPA 1990	31 Siward Road N17	Warrant case	N/A	
Harringay	Patrick Sullivan	s.179 TCPA 1990	136 Falkland Road N22	Caution accepted costs paid 14.4.10	Notice complied with	Y
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	11 Cumberton Road N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	210 Devonshire Hill Lane N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
Bounds Green	Fortune Gumbo	s179 TCPA 1990	68 Myddleton N22	Caution accepted costs paid 14.4.10	Notice complied with	Y
Tottenham Green	Myles Joyce	s179 TCPA 1990	101 West Green Road N15	Caution accepted costs paid 14.4.10	Notice complied with	Y
Northumbe Park	Myles Joyce	s179 TCPA 1990	2 Park Ave Road N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
Bruce Grove	Micheal Amadi-Wuche	s179 TCPA 1990	501 High Road N17	Cost Contribution paid	Notice complied with	Y
Harringay	Lorcan Lynch	s179 TCPA 1990	7 Coningsby Road N4	6.5.10 Caution accepted costs paid	Notice complied with	Y



Haringey Council

Agenda item:

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Planning Committee	On 11th October 2010
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Report Title: Planning applications reports for determination		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>		
<p>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.</p>		
<p>3. Recommendations See following reports. </p>		
<p>Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration</p>		
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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Planning Committee 11 October 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1427	Ward: Tottenham Hale
Address: GLS Depot Ferry Lane N17 9QQ	
Proposal: Erection of 2 additional floors to Pavilions 1 and 2 to provide 12 additional flats (8 x two bed and 4 x three bed flats)	
Existing Use: N/A	Proposed Use: Residential
Applicant: Bellway Homes Ltd	
Ownership: Private	
Date received: 03/08/2010	Last amended date: N/A
Drawing number of plans: 1120_0100, 0106D, 0107E, 0108A, 0213A, 0212A, 0211A, 0210A, 0209A, 0103A, 0104A, 0105A, 0200C, 0201A and 0208A	
Case Officer Contact: Stuart Cooke	
PLANNING DESIGNATIONS:	
Road Network: Borough Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	

SUMMARY OF REPORT:

The application proposes the construction of 2 additional floors to Pavilions 1 and 2, to provide 12 extra flats (6 per pavilion). Outline planning permission was granted for the entire development in 2006, and reserved matters consent for the Pavilions was granted in August 2008.

The application is considered in the light of the adopted Masterplan and Design Code for the Hale Village development. The proposal is considered to comply with the Masterplan and Design Code requirements and is not considered to have any significant adverse visual or environmental impact on the other elements of the Hale Village development or the surrounding area and therefore planning permission is recommended subject to conditions.

1. SITE AND SURROUNDINGS

- 1.1 The Hale Village development is located on the former GLC Supplies Depot site in Ferry Lane, close to Tottenham Hale transport interchange. The site is bounded by the Liverpool Street/Stanstead railway line to the west and River Lee and Lee Valley Regional Park to the east.
- 1.2 The specific application site comprises the southern two pavilion blocks (of five) forming part of the Hale Village development.

2. DESCRIPTION OF DEVELOPMENT

- 2.1 The proposal comprises the erection of two additional floors to each of the Pavilion Blocks within the Hale Village scheme. There are five Pavilion blocks in total within the scheme, located along the eastern edge of Hale Village. Blocks 1 and 2 are the southernmost of the Pavilions.
- 2.2 The extra floors will provide six additional flats in each Pavilion, 4 x 2-bed and 2 x 3-bed units.

3. PLANNING HISTORY

- 3.1 Outline planning permission was granted for the Hale Village development as a whole in 2006, (HGY2006/1177). Since then a number of reserved matters applications have been granted relating to various buildings within the development. Reserved matters consent for the design of the Pavilions was granted in August 2008, (HGY2008/0393).

4. RELEVANT PLANNING POLICY

- 4.1 The development plan for the borough comprises the London Plan (consolidated with alterations since 2004) 2008 and the Unitary Development Plan 2006 - 'Saved Policies' 17 July 2009.
- 4.2 UDP Relevant polices:
AC2: Tottenham International
Schedule 1: Site Specific Proposal 20
- 4.2 Supplementary Planning Guidance / Documents
Tottenham Hale Urban Centre Masterplan 2006
Housing 2008

5. CONSULTATION

Ward Councillors – Northumberland Park
Tottenham Green
Tottenham Hale

Transportation
Cleansing
Building Control
Design
Strategic Sites

Tottenham Hale Residents Association
Tottenham Civic Society
New River Action Group
CABE
London Wildlife Trust
FoE
Natural England
English Heritage
British Waterways
Thames Water
Environment Agency
Lee Valley Regional Park
Network Rail
TfL
LB Waltham Forest

6. RESPONSES

Transportation – no objection

Design – no objection

Waste management – the proposed additional development requires 3 x 1100 litre waste containers and 1 x 1100 litre recycling container

British Waterways – no objection

Environment Agency – no objection

Natural England – no objection

Lee Valley Regional Park – no objection

TfL – no objection

Thames Water – no objection

FoE – object on grounds of adverse effect on amenity of Tottenham Marshes. Will make it easier for the other pavilions and Hale Wharf to be made higher.

Heron Wharf Management Company – object create a “concrete corridor”. Significant effect on Tottenham Marshes and views. Implications for heights of future buildings on Hale Wharf.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 The main issues in respect of this application are considered to be:

- Principle of additional height
- Design
- Impact on the Hale Village development overall

7.1.1 Principle of additional height

As part of the outline consent for the Hale Village development, the developer was required to prepare and submit a Design Code. This Design Code was approved by the Council in February 2008. The Design Code and outline consent defines the character of the buildings, spaces adjacent to and between the buildings in Hale Village and how they relate to each other. In the context of the Design Code, the Pavilions have been designed to have smaller footprints than the other buildings within the development with gaps between them and to have more varied elevations. This allows most of the flats in the Pavilions to have views of the Lee Valley and all the flats are dual aspect.

An important principle of the Design Code for the Hale Village development is to achieve consistency in the heights of the buildings on the east and south east frontages of the development. The effect of the additional floors proposed will be to increase the overall height of the Pavilions so that they match the height of Block SE adjacent, but will not exceed this height. By unifying the heights of the Pavilions with Block SE, the principle of the Design Code to achieve consistency in building heights will be achieved.

The position, footprint and appearance of the Pavilions will not be altered by this proposal. Also, the additional floors proposed are set back significantly from the parapets of the Pavilions and are of lightweight materials to reduce their visual impact.

7.1.2 Design

As set out above, the Design Code for Hale Village set the framework for and informed the detailed design of the buildings and spaces within the whole development site. The façade typology for the Pavilions specified by the Design Code required them to be “three-dimensional”, and “sculpted and expressive”. The consented Pavilions have uniform floorplans at each level with a flat “sawn off” top. This application for the two additional floors proposes setting back the new floors creating a more sculpted, three-dimensional form helping better to deliver the requirements of the Design Code. As such, the two additional floors are considered to meet the requirements of the Design Code and to improve the overall appearance of the Pavilions.

The design of the additional floors has been developed in consultation with the Councils Design Team. The following principles were considered essential to be met:

- The principle of the Master Plan and Design Code to deliver consistent parapet heights should be respected, in particular with Block SE.
- Setting back additional floors by 2.5 metres
- Design quality should be maintained.
- The effect on Block C to the west is paramount and no additional overshadowing should occur.
- Total quantum and mix in Hale Village to be maintained.
- Ceiling heights should not be reduced in order to maintain high design quality standards.
- The Pavilion footprint should not be increased.
- The amenity space concept of allowing continuity of views across the spaces to the park should be maintained.

The principle of achieving consistent building heights was dealt with in the preceding section. The additional floors are set back by 2.5 metres per floor on the east, west and north facades to reduce their impact and to provide terrace/balconies for the proposed flats. This setback helps to reduce the visual impact of the additional floors as well as any overshadowing. When viewed from within the development the additional floors will not be visible. When viewed from outside Hale Village, the visual impact of the proposal will be minimal.

The composition of the elevations for the proposed additional floors comprise large areas of glazing with aluminium framing, forming a lightweight and visually subordinate structure. This approach helps to reduce the bulk of the additional floors and minimises their visual impact to the surrounding area.

A visual assessment of the proposal has been carried out. This assessment concludes that the extra floors will not be visible from the majority of the views assessed, and any effect will be negligible. Overall, it is considered the additional floors comply with the objectives of the Masterplan and the Design Code for Hale Village.

7.1.3 Impact on the Hale Village development overall

The number of units agreed and conditioned in the outline application for the Hale Village scheme is 1210 in total. Including the additional units proposed by this development, the total number of units within the scheme will be 1051. This means that the proposal will not result in an increase in the overall residential density of the development as approved at outline stage. It will therefore not result in the site becoming overdeveloped in terms of an excessive number of residential units on the site as a whole.

7.2 Other Issues

7.2.1 Impact on Lee Valley Regional Park

The Lee Valley Regional Park is located to the east of Hale Village. Views of the development, and particularly the Pavilions, are gained from the Park. The overall effect of this proposal is to increase the height of the Pavilions by approximately 5 metres, this being set back from the parapets by approximately 2.5 metres per floor. The applicant has submitted a visual assessment of the proposal and its potential impact when viewed from the east. This assessment demonstrates that the impact of the additional floors of the development when viewed from the Park will be small.

Lee Valley Regional Park has been consulted and has no objection to the scheme. English Nature has also been consulted and has no objection to this proposal.

Tottenham and Wood Green FoE and Heron Wharf Management Company have objected to the proposal on the grounds that the development will create a “concrete corridor” and have a significant effect on Tottenham Marshes and views. They also consider the proposal has implications for the heights of any future buildings on Hale Wharf adjacent. Whilst the proposed additional stories will be visible from Tottenham Marshes, the additional bulk created, being set back from the edges of the buildings, when viewed from the Marshes, will be slight and the visual impact on this view will be minimal.

With regard to the potential effect of any development on Hale Wharf, any planning applications for the redevelopment of this site will be dealt with on their merits in the light of agreed design parameters considered appropriate for that site.

7.2.1 Sunlight and Daylight

A Sunlight/Daylight Assessment has been prepared by the applicant which considered both the potential effects on Hale Village and the surrounding area. The assessment shows that the additional floors will not result in any material change to daylight/sunlight available to the other buildings within the development, compared with the consented scheme or the public realm.

7.2.2 Dwelling Mix/Standard of Accommodation

The proposed additional units will improve the mix of residential dwellings within the development as a whole provided by the Pavilions by including larger units. The floorspace of the proposed units exceeds the Councils requirements for both the proposed two-bed and three-bed flats. Each of the proposed units has a private balcony/terrace space available.

7.2.3 Affordable Housing

The outline consent for the Hale Village scheme granted in 2006 required an affordable housing level of 30% throughout the whole development. However, the amount of affordable housing within the scheme is now approximately 50%. As such, the Hale Village development as a whole is considered to meet the requirements for affordable housing of the London Plan and the UDP. Therefore no further affordable housing is considered to be required by this proposal.

7.2.4 Car/cycle parking

Parking to the pavilions is provided within the basement areas which are linked with some of the other blocks in the development. As the total number of units throughout the development is not exceeding the maximum permitted by the outline consent, it is considered that the level of parking available to the Pavilion blocks is adequate. Transportation do not object to the proposal.

TfL have also been consulted and consider that the development would be unlikely to result in an unacceptable impact on the road network.

With regard to cycle parking, 140 spaces are provided within the basement area, which is equivalent to one space per unit, which meets the cycle parking requirement within the UDP.

7.2.5 Waste/recycling

Waste management have commented that the additional units will require 3 additional 1100 litre waste containers and 1 additional 1100 litre recycling container. A condition is attached to require this provision to be made in a suitable location.

7.2.6 Wheelchair units

Each pavilion will have 8 wheelchair units out of a total of 70 units (including this development), which exceeds the Councils requirement of 10%. In general terms the site is relatively flat and all the units have lift access. The lifts are sized for wheelchair access and manoeuvring

7.2.7 Lifetime Homes

Lifetime Homes standards are a series of 16 design features that help to create a flexible strategy for accessible and adaptable housing. The design of the se units encourages homes to be accessible to young and old, disabled and non-disabled. All the units proposed here are designed to Lifetime Home standards.

7.2.8 Sustainability/Energy

The outline consent for Hale Village contained an Energy Strategy for the Masterplan. The additional units will be served by the energy infrastructure serving the whole of the Hale Village development. This has been designed to achieve the required 20% reduction in baseline carbon emissions, the buildings heating and hot water demands will be met by the ESCo's district and heating and hot water system from the three sources of CHP, biomass and gas-fired boilers.

All the units will be constructed to CSH Level 4 standard in line with Clause 9, Schedule 12 of the Hale Village S106 agreement.

7.2.9 S106

As the development proposes 12 additional family sized units, a S106 agreement would normally be required for affordable housing and an education contribution. The position regarding the affordable housing has been dealt with above. With regard to an education contribution, the S106 agreement for the whole Hale Village development is currently being reviewed and will be the subject of a separate report to a future meeting of this Committee.

8. CONCLUSION

8.1 The application site comprises the southern two pavilion blocks (of five) forming part of the Hale Village development. The proposal comprises the erection of two additional floors to each of the Pavilion Blocks, increasing the height of the blocks from eight to ten storeys. The extra floors will provide six additional flats per Pavilion, (4 x 2-bed and 2 x 3-bed). Each floor is set back from the consented parapet edges by 2.5 metres and is constructed of lightweight materials to complement the existing approved design of the Pavilion buildings and minimise the visual impact of the additional floors.

8.2 The proposal complies with the requirements of the adopted Hale Village Masterplan and Design Code and complies with the parameters set by the outline consent for the whole development granted in 2006 for the Hale Village development. The proposal is not considered to have any significant adverse visual or environmental impact on the Hale Village development or the surrounding area. Therefore planning permission is recommended subject to conditions.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions:

Applicant's drawing Nos. 1120_0100, 0106D, 0107E, 0108A, 0213A, 0212A, 0211A, 0210A, 0209A, 0103A, 0104A, 0105A, 0200C, 0201A and 0208A

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.

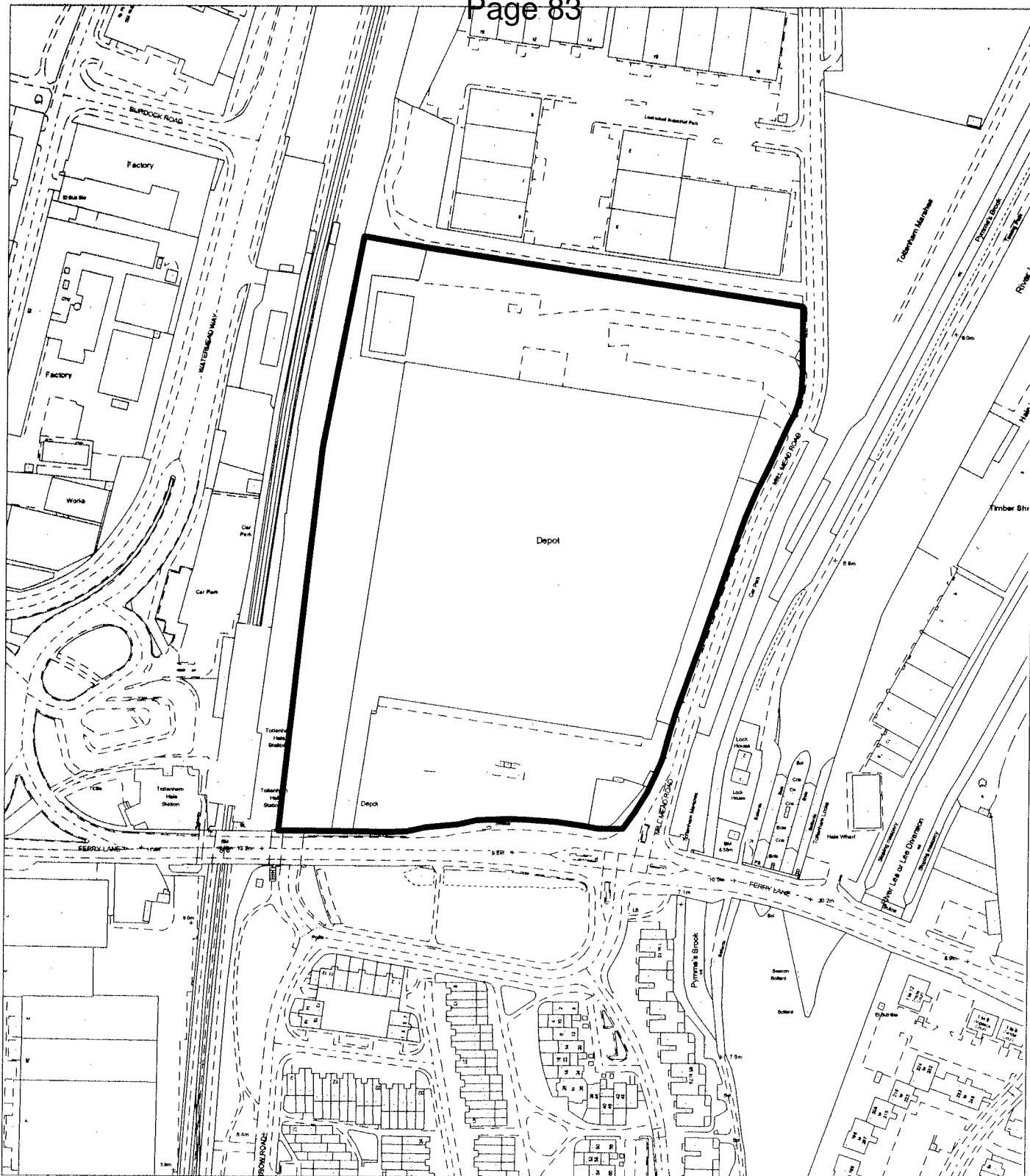
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. 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.

REASONS FOR APPROVAL

The proposal is considered to comply with the Design Code for the Hale Village development and the Tottenham Hale Urban Centre Masterplan 2006 and not to result in any adverse effects on the development in line with the relevant policies of the London Plan 2008 and the saved policies of the Unitary Development Plan 2006.



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Site plan GLS Depot, Ferry Lane N17

**Directorate of
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Planning Committee 11 October 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0964	Ward: Alexandra
Address: Land Rear of 23 Alexandra Park Road N10 2DD	
Proposal: Demolition of garage/store building and erection of new two bed single storey dwellinghouse with rooms at basement level and garden to rear	
Existing Use: Garage/ Storage	Proposed Use: Residential
Applicant: Mr Tim Cantillon	
Ownership: Private	
Date received: 27/05/2010	Last amended date: 03/09/2010
Drawing number of plans: A101, A201, A202, A301, EC100	
Case Officer Contact: Matthew Gunning	
Planning Designations: Conservation Area; Road Network: Classified Road	
Recommendation: Grant Permission Subject to Conditions	
<p>Summary of Report: The proposal is for the demolition of an existing garage/store building on the application site located to the rear of 23 Alexandra Park Road, and which fronts onto Muswell Avenue, and for the erection of new two-bed single storey dwellinghouse with rooms at basement level. This application follows on from a recently refused scheme for a two-storey house on this site. The proposed scheme involves a reduction in the size, bulk and footprint relative to the scheme dismissed on appeal in April 2010. The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a relatively more discrete building which will not adversely affect the building pattern on Muswell Avenue and the open nature to this part of the road. The building as now proposed is substantially more subordinate to that previously refused 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.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is located to the rear of 23 Alexandra Park Road with frontage onto Muswell Avenue and contains a large single storey storage building with low pitch roof which was originally built as a garage/workshop in the early 1950s. The shape of the application site results from the historic alignment of the northern part of Muswell Avenue and the manner in which it intersects with Alexandra Park Road; resulting in irregular shaped rear gardens to No's 13 to 25 Alexandra Park Road. As a result the existing single storey building to the rear of No 23 sits at an oblique angle to the road. Because of this alignment the first dwelling on the eastern side of the road, No 42 Muswell Avenue, is located some distance back from the junction of these two roads. The openness over the fences to the back gardens of No's 13-25 provides an important gap in the streetscene to this part of Muswell Avenue.
- 1.2 Muswell Avenue follows the line of an older road previously known as Weatherill Road. Its curving alignment has resulted in changing views, and buildings with stepped frontages. Along the west side, Nos. 41 to 59 (odd) are two storey late Victorian terraces constructed in pale yellow gault brick with slate roofs with contrasting red brick and stone detailing and ground floor bays. Beyond this terrace the houses are a variety of semi-detached and terraced properties constructed in red brick with pitched slate roofs with projecting gables. Some of these properties have rendered upper floors and red brick at ground level/ bay level.
- 1.3 The properties on the eastern side of Muswell Avenue are two storey semi-detached houses that step forward along the curve of the street. Their elevation treatment varies, although they are all symmetrical and have pitched or hipped slate roofs and recessed doorways. Nos. 42 to 56 are constructed in red brick (Nos. 46, 50 & 52 now painted) and have two storey bays and sills with brackets. Nos. 42 & 44 have gables above large square bays with sashes in their flanks and deep stone heads, and an attic storey within the roof space, whereas Nos. 46 to 56 (even) have canted bays with pyramid roofs over. Nos. 58 and 60 are a slightly taller pair built in yellow gault brick with ground floor bays and pitched roofs.
- 1.4 Given the curving alignment of this road, the stepped buildings frontages with different scales and distances from the road and the range of materials this road has less uniformity in comparison to other streets within Muswell Hill Conservation Area. Nonetheless the road is distinctly characterised by its late-Victorian and Edwardian suburban development

2. PLANNING HISTORY

OLD/1947/0002- -Erection of garage – Granted 17-01-47

OLD/1968/0501 - Use of garage at rear for storage and car repairs – Refused 05-08-68

OLD/1974/0840 - Change of use of garage at rear from storage of motor vehicles to motor vehicles mechanical repairs and servicing – Refused 13-02-74

OLD/9999/0191- Use of premises for motor repairs - Withdrawn

HGY/2009/1699 - Demolition of garage / store building and erection of new 2 storey two bedroom single dwellinghouse including front / rear garden.- Refused 04/12/2009; Dismissed on appeal 6th April 2010

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 5: Planning for the Historic Environment

3.2 London Plan- 2008 (Incorporating Alterations)

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)
Policy 4B.5 Creating an inclusive environment
Policy 4B.8 Respect local context and communities
Policy 4B.12 Heritage conservation

3.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines
CSV1 Development in Conservation Areas

3.4 Supplementary Planning Guidance / Documents

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

4. CONSULTATION

Internal	External
Ward Councillors Transportation Group Cleansing Building Control Conservation Team London Fire Brigade Trees	<u>Amenity Groups</u> Muswell Hill CAAC Muswell Hill/ Fortis Green Residence Association <u>Local Resident</u> Flats within No 11, 13-43 Alexandra Park Road 41-67, 67a, 69 & 42- 62 Muswell Avenue 6 to 9 Regis Close

5. RESPONSES

Arboricultural Officer

- 5.1 There are two trees in adjacent gardens that must be considered for this planning application. In the rear garden of 21 Alexandra Park Road is located a mature Sycamore tree. The tree has recently been inspected by a Council Arboriculturalist. This tree has been subject to heavy crown reduction works in the past, which has resulted in many pruning wounds with decay cavities. There is also a large wound on the main trunk. The tree has a thin canopy indicating a declining condition and limited life expectancy.
- 5.2 The tree was assessed to see if it merited a Tree Preservation Order (TPO), but due to past management, visible defects and the overall poor condition it did not fulfil the criteria.
- 5.3 The report by Marishal Thompson identified fungal brackets of Polyporus squamosus, which are often found on old wounds and can lead to extensive rot in the main trunk and large branches.
- 5.4 In the rear garden of 25 Alexandra Park Road is located a semi-mature multi-stemmed Ash tree. It is stated that minor pruning works would be necessary to facilitate the proposed development. The cutting back of the overhanging branches of the Sycamore tree are permissible under common law and would not have a detrimental impact on the tree. It is stated that the proposed new structure is to be built at a distance of 5.5m from the Sycamore tree and 6.5m from the Ash tree.
- 5.5 In accordance with BS 5837:2005, a Root Protection Area (RPA) of 6.6m radius would be applicable for the Sycamore tree. However, due to the existing site conditions, this would not be appropriate. One would expect the vast majority of the trees roots would be located with the garden of no 21 and the site conditions in no 23 would have restricted root growth into the development site. The proposed new structure will not have an impact on the Ash tree.

- 5.7 It is proposed to install ground protection between the boundary fence of no 21 and the proposed new structure. A planning condition must be made to ensure the proposed protective measures are implemented. Robust ground protection must be installed prior to commencement of construction activities on site and retained in place until completion. It must be designed and installed in accordance with BS 5837:2005 Trees in relation to construction (Fig 3).
- 5.8 In the opinion of the Council's Arboricultural Officer the impact on the Sycamore tree will be minimal and the proposed tree protection measures will ensure the construction works will not result in unnecessary damage to the tree. However, the Sycamore tree is in a poor condition and will require regular monitoring in the future. It will be necessary to undertake crown reduction works to reduce the likelihood of tree or branch failure

Building Control

- 5.9 Access for fire brigade vehicles and personnel to the development for the purposes of fire fighting and rescue are considered acceptable Means of escape and other fire safety issues will be dealt with on receipt of a formal Building Regulation application.

Transportation

- 5.10 This development proposal is in an area with a PTAL of 2 which indicates a poor level of public transport accessibility level. However Alexandra Park Road offers some 20 buses trips (two-way) per hour. This level of transport services provides connections to, Muswell Hill Broadway, and Bounds Green Underground Station which provides good connections into and out of central London.
- 5.11 Transportation have subsequently considered that since these frequent bus services provide good connections and that the prospective resident of this development would use the combination of these travel modes for their journeys to and from this site. This site has not been identified within the Council's adopted UDP as that renowned to have car parking pressure. This proposed development / conversion would not have a significant adverse impact on the generated vehicular trips or car parking demand on the adjoining roads.
- 5.12 Consequently, the highway and transportation authority would not object to this planning application on highway or traffic implications providing the following condition is met: 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.

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.

London Fire & Emergency Planning Authority

- 5.13 The Brigade is satisfied with the proposal.

Muswell Hill CAAC

- 5.14 The CAAC maintains its objection to the principle of erecting a dwelling on this site. The proposed structure would fail to preserve or enhance the appearance and character of the Conservation Area; in fact quite the opposite as it would not follow the general building line and would thus appear unduly dominant as well as reducing the present open aspect of the site. It would be out of scale and character with the mainly terraced and semi-detached houses in the proximity. These are all aspects which the Inspector highlighted in her report on the earlier scheme to support her decision to dismiss the appeal. As the new scheme will have a similar effect on the Conservation Area we would recommend that it be refused.

Muswell Hill and Fortis Green Association

- 5.14 - The site is in the rear garden of 23 Alexandra Park Road, one of a group of back gardens which jointly, form a green open area which is an important feature of this part of the Conservation Area.
- The existing garage is only slightly higher than the existing boundary fence on Muswell Avenue and is not visible from street level and does not affect the open aspect of the gardens. The proposed house however, would be clearly visible from the street, prominent in views up and down Muswell Avenue, and intrude upon the present openness of the area .
 - The design of the house is out of scale and out of character with the mainly terraced and semi-detached nearby houses in Muswell Avenue, and with their stepped frontages following the curve of the street. The new house would be very close to the front of the site and would not follow the general building line;
 - The new house with it's garden would be unreasonably close to the rear of 23, Alexandra Park Road thus reducing it's garden to little more than a courtyard. It may meet Harigey's guidelines but it would be out of character with adjoining long gardens.

Local Residents

- 5.15 Letters of objection have been received from the residents of the following properties 13, 19, & 21 Alexandra Park Road, 44, 46, 47, 49, 53, 55, 65, 66 & 79 Muswell Avenue, in addition to a letter from Layzells Solicitors acting on behalf of a resident of No 21 Alexandra Park Road. These objections are summarised as follows:

Character/ Design Issues

- Proposal would seriously detract/ would not preserve or enhance the conservation area;
- Proposal would not fit within the aesthetics and character of the area;
- Bungalow design is unsympathetic to the existing domestic architecture;
- The angle of the frontage of the proposed building is at odds/ visually displeasing to building line on Muswell Avenue;
- The proposed building would stand dramatically in front of building line/ spoil the original design alignment of the street;
- Out of keeping with Victorian/ Edwardian character of this street;
- This proposal would detract from ‘the consistent sense of enclosure along much of the street’ identified in the Planning Appeal Decision 16/03/2010 and the proposal would undermine the position of No 42 Muswell Avenue which provides a natural, established and pleasing ‘visual conclusion’ to the road;
- The proposal would ‘seriously erode the spatial quality of the important gap which successfully resolves the differing geometries in Alexandra Park Road and Muswell Avenue;
- The building height, despite being described as single storey, would be visible from the road and is significantly more noticeable than the existing flat roofed shed structure which is largely obscured by the fence;
- Building would appear as a significantly dwarfed imitation of the style of properties found along the street;
- Inappropriate materials;
- The proposed development is much larger than the existing structure on the site;
- The concerns as raised in the Planning Inspectors decision of 16/03/2010 should still apply, namely the oblique angle, overall size and depth and its failure to enhance or preserve the character of the conservation area;
- Increased density/ over intensification of development in the area;

Environmental Issues

- Impact on root protection area/ / potential loss of mature maple sycamore tree within the rear garden of No 21 Alexandra Park Road;
- Environmentally damaging, loss of open space Increased water run off;
- Potential subsidence to existing properties;

Other

- The proposal would substantially reduce the size of the back garden of the existing dwelling at 23 Alexandra Park Road;
- Additional pressure on on-street parking;
- Proposal would set a precedent for other such development on Muswell Avenue;
- Increased traffic;
- Effect on traffic during construction given that Muswell Avenue is a cul-de-sac;

- Proposal would contravene current Government guidance on 'development in back gardens'.
- 5.16 A petition of signatures (containing the names and signatures of 69 residents from 45 addresses) objecting to the planning application has been submitted. The petition that was originally submitted has been replaced with a petition where the King's College London logo has been redacted on the request of this institution.
- 5.17 Letters of support have been received from the residents of the following properties: No 10, 24 27 & 39 Alexandra Park Road, and are summarised as follows:
- The regeneration of this run down building will enhance that part of the road;
 - The proposed does not appear as though it would negatively impact on the street, and would more-over potentially improve the aesthetics of that end of the road;
 - The proposal is sympathetic to the existing architecture;
 - The proposal has addressed many of the concerns raised in the previous application;
 - The proposal will be nicer to look at than the existing structure;
 - Living in a conservation area should not be a reason to obstruct development in the area now;
 - If the right balance between conservation and development is found then there is no reason to object.

The occupier of No 25 states that they have no objection

- 5.18 Comments received on the revised plan – e-mails/ letters have been received from the residents of the following properties No 53 & 55 Muswell Avenue, No's 13 & 21 Alexandra Park Road and are summarised as follows:
- Impact on character and nature of the conservation area;
 - Visually dominant and intrusive due to oblique angle at which the building would sit;
 - The proposal would be radically different in appearance to properties in the area/ would introduce a box-shaped, unattractive building into an existing back garden;
 - More visible from the street than the existing structure by being higher and closer to the road/ the 'raised element' would effectively makes the building 1½ storeys;
 - Materially different from the existing structure;
 - Reduces the garden area to existing property;
 - It would set a precedent;
 - Impact on the tree in the garden of No 21;
 - The proposal would still contradict the decision of the Planning Inspector;
 - Loss of open space;

- Proposal would appear to be effectively two-storeys high;
- Would be more prepared to accept a scheme which removes the higher element in the roof, so that the building would be genuinely of a single storey, sitting behind a solid wooden fence consistent with the existing fences along that side of the road and a scheme which reinstates the present 'dropped kerb'.

5.20 Comments on the revised scheme have also been received from the Muswell Hill and Fortis Green Association which largely reflect their previous comment.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The main issues in the determination of this application are an assessment of the impact of the proposed dwelling on the character and appearance of the surrounding area and the residential amenity of neighbouring properties.

- Principle of development;
- Design, form & layout;
- Impact on the character and appearance of the Conservation Area
- Impact on residential amenity;
- Impact on trees;
- Transportation & parking.

Background

6.1 The current application leads on from a previous application for the erection of a two storey two bedroom dwelling house on this site, which was refused permission by the Local Planning Authority (LPA) in December 2009 and later dismissed on appeal (April 2010) by the Planning Inspectorate/ Secretary of State. The reasons for dismissing this appeal are discussed further on in this report; however paragraphs 8 & 9 of the appeal decision provides a concise summary of the principle concerns associated with this previous application.

As it would be sited very close to the road, the proposed dwelling would fail to respect the building line in Muswell Avenue, and so it would look cramped and out of place. Because of its substantial depth the dwelling would be unusually close to the existing dwelling at 23 Alexandra Park Road, and as it would also be about as wide as the site, it would look squeezed-in on its comparatively small plot. Due to its siting, its scale, its 2-storey mainly flat-roofed form, and its oblique-angled relationship with the road, the dwelling would be a dominant and visually intrusive addition which would create an unwanted sense of enclosure in the street scene in Muswell Avenue.

For the same reasons, it would unacceptably intrude into the important open space over the back gardens and the garage. The proposed dwelling would be prominent in views up and down Muswell Avenue, and from the surrounding buildings. Because the dwelling would be poorly related to the established pattern of development in Muswell Avenue and in the nearby part of Alexandra Park Road, it would fail to respect the urban grain. In consequence it would look incongruous. The proposal would, therefore,

harm the street scene in Muswell Avenue, and it would fail to preserve or enhance the character of the Conservation Area.

Principle of development

- 6.2 The application site contains a building of large footprint which has existed on this site since the early 1950 and as such is considered to constitute a previously developed site. The proposal would meet the criteria set out in policy HSG1 'New Housing Development' and as such there is no in principle objection to the creation of a dwelling unit on this site. The density of the proposed development would fall within the density range of 200-700 habitable rooms per hectare as advocated in the London Plan.
- 6.3 The revised PPS3 'Housing' of June 2010 reclassifies garden sites as greenfield land (they were formerly considered to be 'previously developed', or 'brownfield', land). This is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all 'brownfield' land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable 'greenfield sites', where residential amenity and other planning considerations can be addressed.
- 6.4 The LPA acknowledge that if this site had not been developed upon and had remained as a large rear garden, then the principle of introducing a residential unit on this site would be considered contrary to the aspirations of PPS3. However, in this case the site has been developed upon and has accommodated a structure used for non-residential uses, therefore meaning that the site would have to be viewed as 'previously developed' or 'brownfield land'.

Design, Form & Layout

- 6.5 The proposed dwelling will be roughly of a rectangular shape and will be positioned in a similar position to the existing structure on site, however it will shift forward: 0.5m on the outer corner closest to No 21 and 1.8m on the side closest to No 25. The new building will be pulled away from the fence line with No 25. As per the existing structure on site the proposed building will sit at the same angle to the back boundary of the site and at its furthest point it will be 4.5m back from the back edge of the pavement and 1.1m at its closest point.
- 6.6 The building will have a flat roofed on the section of the building sitting closest to the road and an elevated section with a mono-pitch on the rear section of the building. The flat roofed section will be 2.9m high while the elevated section with a mono-pitch roof and clerestory window will measure 4.2m at its highest point. This section of the building will be positioned 3.2m back front the back edge of the pavement at its closest point and 7.8m at its furthest point.

- 6.7 The overall height and mass of the building has been minimised by breaking up the roof form and by positioning the elevated section with a clerestory window well back from the road. In comparison to the previously refused scheme the proposed single storey building is pushed back further into the site and in addition this building is now designed to be positioned behind high boundary treatment and not to have an active/ prominent frontage onto Muswell Avenue. Given the changes to the height and position of the building, in comparison to the previously refused scheme, and by shielding a large proportion of the building from public view the proposal can sit comfortably within the streetscene.
- 6.8 Given the presence of high solid board fences to the backs of these gardens in question, in particular to the backs of the adjoining sites No's 21 & 25, in this case the proposed front boundary treatment should be similar in material and appearance. Given this context Officers would not consider a dwarf brick wall and railing to be acceptable and as such will place a condition seeking details of an appropriate front boundary treatment.
- 6.9 The exterior of the building will be faced in brick. The windows are to be polyester coated aluminium windows (dark grey). The single storey aspect will also have a sedum green roof, therefore softening its appearance when viewed from the first & second floor windows of properties on the opposite side of Muswell Avenue. Overall the building form, detailing and associated materials are considered to be acceptable and will respect the open nature of the site and character of the road.
- 6.10 The residential unit will have a gross internal floorspace of 98.7 sq.m and therefore meets the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD. The private amenity space will be 25.5 sq.m and would meet the minimum standard. The accommodation to be provided at ground floor level will comprise of a large open plan space with kitchen-diner, living room and WC, while the basement floor will accommodate two bedrooms (one with an en-suite) and a bathroom.
- 6.9 The principle windows of this dwelling unit will have east/ west facing aspect and will have large windows. The main living room kitchen/ diner will have a high level clerestory window on the east elevation of the elevated section of the roof to bring daylight deep into the house. The basement floor accommodation will receive light and ventilation from a front and rear lightwell.
- 6.11 While the canopy to the nearby trees in the rear garden of No 21 will cause some shading, the high degree of glazing relative to floor area (normally required to be 10%) will ensure an adequate amount of daylight for this dwelling unit. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the Conservation Area

- 6.11 The character of the application site and this part of Muswell Avenue is derived from a number of elements which were noted in the recent appeal decision; namely the curving alignment of the street, the terraced and semi-detached dwellings with their range of materials and their stepped frontages and the openness over the fences and walls to the back of No's 13 to 25 Alexandra Park Road. The Inspector recognised that the dwelling at 23 Alexandra Park Road makes a positive contribution to the character of the Conservation Area.
- 6.12 As noted above the Planning Inspector clearly considered that the proposed two-storey building would fail to respect the building line in Muswell Avenue, and considered that the proposal would appear cramped, out of scale, squeezed-in on a comparatively small plot and be uncomfortably close to the existing dwelling at 23 Alexandra Park. In addition the Inspector raised concerns about the oblique-angled at which it would sit at and its relationship with the road.
- 6.13 As noted above the overall height and mass and positioning of the building has changed from the last application, and was further revised as part of this application. The building as now proposed is substantially more subordinate than the previously refused scheme and will sit behind high boundary treatment. The manner in which a single storey building and a two-storey building relate to a street and the pattern of development in its surroundings is materially different. This is evident in the decision of the Planning Inspector who clearly had very clear and precise concerns about the presence of a two-storey building on this site, however on the other hand she acknowledged that the existing garage which "is only a little taller than some of the nearby boundary fences and walls" and "visible from the upper floors of nearby dwellings...has little impact in the street scene in Muswell Avenue".
- 6.14 Bearing this comment in mind and given the height and bulk and positioning of the building has been changed from the previously refused scheme, the building as now proposed will be a relatively discrete feature and will not adversely affect the open nature to this part of road. The building as now proposed will also not adversely affect the views to backs of existing dwellings on Alexandra Park Road, which are viewed to be contribute to the character of the Conservation Area
- 6.15 The proposal will remove an unsightly feature within the street and overall will improve the visual amenity of the area. On this basis it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area.

Impact on residential amenity

- 6.16 In the recent appeal decision the Planning Inspector believes that the proposal "would not harm the living conditions of the occupiers of the dwellings at 42 Muswell Avenue, and 21, 23 and 25 Alexandra Park Road". The revised

scheme will equally have no harm on the living conditions/ amenity of adjoining/ nearby residents. Part of the roof of the building will have a sedum green roof and as such it will soften the appearance of the building when viewed from first floor windows.

- 6.17 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected.
- 6.18 The Inspector did however raise concerns about the impact of the previous scheme on the garden to the existing dwelling at No 23. She stated that it would “leave the existing dwelling at 23 Alexandra Park Road with an unusually small L-shaped garden” and “because of its siting and its shape this garden would offer little well-lit useable space for the occupiers of the existing dwelling”. She however did acknowledge that it did satisfy the minimum private garden space sought in the Council’s Housing Supplementary Planning Document (SPD).
- 6.19 In the current scheme the boundary line separating the existing house and garden at No 23 and the new dwelling has moved. As a result the garden to the family sized dwelling/ No 23 has increased and that to the proposed two-bed unit reduced. This represents a more appropriate arrangement and gives No 23 a more useable amenity space. The reduction in height to the building relative to the previously refused scheme means that the light levels to the existing garden and its outlook/aspect from within this property will be very similar to that which exists at present. Reducing the height of the building addresses the overbearing/ oppressive impact a two-building would have.

Impact on trees

- 6.20 An arboricultural report has been submitted with this application and has been assessed accordingly by the Council’s Arboricultural Officer. As noted in his comments above there are two trees in adjacent gardens that need to be considered in connection with the proposed development, specifically the impact associated with excavation and the creation of a basement floor. In the rear garden of 21 Alexandra Park Road is located a mature Sycamore tree (not protected by a TPO) which has been subject to heavy crown reduction works in the past, which has resulted in many pruning wounds with decay cavities. The tree has a thin canopy indicating a declining condition and limited life expectancy. In the rear garden of 25 Alexandra Park Road is located a semi-mature multi-stemmed Ash tree.
- 6.21 In accordance with BS 5837:2005, a Root Protection Area (RPA) of 6.6m radius would be applicable for the Sycamore tree. However, as noted by the Arboricultural Officer due to the existing site conditions, this would not be appropriate as one would expect the vast majority of the trees roots to be located with the garden of No 21, as the site conditions in No 23 would have restricted root growth into the development site. It is proposed to install ground protection between the boundary fence of No 21 and the proposed

new structure. A planning condition will be placed requiring protective fencing to be erected. In the opinion of the Council's Arboricultural Officer the impact on the Sycamore tree will be minimal and the proposed tree protection measures will ensure the construction works will not result in unnecessary damage to the tree. The Officer also acknowledges that the proposed new structure will not have an impact on the Ash tree located within No 25 as it is located a sufficient distance away.

Transport and parking

- 6.22 The proposal provides no parking with the scheme however, this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure. It is therefore considered that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.
- 6.23 As outlined above the LPA will require existing crossover onto Muswell Avenue to be removed once the scheme has been completed. The removal of the crossover will provide more space for on street car parking.

7. CONCLUSION

- 7.1 The proposed scheme involves a reduction in the size, bulk and footprint relative to a scheme dismissed on appeal in April 2010. The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a relatively discrete building which will not adversely affect the building pattern on Muswell Avenue and the open nature to this part of the road. 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. Given the above this application is recommended for APPROVAL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) A101, A201, A202, A301, EC100

Subject to the following condition(s)

IMPLEMENTATION

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

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

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

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

MATERIALS & BOUNDARY TREATMENT

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.

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.

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.

REASONS FOR APPROVAL

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.

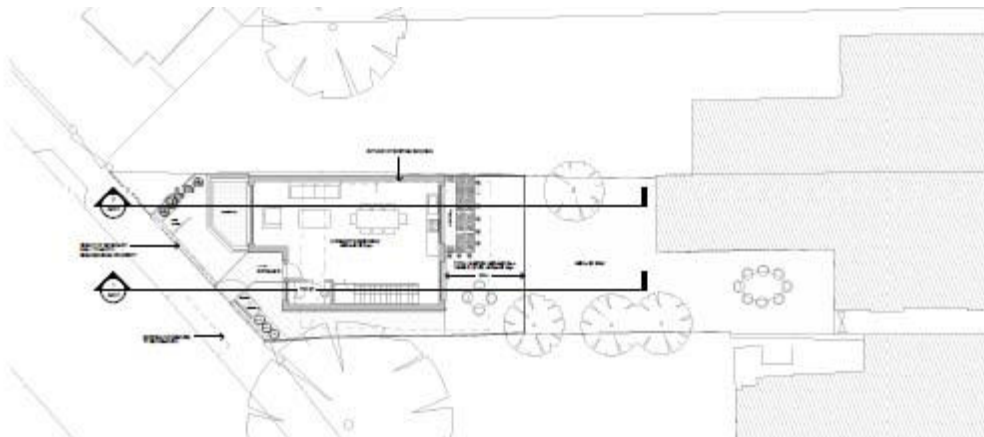


③ FRONT PERSPECTIVE 1



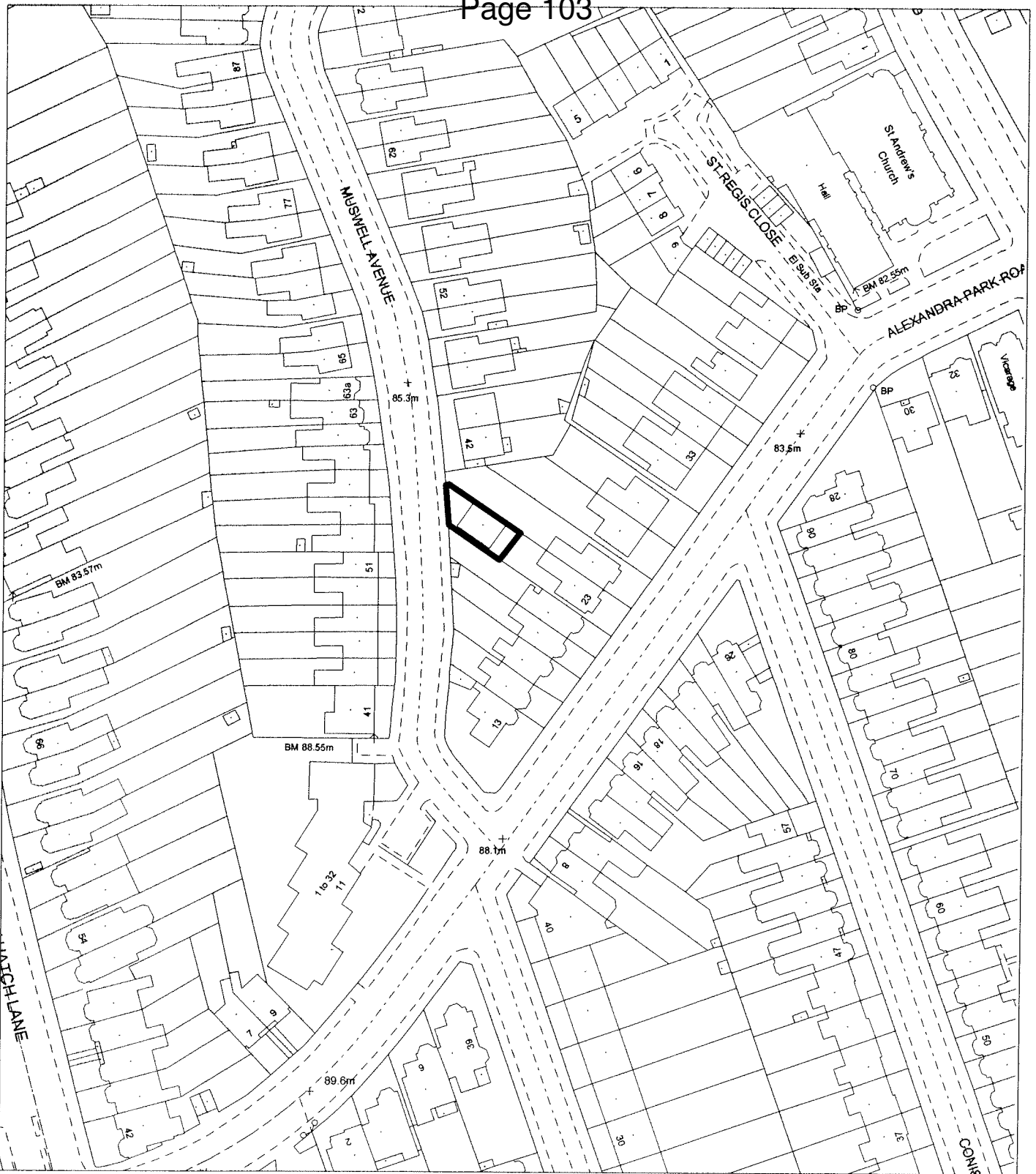
④ FRONT PERSPECTIVE 2

Street Elevation



① PROPOSED GROUND FLOOR PLAN
1:100

Ground Floor Plan



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Site plan

Land Rear of 23 Alexandra Park Road N10

**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	11/10/2010

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Planning Committee 11 October 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1695	Ward: Bruce Grove
Address: 8 Bruce Grove N17 6RA	
Proposal: Refurbishment of existing listed building to retain the existing pub use on ground and basement levels, and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units (AMENDED DESCRIPTION)	
Existing Use: Sui generis/C3	Proposed Use Sui generis/C3
Applicant: Mr Peter Cunningham Peachwalk Properties Ltd	
Ownership: Private	
Date received: 07/10/2009 Last amended date: 17/09/2010	
Drawing number of plans: 1176/P/01, 02 Rev D, 03 Rev C, 03-01 Rev C, 04 Rev C, 05 Rev C, 06 Rev B; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18.	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Listed Buildings, Road Network: B Road, Conservation Area	
RECOMMENDATION GRANT PERMISSION subject to conditions and sec. 106 Legal Agreement	
SUMMARY OF REPORT: The proposed development would involve a comprehensive redevelopment of this site involving alteration, minor extension and a refurbishment of the existing Grade II Listed Building. The existing trader's club use on the ground floor and basement floor will be retained; while the upper floors would be divided into 3 self contained residential units. The main alteration now proposed to the Listed Building will be the insertion of an opening in the façade of the 1924 side extension to provide pedestrian access to the rear of the site. This opening is smaller and lower than that previously proposed and visually relates better to the scale and character of the building. The opening will be symmetrical in position with windows on either side. The alterations now proposed are considered to be sensitive will not disrupt the symmetry and proportions of building's facade.	

The proposed development will preserve and enhance the character and appearance of this part of the Conservation Area. The development at the rear of the site (4 x 4 bed houses and 2 x 2 maisonettes) is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and will deliver good quality family size units. The aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site. This application is therefore being recommended for APPROVAL

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove with a large single storey (double height) rear extension, which occupies the full width of the site and which projects back approximately 27m. The application site is currently occupied by a building known as Tottenham Trader's Club.
- 1.2 The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.
- 1.3 The building in question is a substantial three storey buildings with a later two-storey side addition built in yellow London stock brick. The main adjoining section has three windows at upper floor level with parapets, moulded stucco cornices and shallow hipped slate roofs. The main entrance has been blocked up; however, the entrance to the north-west block retains a patterned radial fanlight, which may have been moved from the original door to its present location.
- 1.4 This building along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations, extensions, and sub-divisions within. No. 7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864'. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property.

- 1.5 The application site adjoins No 9 Bruce Grove along the north-western boundary. This site contains a three storey (plus basement) Georgian building (also listed/ Grade 2) with a later side addition providing an arched access to the rear of the site with two floors above. To the rear of the original townhouse at No 9 is a modern two-storey office block with 16 car parking spaces beyond this. This property contains a number of different officer uses/ employers. Adjoining No 9 on the other side is another listed Georgian town house (No 10) with a contemporary youth centre building to the rear, abutting the side boundary of No 9
- 1.6 To the rear of the application site and to the back of No 7 is a large open grassed/ treed area measuring 0.4ha in size. This is known as "Bruce Grove Wood" and is a designated 'Ecological Valuable Site of Local Importance'. To the side of No 7 Bruce Grove is an access road, known as, Champa Close, which serves a relatively new development of terrace properties and flats.
- 1.7 This part of Bruce Grove is within the Tottenham High Road Historic Corridor Regeneration Area. The application site falls just outside of Tottenham High Road Town Centre (Secondary Retail Frontage).

2 PLANNING HISTORY

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

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

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

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

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

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

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

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

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

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

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

3. DETAILS OF PROPOSAL

- 3.1 The proposal is for the refurbishment of the existing listed building, retaining the existing trader's club use on ground floor and basement floors and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units.
- 3.2 The original staircase is to be retained and the upper floors are to be re-configured into self-contained apartments. An additional floor in the form of a contemporary light weight glazed addition over the existing two-storey building (north-west block) has been removed from the scheme.
- 3.3 It is proposed to demolish the existing rear extensions and provide access to the rear of the site via an undercroft. A lean-to conservatory is also proposed for the rear. The rear later addition (c.1928) to the Listed Building is to be demolished and a new storey 'L shaped' terrace block, comprising 4 x 4 bed dwellings with private gardens create and 2 x 2 bed maisonettes, is to be provided.

4 RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Statement 22: Renewable Energy

4.2 The London Plan - 2008

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

4.3 Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy AC3 Tottenham High Road Regeneration Corridor
Policy G3 Housing Supply
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy ENV6 Noise Pollution
Policy ENV13 Sustainable Waste Management
Policy HSG1 New Housing Development
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development
Policy OS6 Ecological Valuable Sites and their Corridors
Policy OS15 Open space deficiency and development
Policy OS17 Tree Protection, Tree Masses and Spines
Policy G10 Conservation
Policy CSV1 Development in Conservation Areas
Policy CSV2 Listed Buildings
Policy CSV4 Alterations and Extensions to Listed Buildings
Policy CLT3 Social Clubs

4.4 Supplementary Planning Guidance/ Documents

SPG1a Design Guidance and Design Statements
SPG2 Conservation & Archaeology
SPD Housing 2008
SPG8a Waste and Recycling
SPG8b Materials
SPG9 Sustainability Statement
SPG10 The Negotiation, Management and Monitoring of Planning Obligations

4. CONSULTATION

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

5. RESPONSES

Transportation

- 5.1 Since this proposal falls on TfL road network and TfL is the highway authority for these roads, this application has therefore been referred to them for comment today. This comment, once received, would be passed on to the Planning Officer in charge of this application.
- 5.2 Comment received from TfL on 18/10/08, in a letter dated 16/10/08 reads: "TfL do not believe that this development would have an adverse impact on the TfL's road network and therefore have no objection to this application. However, TfL recommends that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction." In the light of TfL's comment above, we will ask that the following conditions are attached to this application, if approved:
- No construction vehicles shall service the site during peak hours (0700-1000 and 1600-1900) and red route restrictions must be adhered to at all times.
 - The footway of Bruce Grove must not be blocked during construction.

Waste Management

- 5.3 This proposed development has a bin storage area shown on the drawing to be sited to the side of what looks to be an archway leading to the 5x 4 bed houses. Whilst the calculations for the sizes of refuse and recycling bins is correct, it would appear from the drawing that the distance from the bin store to the rear of an RCV on Bruce Grove would exceed the 10mtr maximum distance, if this is so the bins will need to be relocated nearer the property entrance.

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

Conservation & Design

- 5.5 No. 8 Bruce Grove is one half of a semi-detached pair of Grade II listed villas with No 7 adjoining. They are part of an important group of large Georgian villas, No. 1 – 16, which stand on the south western side of Bruce Grove, within Bruce Castle Conservation Area.
- 5.6 Typically these symmetrical Grade II listed villas are three-storey-plus-basement, constructed of London stock brick. Their facades include timber sash windows, with flat gauged brickwork arches over. At ground floor level their entrance doors, with original decorative fanlights over, are set within brick arches. They have full hipped slated roofs, a large central chimney stack on the apex of the party wall, with a brickwork front parapet with a moulded cornice.
- 5.7 Regrettably most of these handsome villas have been subjected to extensive alterations and extensions, and sub-divided / converted into flats or for office use. Most of the original front original gardens have been paved over for forecourts that are used for car parking, and most of the original rear gardens have been built with substantial extensions, some linked to the villas themselves.
- 5.8 No. 8 is the Tottenham Trades Hall / Working Club and features a large bar at ground floor level, with a large separate function hall approx. 9m x 26m extending into the rear garden. The basement is used for beer storage and as a boiler room. The upper floors of the villa have been used for residential purposes but are currently vacant.

Previous Alterations and Condition of the Building

- 5.9 No 8 has a side extension dating to 1924, which has a neo-Georgian façade to the street. When this side extension was constructed the main entrance door was moved and re-located as part of the new frontage. The side extension provides ancillary offices and store accommodation and its interior is essentially utilitarian and of limited architectural / historic interest.
- 5.10 The original ground floor interior of the villa has been extensively altered before 8 Bruce Grove was listed in 1974. These alterations included removing the internal structure and partitions, installing with full width beams supporting the structure of the floors above. The ground floor interior of the original villa now consists of a large open plan bar with a continuous modern suspended ceiling concealing the structural beams to the floor over. Alterations also included extending the building to the rear.

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

Access to the Rear of Site

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

The Current Proposals

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

Proposed Alterations to the Listed Building ; Ground Floor

- 5.15 The reinstatement of the main entrance door and its decorative fanlight and surrounding framework to its original position on the front elevation is of particular importance. The reinstatement of basement windows and front light well is likewise welcome. These important elements of the proposals will be subject to detail design approval.
- 5.16 Within the Club at ground floor level it is acknowledged that its original interior has been 'lost' and been replaced by a modern open plan bar. Whilst there are no proposals to alter the Club Bar itself, there is a new conservatory extension proposed at rear of the Club. This conservatory structure will also need to be subject to detail design approval.

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

Proposed Alterations to the Listed Building ; The Upper Floors

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

Tottenham CAAC

- 5.20 The revised plans now show a much smaller, pedestrian only, access, no wider than the middle first floor window over it, together with a gate which emphasizes the integrity of the frontage. So the building would now retain a sense of being complete rather than having a gaping hole through it. The proposed access would also fit in well with the present fenestration of the main block and the proposed reconfigured fenestration of the extension to retain a Georgian feel to the totality of No.8. This new design meets our previous objection and the CAAC members have agreed to support this new version of the application

English Heritage

- 5.21 The revised proposals have reduced the visual impact of the access to the rear of the site, removed the inappropriate roof extension to the wing. The proposed housing development will contribute to the costs of restoration and repair of the main building. As such, English Heritage considers that, subject to appropriate conditions in respect of materials, landscaping and quality of repairs, that the proposal has the potential to enhance the significance of the heritage asset and its contribution to the conservation area. We would also recommend that in the event of you being minded to approve the proposal that conditions to secure the repairs to the heritage asset prior to demolition, or appropriately phased to secure the repairs prior to sale, be imposed.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

properties, (6) sustainability and environmental issues and (7) planning obligations.

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

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

Alterations and Extensions to Listed Building

6.3 As noted above the subject property is a Grade II listed building and as such is a material consideration in determining this application. As set out in PPS5 Grade II listed buildings are of special interest and warrant every effort being made to preserve them.

6.4 PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and our quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage assets in economic growth, attracting investment and providing a focus for successful regeneration. Section HE11 of PPS5 recognises the importance of 'enabling development' as a means of securing the long term future of a heritage asset when conservation through development compliance with policy cannot do so.

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

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.6 The proposal is to create an opening in the façade of the later two-storey addition which sits in between the original three storey town house and No 9. This is for the purpose of creating pedestrian access to the new residential units to be erected to the rear of the site.
- 6.7 In the previously refused application HGY/2008/1985, the opening through the frontage was larger and asymmetric. The dimensions and design of this previous arch was very similar to the arch of the adjoining property (No 9). The arch placed an undesirable emphasis on vehicular access. In particular the siting of the new arch close to the existing front entrance door, which has a pediment and a patterned radial fanlight above and would have disrupted the symmetry and proportions of this façade.
- 6.8 The proposed opening in the current application is not intended to be a 'coach entrance' for traffic to drive through, but rather for pedestrian access only. The main entrance door and its decorative fanlight and surrounding framework will be reinstated back to its original position on the front elevation which is presently blocked up. In addition the basement windows and front lightwell will be reinstated.
- 6.9 The size of the undercroft opening is now much smaller, lower, and visually relates better to the scale and character of the 1924 side extension. The opening is located in a symmetrical position in the elevation of the side extension with a window on either side. It will have a gated entrance in the structural opening, providing access for pedestrian and cycles, and will exclude all vehicular traffic.
- 6.10 Along the rear elevation the listed building is to be refurbished with the rear elevation restored to its original fenestration pattern with a simple lean to glass conservatory added. The proposal is also for the insertion of one dormer windows on the rear elevation of the main roof form.

Design, Built Form & Layout

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

- 6.12 This new terrace block which will also contain accommodation within the roofspace. The block will be of a contemporary design however it will be faced in traditional materials (brickwork, timber windows, slated roofs, lead faced dormers re-constituted cills, some render).
- 6.13 In between the new block and the rear elevation of the Listed Building a communal garden will be created which will be used by patrons of the Traders Club, future residents from the flats within the listed building and future residents of the residential units to the rear of the site.
- 6.14 Overall the proposed new building to the rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the Listed Building.
- 6.15 As set out in para. 8.8 of the Council's Housing DPD, new residential development including conversions where appropriate should provide external amenity space and this should be appropriate to the needs of the likely occupants. As noted above a communal amenity space (measuring approximately 115 sqm in size) will be provided for the future residents.
- 6.16 In addition private gardens will be provided for each of the four family size units. These garden spaces fall below the normal standard required for family sized units (50 sqm), however on balance given the provision of large communal space on site this shortfall is not considered to be significant.
- 6.17 All the room and unit sizes of the proposed development are consistent with the floorspace minima outlined in Figure 8.1 of the Housing SPD.
- 6.18 The proposed mix of residential units is in accordance with the requirement of Policy HSG10 'Dwelling Mix' In comparison to the previous scheme the proposal now provides more family sized units, particularly in the form of houses with private rear gardens.

Impact on Conservation Area

- 6.19 As outlined above the application property along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations and extensions. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property and overall the property makes a positive contribution to this part of Bruce Grove Conservation Area.
- 6.20 As outlined above the opening to gain access to the rear of the site is now smaller, lower, and visually relates better to the scale and character of the side extension and in addition the contemporary light weight glazed addition has been removed.

- 6.21 The interventions now proposed to restore the integrity of the Georgian building are considered to be more sensitive will not disrupt the symmetry and proportions of building's facade. The development at the rear of the site is considered necessary to enable and to secure its proper repair, restoration and the long term future of the Listed Building.
- 6.22 The restoration/ interventions to restore the integrity of the Georgian building will preserve and enhance the Conservation Area. The proposed development is therefore considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

Transportation & Car Parking

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

Impact on Local Residential Amenity

- 6.24 The scale, height, massing, alignment of the new building and its fenestration pattern has been designed sensitively to avoid adverse overlooking between the new residential units to the rear and the Listed Building. There will be an acceptable gap between the front elevation of the new block and the reinstatement rear façade.
- 6.25 There would be no habitable room windows on the upper floors of the north-western elevation of the new block. There is a sufficient distances between the south-eastern elevation of the new block and the nearby residential buildings in Champa Close to protect existing levels of privacy.

Environmental Issues

- 6.26 The application site is adjacent but not within the ecologically valuable site (Bruce Grove Wood) designated on the adopted UDP. Policy OS6 states that the Council will not permit development on or adjacent to such sites unless there will be no adverse affect on the nature conservation of the site; and unless the development outweighs the nature conservation value of the site. While the footprint of the new block to the rear of the site will project further into the site, areas of open space will be provided.
- 6.27 As such it would not adversely affect the nature conservation value of the adjoining site. The current application has addressed the excessive footprint and coverage proposed in the previous scheme.

Sustainability

- 6.28 In accordance with the requirement of SPG9 an Sustainability Checklist has been submitted with this application. As the building to the front of the site is a historic building it is understandable that the need for energy efficiency needs to be balanced with building conservation. The scheme will be sustainable by reason of:
- Being a brownfield development;
 - Accessible by public transport;
 - Insulation to the pitched roof of Listed Building;
 - Maximising natural daylight and ventilation;
 - Providing Energy efficiency appliances;
 - Achieving High U values (above Building Regulations);
 - Using high performance glass;
 - Using low energy light fittings;
 - Using energy efficient combi boilers;
 - Water conservation;
 - Using passive stack ventilation system.
- 6.29 As shown on drawing number 176/P/05B it is proposed to install photo-voltaic cells at roof level to the new terrace to provide energy for the hot water system for these dwellings.

Planning Obligation/ Section 106 Agreement

- 6.30 Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site. A Section 106 agreement is also used to secure the provision of affordable housing on site.
- 6.31 A 'Three Dragons Report' (prepared by Peachwalk Properties Ltd) was submitted with the previous application for this site. The report outlines the considerable and exceptional cost associated with this development and present poor market conditions. The report indicates that the cost relating to restoring the listed building and creating the opening to the right of the building would total £609,000.00. Given the results of the Three Dragons appraisal it is accepted that the provision of planning contributions would jeopardise the financial viability of the scheme. The number of units proposed on site has reduced from 17 in the previous application to 9 in the current scheme; therefore further affecting the viability of the current scheme.
- 6.32 Given the application site is located within an area of public open space deficiency the LPA will be securing by way of a Section 106 the provision of a new public access within the application site linking Bruce Grove to the land at the rear (identified for a new Park). This access will be provided at no cost to

the Council in the event of the delivery of this park and maintained thereafter as a public access by the landowners subject to specifications agreed by the LPA.

- 6.33 In light of the comments from the Council's Conservation Officer and English Heritage the planning consent issued in respect of the proposed site will be linked to a Section 106 Legal Agreement, which will required that a scheme of repair and refurbishment to the Listed Building be carried out first before the implementation of the development to the rear of the site.

8. RECOMMENDATIONS

Recommendation 1

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

- (1. There is provision of a new public access within the application site linking Bruce Grove to the land at the rear (identified for a new Park. The size of the access to be agreed by the LPA and to be provided at no cost to the Council and maintained as a public access by the landowners subject to specification timescales agreed by the LPA,
- (2. 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 implemented;
- (3. The developer to pay a administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement.

Recommendation 2

- 8.2 That in the absence of the Agreement referred to in resolution (1) above being completed by 30th November 2010 (or any other date as is agreed by the Director) the planning application reference number HGY/2009/1695 be refused for the following reason:.

In the absence of a formal undertaking to secure a Section 106 Agreement to secure the improvements to the Listed Building the proposal would be contrary to policies CSV2 'Listed Buildings', policy CSV4 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance/ Documents SPG2 Conservation & Archaeology' and SPG10 'The Negotiation, Management and Monitoring of Planning Obligations'.

Recommendation 3

- 8.3 In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) there has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
 - (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Recommendation 4

- 8.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2009/1695 and Applicant's drawing No.(s) 1176/P/01, 02 Rev D, 03 Rev C, 03-01 Rev C, 04 Rev C, 05 Rev C, 06 Rev B; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18 and subject to the following conditions

IMPLEMENTATION

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

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

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

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

EXTERNAL APPEARANCE

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.

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 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.

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 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.

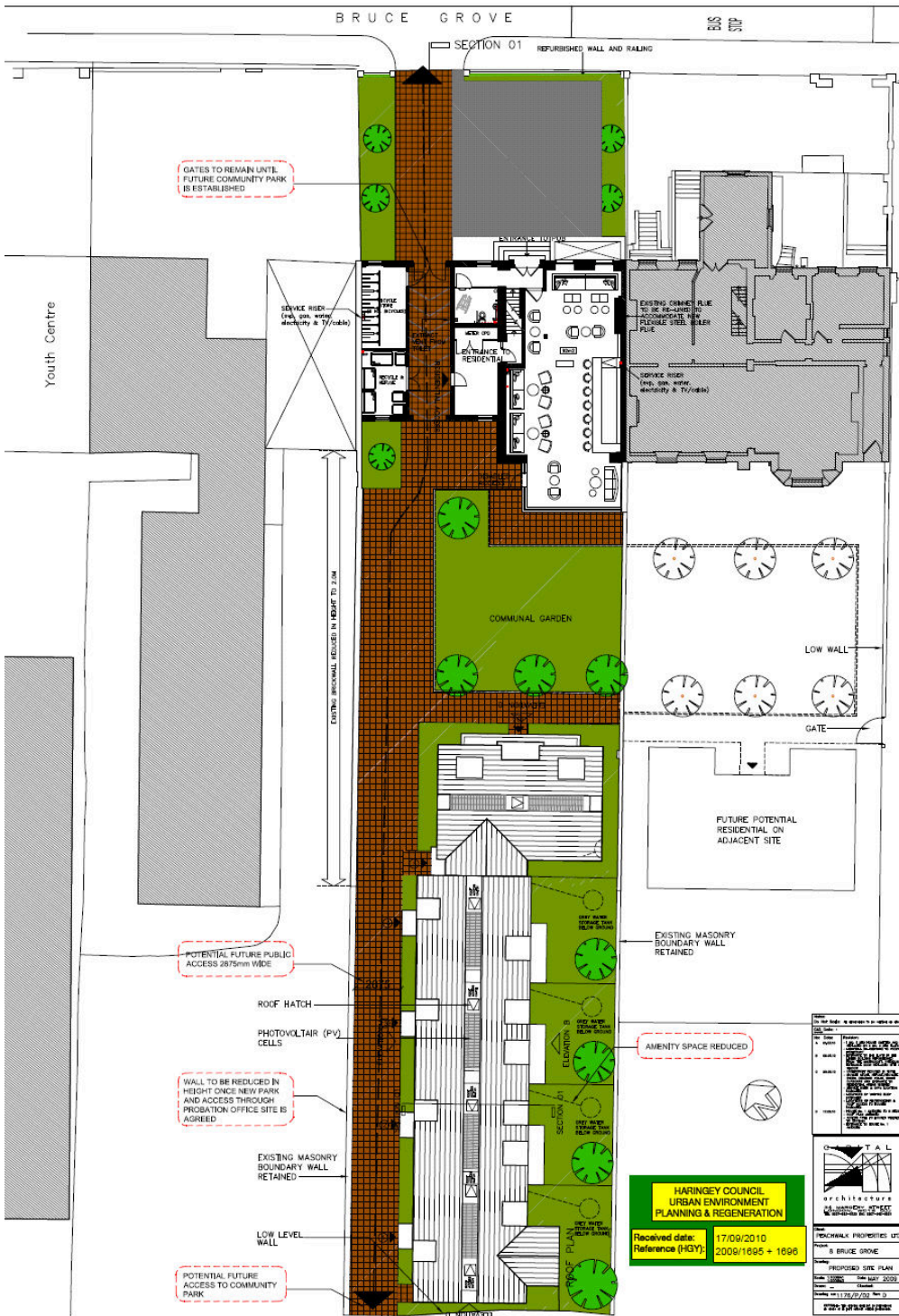


Figure 1: Site Layout

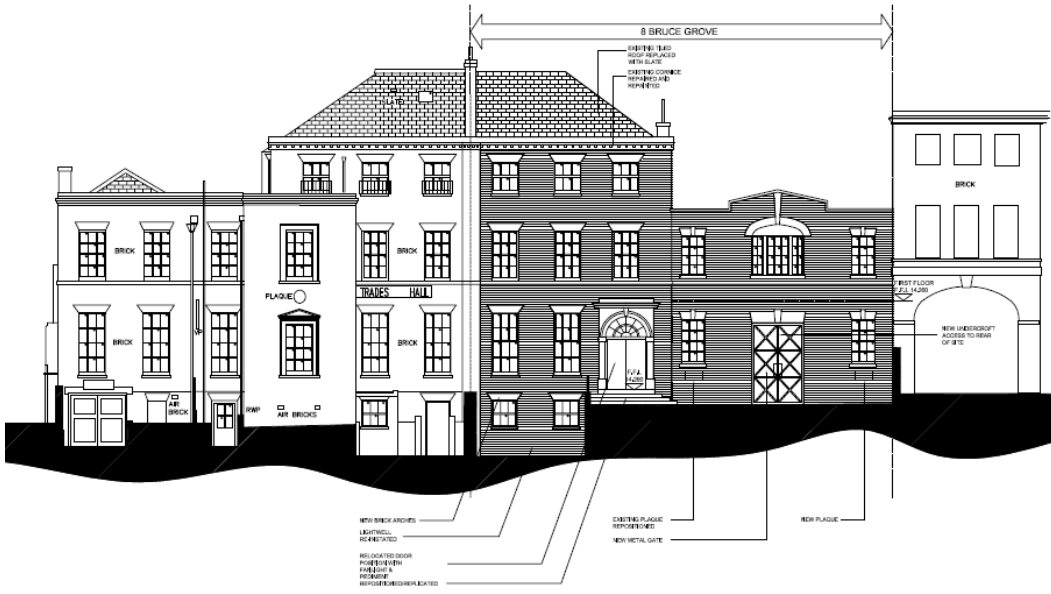
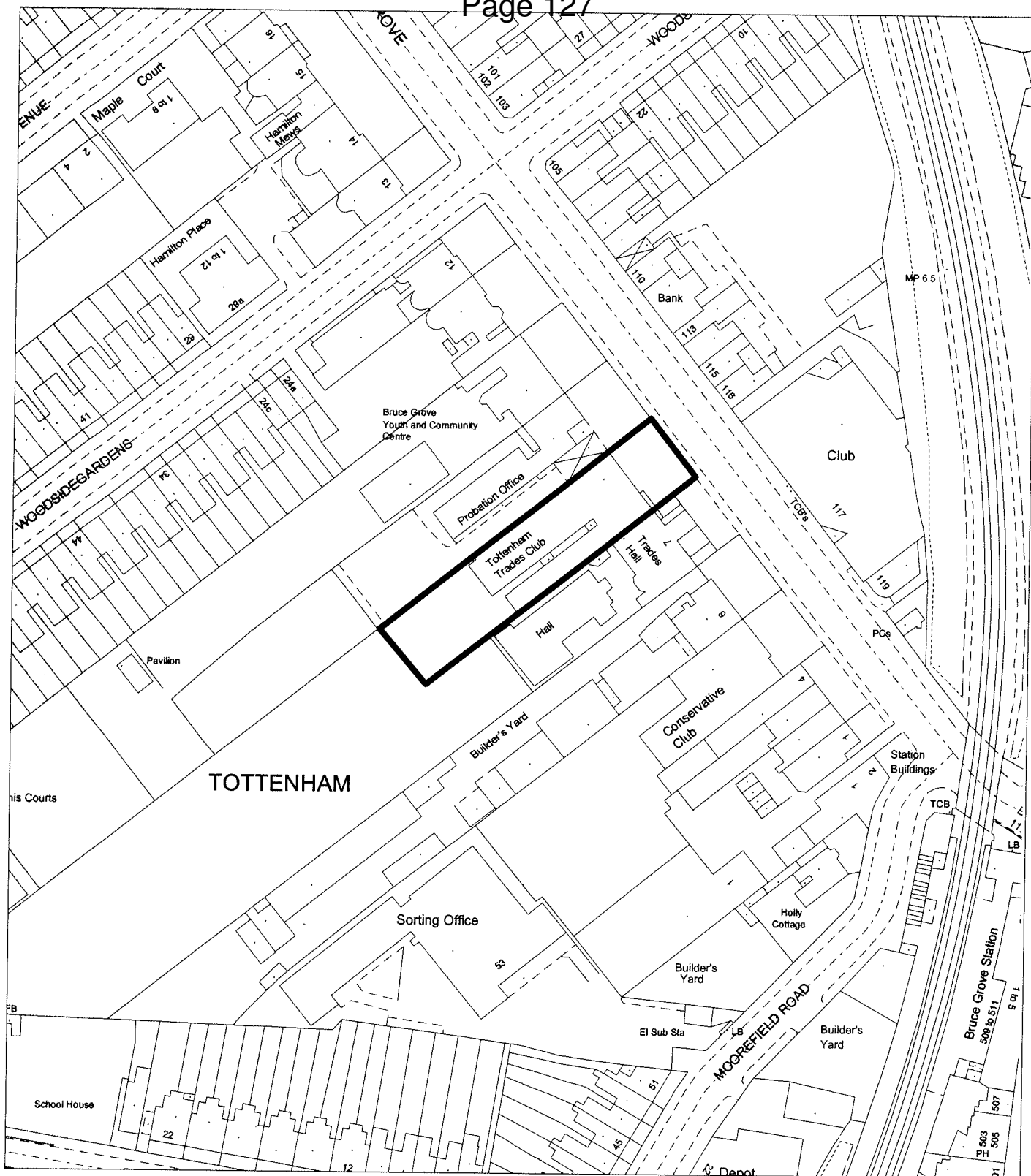


Figure 1:Front Elevation



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Site plan

8 Bruce Grove N17

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
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	Date	12/04/2010

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Planning Committee 11 October 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1696	Ward: Bruce Grove
Address: 8 Bruce Grove N17 6RA	
<p>Proposal: Listed Building consent for refurbishment of existing listed building to retain the existing pub use on ground and basement levels, and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units (AMENDED DESCRIPTION)</p>	
Existing Use: Sui generis/C3	Proposed Use: Sui generis/C3
Applicant: Mr Peter Cunningham Peachwalk Properties Ltd	
Ownership: Private	
Date received: 07/10/2009	Last amended date: 17/09/2010
Drawing number of plans: 1176/P/01, 02 Rev D, 03 Rev C, 03-01 Rev C, 04 Rev C, 05 Rev C, 06 Rev B; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18.	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Listed Buildings, Road Network: B Road, Conservation Area	
RECOMMENDATION GRANT Listed Building Consent subject to conditions	
<p>SUMMARY OF REPORT: The proposed development would involve a comprehensive redevelopment of this site involving alteration, minor extension and a refurbishment of the existing Grade II Listed Building. The existing trader's club use on the ground floor and basement floor will be retained; while the upper floors would be divided into 3 self contained residential units. The main alteration now proposed to the Listed Building will be the insertion of an opening in the façade of the 1924 side extension to provide pedestrian access to the rear of the site. This opening is smaller and lower than that previously proposed and visually relates better to the scale and character of the building. The opening will be symmetrical in position with windows on either side. The alterations now proposed are considered to be sensitive will not disrupt the symmetry and proportions of building's facade.</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 are considered acceptable and 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' This application is therefore recommend for APPRIVAL.

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove with a large single storey (double height) rear extension, which occupies the full width of the site and which projects back approximately 27m. The application site is currently occupied by a building known as Tottenham Trader's Club.
- 1.2 The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.
- 1.3 The building in question is a substantial three storey buildings with a later two-storey side addition built in yellow London stock brick. The main adjoining section has three windows at upper floor level with parapets, moulded stucco cornices and shallow hipped slate roofs. The main entrance has been blocked up; however, the entrance to the north-west block retains a patterned radial fanlight, which may have been moved from the original door to its present location.
- 1.4 This building along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations, extensions, and sub-divisions within. No. 7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864'. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property.
- 1.5 The application site adjoins No 9 Bruce Grove along the north-western boundary. This site contains a three storey (plus basement) Georgian building (also listed/ Grade 2) with a later side addition proving an arched access to the rear of the site with two

floors above. To the rear of the original townhouse at No 9 is a modern two-storey office block with 16 car parking spaces beyond this. This property contains a number of different officer uses/ employers. Adjoining No 9 on the other side is another listed Georgian town house (No 10) with a contemporary youth centre building to the rear, abutting the side boundary of No 9

- 1.6 To the rear of the application site and to the back of No 7 is a large open grassed/ treed area measuring 0.4ha in size. This is known as "Bruce Grove Wood" and is a designated 'Ecological Valuable Site of Local Importance'. To the side of No 7 Bruce Grove is an access road, known as, Champa Close, which serves a relatively new development of terrace properties and flats.
- 1.7 This part of Bruce Grove is within the Tottenham High Road Historic Corridor Regeneration Area. The application site falls just outside of Tottenham High Road Town Centre (Secondary Retail Frontage).

2 PLANNING HISTORY

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

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

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

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

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

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

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

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

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

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

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

3. DETAILS OF PROPOSAL

- 3.1 The proposal is for the refurbishment of the existing listed building, retaining the existing trader's club use on ground floor and basement floors and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units.
- 3.2 The original staircase is to be retained and the upper floors are to be re-configured into self-contained apartments. An additional floor in the form of a contemporary light weight glazed addition over the existing two-storey building (north-west block) has been removed from the scheme.
- 3.3 It is proposed to demolish the existing rear extensions and provide access to the rear of the site via an undercroft. A lean-to conservatory is also proposed for the rear. The rear later addition (c.1928) to the Listed Building is to be demolished and a new storey 'L shaped' terrace block, comprising 4 x 4 bed dwellings with private gardens create and 2 x 2 bed maisonettes, is to be provided.

4 RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

4.2 The London Plan - 2008

Policy 4B.11 London's built heritage

Policy 4B.12 Heritage conservation

Policy 4B.13 Historic conservation-led regeneration

4.3 Adopted Unitary Development Plan, 2006

Policy G10 Conservation

Policy CSV1 Development in Conservation Areas

Policy CSV2 Listed Buildings

Policy CSV4 Alterations and Extensions to Listed Buildings

4.4 Supplementary Planning Guidance/ Documents

SPG2 Conservation & Archaeology

4. CONSULTATION

As per HGY/2009/1695

5. RESPONSES

As per HGY/2009/1695

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of Historic Environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.
- 5.2 The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72). The requirements for the protection of the Historic Environment remain as expanded upon within PPS5.
- 6.3 PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and our quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage assets in economic growth, attracting investment and providing a focus for successful regeneration. Section HE11 of PPS5 recognises the importance of ‘enabling development’ as a means of securing the long term future of a heritage asset when conservation through development compliance with policy cannot do so.
- 6.4 The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.5 The proposal is to create an opening in the façade of the later two-storey addition which sits in between the original three storey town house and No 9. This is for the purpose of creating pedestrian access to the new residential units to be erected to the rear of the site. The siting, design, form, detailing of the terrace block and associated landscaping are discussed in detail in Committee Report for application reference HGY/2009/1695.
- 6.6 In the previously refused application HGY/2008/1985, the opening through the frontage was larger and asymmetric. The dimensions and design of this previous arch was very similar to the arch of the adjoining property (No 9). The arch placed an undesirable emphasis on vehicular access. In particular the siting of the new arch close to the existing front entrance door, which has a pediment and a patterned radial

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

- 6.7 The proposed opening in the current application is not intended to be a 'coach entrance' for traffic to drive through, but rather for pedestrian access only. The main entrance door and its decorative fanlight and surrounding framework will be reinstated back to its original position on the front elevation which is presently blocked up. In addition the basement windows and front lightwell will be reinstated.
- 6.8 The opening to gain access to the rear of the site is now much smaller, lower, and visually relates better to the scale and character of the 1924 side extension. The opening is located in a symmetrical position in the elevation of the side extension with a window on either side. It will have a gated entrance in the structural opening, providing normal access for pedestrian and cycles, and will exclude all vehicular traffic.
- 6.9 Along the rear elevation the listed building is to be refurbished with the rear elevation restored to its original fenestration pattern with a simple lean to glass conservatory added. The proposal is also for the insertion of one dormer windows on the rear elevation of the main roof form.
- 6.10 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 are considered acceptable and 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 polices CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'

8. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing No.(s) 1176/P/01, 02 Rev D, 03 Rev C, 03-01 Rev C, 04 Rev C, 05 Rev C, 06 Rev B; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18.

Subject to the following conditions

IMPLEMENTATION

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

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

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

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

EXTERNAL APPEARANCE

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

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

4. 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 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.

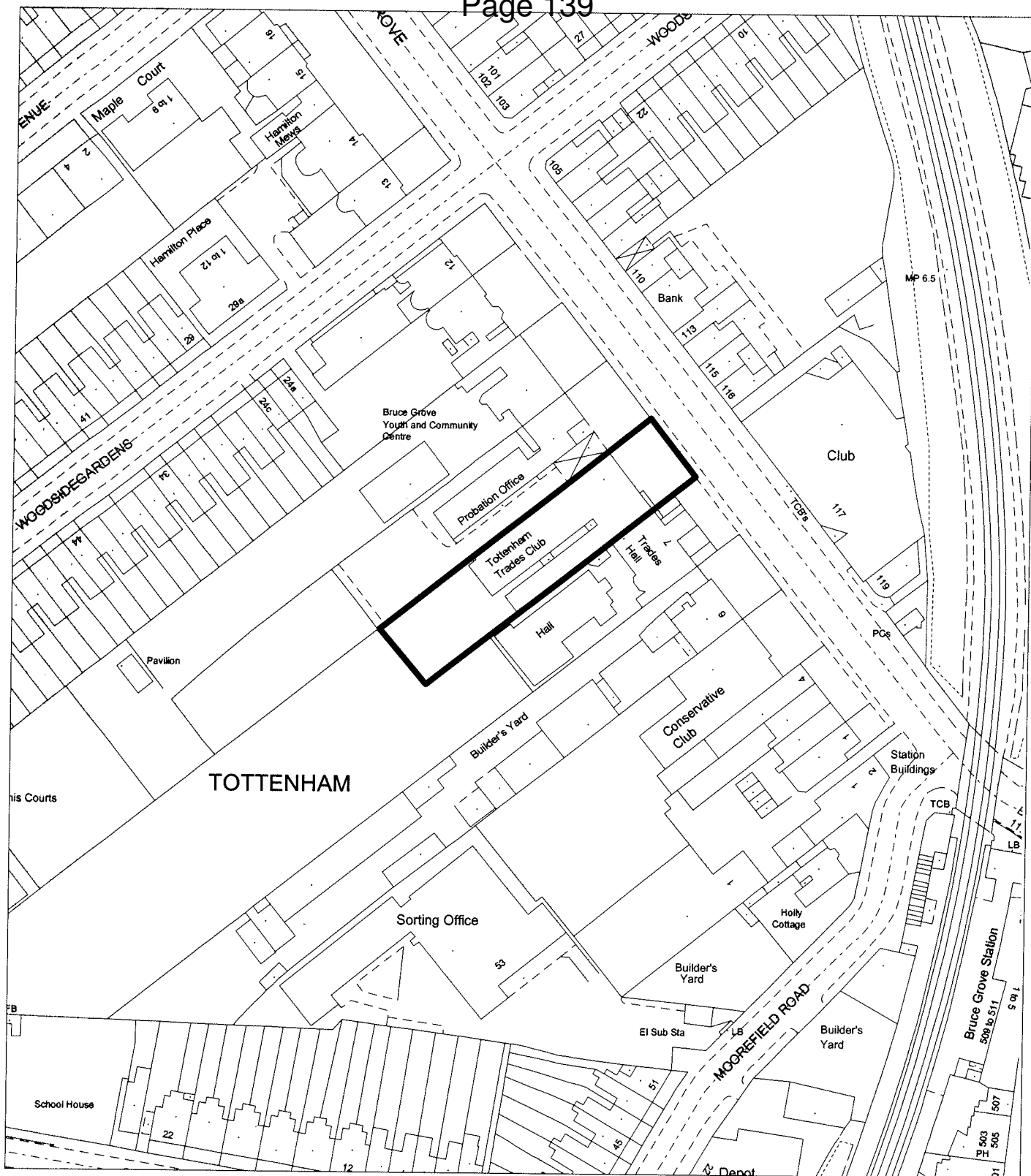
Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

REASONS FOR APPROVAL

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'.

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Site plan

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