



## NOTICE OF MEETING

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# Planning Committee

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MONDAY, 13TH DECEMBER, 2010 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,  
WOOD GREEN, N22 8LE.

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

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### AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 16 below.

### **3. DECLARATIONS OF INTEREST**

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

### **4. DEPUTATIONS/PETITIONS**

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

### **5. MINUTES (PAGES 1 - 26)**

To confirm and sign the Minutes of the special Planning Committee held on 26 October 2010 and the Planning Committee held on 8 November 2010.

### **6. APPEAL DECISIONS (PAGES 27 - 34)**

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

### **7. DELEGATED DECISIONS (PAGES 35 - 66)**

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 18 October 2010 and 21 November 2010.

### **8. PERFORMANCE STATISTICS (PAGES 67 - 86)**

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 8 November 2010 Committee meeting.

**9. TREE PRESERVATION ORDERS (PAGES 87 - 92)**

To confirm the following Tree Preservation Order:

1. 66 Shepherds Hill, N6

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

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

**11. 193-197 BROAD LANE, N15 (PAGES 95 - 126)**

Demolition of existing structures / buildings and erection of part 3 / part 4 storey residential development to provide 29 residential units with associated landscaping.

RECOMMENDATION: Grant permission, subject to conditions and subject to s106 and s278 Legal Agreements.

**12. 115 - 119 PARK ROAD, N8 (PAGES 127 - 146)**

Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 1 x one bed flats. (Revised drawings)

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

**13. HIGHGATE SCHOOL, NORTH ROAD, N6 (PAGES 147 - 172)**

Demolition of existing mixed use building (North Road, No. 26) and adjoining single storey structure with basement under; change of use (No. 28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps.

RECOMMENDATION: Grant permission subject to conditions.

**14. HIGHGATE SCHOOL, NORTH ROAD, N6 (PAGES 173 - 182)**

Listed Building Consent for demolition of existing mixed use building (North Road, No. 26) and adjoining single storey structure with basement under; change of use (No. 28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps.

RECOMMENDATION: Grant Listed Building Consent, subject to conditions.

**15. HIGHGATE SCHOOL, NORTH ROAD, N6 (PAGES 183 - 192)**

Conservation Area Consent for demolition of existing mixed use building (North Road, No. 26) and adjoining single storey structure with basement under; change of use (No. 28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps.

RECOMMENDATION: Grant Conservation Area Consent, subject to conditions.

**16. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**17. DATE OF NEXT MEETING**

7pm, 11 January 2011.

Ken Pryor  
Deputy Head of Local Democracy & Member  
Services, 5<sup>th</sup> Floor  
River Park House  
225 High Road  
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Friday, 3 December 2010

**MINUTES OF THE PLANNING COMMITTEE  
TUESDAY, 26 OCTOBER 2010**

Councillors: McNamara (Vice-Chair), Christophides, Beacham, Reece, Reid, Schmitz, Demirci and Basu

| <b>MINUTE NO.</b> | <b>SUBJECT/DECISION</b>   | <b>ACTION BY</b> |
|-------------------|---|------------------|
| <b>PC81.</b>      | <p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Peacock, for whom Cllr Basu was substituting, from Cllr Rice, for whom Cllr Demirci was substituting and from Cllr Waters, for whom Cllr Egan was substituting. Cllr McNamara, Vice-Chair of the Committee, was in the Chair for the meeting.</p>  |                  |
| <b>PC82.</b>      | <p><b>URGENT BUSINESS</b></p> <p>It being a special meeting of the Committee, there were no items of urgent business.</p>   |                  |
| <b>PC83.</b>      | <p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>   |                  |
| <b>PC84.</b>      | <p><b>GLS DEPOT, FERRY LANE, N17 9QQ - HALE VILLAGE</b></p> <p>Cllr McNamara, in the Chair, outlined the procedure to be followed at the meeting.</p> <p>Before presenting the officer's report, Paul Smith, Head of Development Management, explained the additional information that had been laid round for Members of the Committee which were: the A1 site plan, the officers' response to the Friends of the Earth, an annotated, colour block plan and an addendum with additional consultation responses received from the GLA, British Waterways, Unite and Newlon. Mr Smith advised that the report erroneously attributed British Waterways' comments to Thames Water, who had made no objections, and that if the Committee were to grant the application, the informative suggested by British Waterways would be attached.</p> <p>Mr Smith advised the Committee that the description of the application needed to be amended to read "Erection of two 10-storey blocks (known as Pavilions 1 and 2) to provide 140 flats (70 flats in each block)." The Committee was also advised of some amendments required to the report, namely that the number of the first drawing should read 0101 and not 0100 as stated in the report, the last sentence of paragraph 7.1.1 should be amended to read "This allows most of the flats in the Pavilions to have views of the Lee Valley and all the proposed flats are dual aspect" and the first line of the third paragraph in section 7.1.2</p> |                  |

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should be amended to read “The additional floors are set back by approximately 2.5 metres on the east, west, south and part of the north facades to reduce their impact and to provide terrace/balconies for the proposed flats.” In response to concerns raised regarding whether residents’ groups had been consulted in relation to the application, Mr Smith confirmed from the planning records details of the consultation.

Mr Smith advised that the recommendations of the report should be amended such that a pre-condition be added requiring the applicants to enter into an agreement such that the existing section 106 would apply to this application as well as recommending planning permission subject to the conditions set out in the report, the relevant conditions from the outline planning permission granted in 2006 and the informative from British Waterways.

Mr Smith gave a summary of the report, outlining the planning history and key issues including the height and design of the proposals, and the visual impact of these. Mr Smith advised that the section 106 for the entire site was currently under review, and that a deed of variation would be required to ensure the section 106 for the whole site applied to this new application. In relation to the Equalities Impact Assessment for the site, Mr Smith advised that the potential impact of the application had been considered, including in relation to section 71 of the Race Relations Act 1976, and that it was not considered that the proposals would significantly impact on any group in respect of race, gender, religion, age or sexual orientation. Mr Smith advised that the proposed units were designed to lifetime homes standards, and that all units would be accessible by lift, the lift sizes having been designed to accommodate the access and manoeuvring of wheelchairs. It was felt that all the relevant points in relation to equalities impact had been considered and were addressed by the application.

The officer recommendation was to grant planning permission, subject to a deed of variation to ensure the existing section 106 applies to the whole site, and subject to the conditions set out in the report and the relevant conditions attached to the outline planning permission granted in 2006.

Members of the Committee asked questions of the officers. In response to a question from the Committee regarding the time limit that would be imposed were the scheme to be granted, Mr Smith advised that it was normal practice for a time limit to be imposed when an application was granted, within which the work should be undertaken, but that if the developer felt that they would not be able to implement the work within the scheduled time limit, they could apply for an extension of the time limit, or submit a fresh application. The Committee asked why the issue

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regarding the height of Block SE, which was higher than the pavilions, had not been identified at an earlier stage, in response to which it was reported that Block SE and the Pavilions were originally designed as all being the same height of 8 storeys, but that when it came to the detailed design of the block, it became apparent that due to the slope of the ground, the design of the Podium and the requirement for commercial space at ground level with a higher ceiling than residential accommodation, consent had been approved for a higher structure. Given that Block SE was taller than the original proposals for the Pavilions, it was therefore possible to increase the height of the Pavilions by two storeys, to be the same height as Block SE, while staying within the guidelines of the design code and the original outline permission. It was the officer view that the proposed increase in height of the Pavilions would not cause harm, and that the scheme could therefore be recommended for approval. Mr Terry Knibbs, Projects Consultant, advised in response to a question from the Committee that approval for the increased height of Block SE had been granted in December 2008 as part of a Reserved Matters Application. In response to questions from the Committee regarding whether the site had been fully surveyed and the nature of the topography known at the time of the outline planning application, Mr Knibbs advised that the details of the scheme had not been worked up at that stage and that the key consideration at that time had been the number of storeys permitted. The height of the structure had then been established under the reserved matters application, on the basis of the number of storeys approved and the topography of the site.

The Committee asked about the renegotiation of the section 106 for the development, in response to which Mr Knibbs advised that because the mix of private and affordable accommodation had altered, it was necessary to change the payment triggers for the s106 and renegotiation was also required to secure the payments. Due to the adverse property market, it was reported that section 106 funding had not yet been paid, other than a contribution of £300k for monitoring, and the Council was working with the developer to ensure that payments could be secured. It was anticipated that a report on the renegotiation of the section 106 agreement would be presented to the Committee shortly. In response to a question from the Committee, Mr Knibbs confirmed that the decision reached by the Committee in respect of this application would influence whether s106 payments could be secured. It was confirmed that any recommendation to amend the existing s106 for the development would be brought back to the Committee for a decision.

The Committee expressed strong concerns that the section 106 issues had yet to be resolved, and it was confirmed by officers that, were the Committee to approve this application, a deed of variation would be required to ensure the section 106 in place

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applied to this application. Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised the Committee that officers were working with the developer to address the section 106 issues and that he was confident that the section 106 could be renegotiated. It was reported that that development on the site must be able to continue in a sustainable manner, so that the proposed homes and community facilities could be delivered. Mr Dorfman reported that the involvement of central government in the scheme was further assurance that the promised community benefits would be delivered.

The Committee noted that the officer response to some of the objections raised was that each application should be considered on its own merits, and asked whether this meant that the Committee had unfettered discretion in considering this application, regardless of the height of Block SE. Officers responded that the Committee was not fettered in its discretion, but that its decision did need to take into account factors such as the relevant policies and the design code. The Committee expressed the view that its decision in respect of this application would have a potential impact on the remaining three pavilion blocks, and that consideration of impact needed to take this into consideration. Mr Dorfman advised that the Committee could consider the application in that manner, but that the officer recommendation was that the impact of the proposed increase was not significant.

The Committee asked what discussions had taken place when the outline permission had been granted in determining that 8 storeys was an acceptable height for the pavilions. Mr Knibbs reported that this had been decided in response to an assessment of the broad principle and the proposal put forward at the time. In response to a question regarding whether the proposals would be subject to the Home Bonus scheme, Mr Dorfman advised that the details of this scheme were still being clarified.

The Committee asked why officers felt that the proposal would not have a detrimental impact on the amenity when British Waterways had raised concerns. Mr Smith advised that the planning department accepted the comments made by British Waterways, but that in analysing those comments, officers reached a different conclusion. In response to a question from the Committee, planning officers accepted that consistency did not necessarily mean uniformity.

It was decided by the Chair that the full amount of 6 minutes allowed for each speaker would be given, in order that maximum opportunity was afforded to those presenting to the Committee. Mr Quentin Given, Friends of the Earth, addressed the Committee in objection to the application. Mr Given advised the Committee



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that Tottenham marshes were one of the wildest parts of London for local residents and that this was an issue for the local community. Robust debate had taken place before the outline planning permission had been granted in 2006 and, had local residents been made aware that the increase in height of Block SE would have further implications for the height of the pavilions, they would certainly have objected. Mr Given advised that this application would influence the height of all 5 pavilions, and that this should be taken into account. Mr Given also stated that the application would have implications on any future development at Hale Wharf. The Committee was asked to take into account these wider implications of the application, and to adopt an integrated approach.

In response to questions from the Committee regarding how the proposals would harm the local area, Mr Given advised that the buildings would overlook the marshes, and that the issue was a question of degree as, the larger the buildings, the greater the impact. The Committee asked about the principle of a mixture of tenures at the development, in response to which Mr Given advised that all local residents wanted a mixed development, but not at any price.

Mr Paul Cavendish, local resident, addressed the Committee in objection to the application. Mr Cavendish advised that consultation with local residents had been inconsistent, as residents had not been consulted in relation to this application but had received letters for another application in relation to the site. Mr Cavendish reported that in pre-application discussions for the outline planning permission, local residents had argued about the height of the buildings and still felt that 8 storeys was excessive. Approaching from the east, the development already had a significant impact on the skyline, and Mr Cavendish showed the Committee some photographs of the view he was describing. Mr Cavendish stated that this was a point of precedent, as if the application were granted, it would have a knock-on effect on pavilions 3, 4 and 5 and also the Hale Wharf development. Local residents and stakeholders had expressed concerns regarding the application, and Mr Cavendish asked that the Committee consider the long term impact on the area and strongly urged that the application be refused.

In response to a question from the Committee, Mr Cavendish advised that regarding the previous application for initial outline planning permission there had been extensive consultation with residents groups and a leafleting campaign, but that for this application there had been nothing at all.

Cllr Reith, local Ward Councillor, addressed the Committee in objection to this application. Cllr Reith advised that she was supportive of the whole development as an opportunity to provide

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mixed housing and jobs for the area. Cllr Reith accepted that the recession had an impact on developments, and advised that none of the section 106 contributions for community benefits in the area had been received. However, Cllr Reith reported that after lengthy negotiations with local stakeholders, a height of 8 storeys had been agreed for the pavilions under the outline application, although developers had previously wanted these to be higher. Cllr Reith advised that the current application represented “development creep”. The proposed extra storeys would not be visible from close to the base of the buildings, but would be visible from a distance and would have an impact on the local area. Cllr Reith expressed concerns regarding the density of the site and that, if the extra storeys were approved on pavilions 1 and 2, they would also be likely to be approved for 3, 4 and 5, which would have an impact on the number of units proposed for Block NW if the development were to stay within the approved density. It was reported that consultation was currently taking place for further student housing on the site, which could lead to overdevelopment. Cllr Reith advised that there was a risk of repeating the mistakes of the past, where large residential blocks were constructed without the necessary community infrastructure to support them.

In response to a question from the Committee regarding Cllr Reith’s point about density, Mr Dorfman advised that, were consent granted to increase the number of units in one area of the development, the Council would negotiate with the developer to reduce the number of units in another part of the development in order to keep within the maximum number approved under the outline application. Mr Knibbs confirmed that, were this application approved and a subsequent application submitted and approved for Pavilions 3, 4 and 5, this would take the number of units to four more than the maximum agreed as part of the outline scheme, and the number of units elsewhere in the scheme would require adjustment. The Committee asked whether Cllr Reith accepted that attempts to limit the impact of the additional storeys had been made by setting these back, in response to which Cllr Reith did accept this, but that the storeys were only partially set back on the north façade, which was the aspect affecting Tottenham Marshes. In response to a question from the Committee regarding consultation, Cllr Reith stated that the developers had accepted that consultation had not been undertaken for this application. She did not know what local groups had been consulted on by the Council’s planning department, but she felt that it was not sufficient and was not as extensive as the original consultation undertaken for the outline application.

Cllr Brabazon, local resident and St Ann’s Ward Councillor, addressed the Committee in objection to the application. Cllr Brabazon advised that she was concerned about the precedent

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this application would set for Hale Wharf. Cllr Brabazon stated that there had been almost no consultation regarding this application. At the time the increase in the height of Block SE had been proposed, the reasons given for the increase had been that this was necessary due to a change in tenure and that this was the first time the reasons given this evening had been heard by local residents. Cllr Brabazon advised that the section 106 issue had dominated the issue of local regeneration, in an area with limited amenity, and that no environmental or community improvements had so far been seen as a result of the development.

In response to a question from the Committee, Cllr Brabazon advised that in her view, consultation had been very poor over the past 18 months.

Mr Simon Marks, Mr Bob Macdonald and Mr Michael Polledri addressed the Committee on behalf of the applicants. It was confirmed that the application met all of the required standards and that the quality of the design had been guided by the design code, particularly in terms of consistency and the guidance for the tops of the blocks to be sculpted and expressive. Mr Macdonald reported that 2.5 metres was the minimum distance the proposed storeys would be set back, and that in places this would be up to 5 metres. Mr Macdonald advised that the approved scheme included a parapet which was almost an additional half a storey in height. It was accepted that the proposed additional storeys would be visible from a distance, but the applicants argued that, viewed from a distance, the skyline would be dominated by the 18-storey building which had been approved, and not the extra height of the pavilions. Mr Marks advised that the proposed units exceeded the Council's and the GLA's space standards, were fully compliant with the design code and had a high degree of sustainability. The proposals would set a benchmark for the quality of housing in the development and in the local area. Mr Marks advised that the scheme should be considered on its own merits. In response to the accusation of "design creep", it was reported that when the level of affordable housing on the site had increased, the number of units had been reduced as a consequence. Mr Marks reported that £300k had been paid when the section 106 agreement had been signed, for the monitoring of the section 106, and that other aspects of the s106 had been implemented. Mr Polledri emphasised the importance of the community infrastructure to the scheme and resented any implication that payment of section 106 contributions was being avoided. It was reported that the applicant had met with the PCT on a number of occasions to discuss occupation of the health centre, and that negotiations were now taking place directly with local doctors. Mr Polledri advised the Committee that the financial climate was very challenging but that, if it were allowed to, this development would transform the local area but it must be

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sustainable in order to do that.

In response to questions from the Committee regarding the delivery of community benefits, the applicants responded that the timetable for delivery of those benefits had not changed and that they wanted all of the facilities promised to be delivered in order to create a viable community on the site. The Committee asked why s106 contributions had not been paid, in response to which Mr Marks advised that this was because of the affordable housing elements coming forward sooner than expected, which had affected the developer's ability to pay. It was reported that, once the section 106 was re-phased, payments would be delivered. It was confirmed again that the proposed re-profiling of the section 106 would be brought back to the Committee for consideration.

The Committee asked why the topography had not been taken into account at the time of the outline planning application, in response to which Mr Marks advised that the details had only become apparent at the time of the reserved matters application, after the outline permission had been granted. Mr Marks was unable to answer why the topography had not been taken into account at the time of the outline application as they had not been the applicants at that time. The Committee expressed concern that issues of height had already been considered fully by the Planning Committee at the time of the reserved matters application in 2008.

In response to a question from the Committee regarding the reason for this application, Mr Pollegri confirmed that this was in order to ensure that the scheme was deliverable and sustainable.

The Committee expressed some doubt that the proposals represented an aesthetic enhancement to the building, as it was being argued that the upper storeys would not be visible except from some distance away. Mr Macdonald advised that the proposals were more sculptural than the previous design, which was a 'sawn off' top to the buildings, and would enable a greater level of soft landscaping on the roof, creating a richer silhouette.

The applicants acknowledged the concerns raised by the objectors regarding the level of consultation, and accepted that the consultation for the outline application had been much better than for this additional application. Mr Pollegri undertook to hold meetings with local residents in future; the applicants had felt that they were being inclusive, but apologised if it was felt that they had not been.

The Committee went to view the plans of the proposals.

Committee members asked final questions of officers. In response to a question from the Committee, officers responded

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that the Planning Committee had, in August 2008, approved the proposed height of Pavilions 1 and 2 being above that agreed in the outline application on justifiable design grounds. The Committee asked again about the section 106 issues, and how this could be tied in. Mr Dorfman advised that if the application were granted, a deed of variation would be required to tie the application to the existing s106 agreement for the development as a whole. At the same time, work was ongoing to renegotiate the section 106 agreement for the whole scheme, and a report on this would be brought back to the Planning Committee for approval. It was confirmed that it could not be conditioned that approval of the scheme was dependent on the outstanding section 106 issues being fully resolved, as this was a separate issue from the application under consideration.

Cllr McNamara advised that, as Chair of this meeting, he would be writing to the Leader of the Council and Cabinet Member for Planning and Regeneration to recommend that the scope and methods for planning consultations should be reviewed and also that the existing Tottenham Hale SPD might need to be reviewed, especially in relation to any possible future developments. It would then be possible to look at ways of improving current procedures and to increase the scope for stakeholder views to be taken into consideration for the remaining future development of the Tottenham Hale area, including that of Hale Wharf.

Mr Dorfman advised that the recommendation of the report was to grant permission for two pavilions of 10 storeys each, based on the view that the impact of the proposal from both within the scheme and from outside the scheme would be negligible, subject to the conditions as set out in the report and the relevant conditions imposed on the outline planning consent. It was also recommended to agree a deed of variation to link the application to the existing section 106 agreement.

On a motion by the Chair, the Committee voted and on a vote of 7 in favour and 2 against the recommendations of the report it was:

**RESOLVED**

- i) That, subject to the conditions set out in the report, the relevant conditions imposed on the outline planning application HGY/2006/1177 and the informative from British Waterways, planning application HGY/2010/1427 be approved.
- ii) That a deed of variation be agreed to link this application with the existing section 106 agreement for Hale Village.

Conditions:

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

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

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.

4. The additional units will require 3 additional 1100 litre waste containers and 1 additional 1100 litre recycling container, the locations for these containers to be agreed with the Local Planning Authority prior to the development hereby permitted commencing.

Reason: to ensure a satisfactory level of waste provision is provided within the scheme.

INFORMATIVE: The applicant / developer should refer to the current British Waterways' "Code of Practice for Works affecting British Waterways" in order to ensure that any necessary consents are obtained ([www.britishwaterways.co.uk/media/documents/Code of Practice 2010.pdf](http://www.britishwaterways.co.uk/media/documents/Code_of_Practice_2010.pdf)).

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

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|              | not to result in any adverse effects on the development or surrounding area in line with the relevant policies of the London Plan 2008 and the saved policies of the Unitary Development Plan 2006.<br><br>Section 106: Yes |  |
| <b>PC85.</b> | <b>DATE OF NEXT MEETING</b><br><br>Monday, 8 November 2010 at 7pm.  |  |

COUNCILLOR STUART MCNAMARA

Chair

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

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

| <b>MINUTE NO.</b> | <b>SUBJECT/DECISION</b>  | <b>ACTION BY</b> |
|-------------------|--|------------------|
| <b>PC86.</b>      | <p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Reece, for whom Cllr Wilson was substituting.</p>   |                  |
| <b>PC87.</b>      | <p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>   |                  |
| <b>PC88.</b>      | <p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Christophides declared a personal interest in respect of agenda item 16, 6-8 Brownlow Road, as she was Ward Councillor for this area.</p>   |                  |
| <b>PC89.</b>      | <p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>   |                  |
| <b>PC90.</b>      | <p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the Planning Committee held on 11 October and the special Planning Committee held on 30 September 2010 be approved and signed by the respective Chairs.</p>                                      |                  |
| <b>PC91.</b>      | <p><b>APPEAL DECISIONS</b></p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during September 2010.</p> <p><b>NOTED</b></p>   |                  |
| <b>PC92.</b>      | <p><b>DELEGATED DECISIONS</b></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 20 September 2010 and 17 October 2010.</p> <p><b>NOTED</b></p> |                  |

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| <p><b>PC93.</b></p> | <p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement. It was emphasised that the Council was being successful in more planning appeals than it was unsuccessful, and officers were thanked for their work in this area.</p> <p>In response to a question from the Committee regarding whether the decisions that were appealed were made under delegated powers or by the Committee, it was reported that almost all refusals were managed under delegated powers. The Committee asked whether any work was undertaken to identify the reasons why appeal decisions went against the Council, in order to improve the success rate further, and it was agreed that this would be looked into and a report would be brought back to the Committee. The Committee also suggested that planning reports should include information on any appeal decisions which might be relevant to the case under consideration, for example relating to similar sites or developments.</p> <p><b>NOTED</b></p> |  |
| <p><b>PC94.</b></p> | <p><b>TREE PRESERVATION ORDERS</b></p> <p>The Committee considered a report recommending a Tree Preservation Order at land adjacent to 36 Arnold Road N15. In response to a question from the Committee, it was confirmed that Tree Preservation Orders were not time-limited, and would remain in force in perpetuity.</p> <p><b>RESOLVED</b></p> <p>That the Tree Preservation Order be confirmed.</p>   |  |
| <p><b>PC95.</b></p> | <p><b>COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE N8 8EY</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all the relevant planning factors and policies.</p> <p>The Planning Officer gave an outline of the report, outlining the key points, and took questions from the Committee. In relation to the Equalities Impact Assessment for the site, the Committee was advised that the potential impact of the application had been considered, including in relation to section 71 of the Race Relations Act 1976, and that it was not considered that the proposal would significantly impact on any group in respect of race, gender, religion, age or sexual orientation. The Committee then examined the plans.</p>   |  |

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In response to questions from the Committee regarding the equalities impact assessment, the Planning Officer advised that groups would be positively encouraged to use the facilities under the terms of the grant from England Squash and Racquetball. The Committee requested that the club be required to have someone on duty to respond to complaints regarding parking by visitors to the club, with the authority to require cars to be moved as necessary. It was agreed that this could be incorporated into the Travel Plan. In response to a question from the Committee regarding the colour of the central portico of the proposed structure, it was reported that this would be governed by condition and the local authority would work with the applicant to ensure a suitable colour was employed.

**RESOLVED**

That, subject to conditions, planning application HGY/2010/1365 be approved.

Conditions:

**IMPLEMENTATION**

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

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

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

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

**EXTERNAL APPEARANCE**

3. 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

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and to assess the suitability of the samples submitted in the interests of visual amenity.

**CONSTRUCTION**

4. 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.

**HOURS OF OPERATION**

5. The use hereby permitted shall not be operated before 0800 or after 2200 hours on Monday to Saturdays or before 1000 hours and 1800 on Sundays and Bank Holidays.

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

**SUSTAINABILITY**

6. The applicant submits a Travel plan to the Local Planning Authority which is too agreed in writing prior to the additional courts being put into use.

Reason: to promote travel by sustainable modes of transport to and from the site.

7. The applicant to submit plans for the provision of a minimum of 16 (sixteen) cycle racks which shall be enclosed under a shelter.

Reason: To improve the conditions for cyclists at this location.

**REASONS FOR APPROVAL**

The proposal provides additional and improved facilities that will be accessible to local Schools and the Community. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.

Section 106: No

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| <p><b>PC96.</b></p> | <p><b>COOLHURST LAWN TENNIS AND SQUASH RACQUETS CLUB, COURTSIDE, N8 8EY</b></p> <p>The Committee considered a report, previously circulated, for Conservation Area consent, which gave details of the application, planning history and relevant factors and policies.</p> <p><b>RESOLVED</b></p> <p>That, subject to conditions, Conservation Area consent for application HGY/2010/1366 be approved.</p> <p>Conditions:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>The proposal is considered to accord with the provisions of Policy CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p> |  |
| <p><b>PC97.</b></p> | <p><b>6-8 BROWNLOW ROAD, N11 2DE</b></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the consultation, the site and its environment, planning history and all relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report outlining the key points, and took questions from the Committee. The Planning Officer advised that the wording of the description of the proposal should be amended to read "Demolition of existing buildings and erection of a three story building with recessed top floor to provide 8 x two bed flats". The Committee was also advised that conditions 9, 13, 14, 15 and 16 should be deleted from the report, as these were not applicable. It was also noted that the planning application mentioned at the end of the planning history was not withdrawn as stated, but had been refused by the Council. In</p>  |  |

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relation to the Equalities Impact Assessment for the site, the Committee was advised that the potential impact of the application had been considered, including in relation to section 71 of the Race Relations Act 1976, and that it was not considered that the proposals would significantly impact on any group in respect of race, gender, religion, age or sexual orientation.

The Committee asked whether it would be possible to include a condition that additional trees be planted for screening purposes, in response to some of the objections submitted, and it was agreed that this could be added as an informative. In response to questions from the Committee regarding clarification of the section 106 and section 278 contributions in relation to the application, it was reported that £25k s106 money was required for education, and that a separate £25k was required for works to the highways. It was agreed that the recommendation of the report should be amended to include the requirement for £25k s278 money as an estimated amount, as such contributions could vary.

**RESOLVED**

That, subject to conditions and subject to a pre-condition that the applicant shall first have entered into a combined agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (as amended), Section 16 of the Greater London Council (General Powers) Act 1974 and Section 278 of the Highways Act 1980, planning application HGY/2010/1444 be approved.

Conditions:

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

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

2. No development is to begin or material operation carried out with the intention of implementing this planning permission unless the developer has first entered into an agreement with the Council made pursuant to Section 278 of the Highways Act 1980, to provide for a full scheme of works for the highway improvements to assist pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of the existing vehicle cross over.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for

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pedestrians and cyclists along Brownlow Road.

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

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

**EXTERNAL APPEARANCE / SITE LAYOUT**

4. Notwithstanding the approved plans, no development shall commence until precise details of the front, side and rear elevations on drawings at a scale of 1:20 showing details which include fenestration, balconies, and location of guttering and pipework, have been submitted to, approved in writing, 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

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

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

6. Details of a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

7. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development.

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Reason: To ensure a satisfactory appearance for the development.

8. 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 to include 2 x 1100ltr refuse bins and 1 x 1100ltr recycling bins. Each 2 bed flat will require space for 1 x organic waste caddy, 1 x green recycling box and 1 x garden waste bags, 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**

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

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

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

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

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

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



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INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least 8 weeks before completion of the development to arrange allocation of suitable address(es).

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: 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 implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Councils Building Control Division, 639 High Road, N17 8BD (tel. 020 8489 5504).

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 applicant is advised that in the interest of the amenity of surrounding residents, a tree planting scheme shall be carried out along the rear boundary of the site. The applicant should consult the Council Arboriculturalist on Tel: 020 8489 5657

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|                     | <p>in order to ensure that suitable number and species of trees are planted along the boundary in order to provide a visual screen.</p> <p>REASONS FOR APPROVAL</p> <p>Whilst the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the block of flats are considered sensitive to its surrounding and character of the area and will provide good quality residential units. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).</p> <p>Section 106: Yes</p>   |  |
| <p><b>PC98.</b></p> | <p><b>HOUSE EXTENSIONS IN SOUTH TOTTENHAM<br/>SUPPLEMENTARY PLANNING DOCUMENT</b></p> <p>The Committee considered a report on the adoption of the “House Extensions in South Tottenham” Supplementary Planning Document following approval by Cabinet on 12<sup>th</sup> October. The SPD set out design guidance for house extensions in the area, which had a history of unacceptable extensions. The Committee noted that this is now the adopted guidance for house extensions in the areas defined in the SPD.</p> <p>The Committee welcomed the clear visual examples set out in the SPD, and requested that more of these types of examples should be included in design guidance provided by the Council, as they were very useful. It was agreed that this recommendation would be taken on board when producing future guidance. In response to a question from the Committee, it was confirmed that the SPD was available online, and could be provided in hard copy to members of the public by the planning department on request. The Committee asked what would happen to existing extensions which were felt to be inappropriate; it was confirmed that these would remain, however it was envisaged that in due course these would be replaced by extensions in accordance with the design guidelines.</p> <p>The Committee welcomed the report. It was confirmed that officers would respond to the Committee on the design considerations behind what was considered to be acceptable and unacceptable options for bays windows, as shown in diagram 7 in</p> |  |

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|               | <p>paragraph 3.9 of the SPD, in response to a query from the Committee.</p> <p><b>NOTED</b></p>  |  |
| <b>PC99.</b>  | <p><b>DRAFT SUSTAINABLE DESIGN AND CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT</b></p> <p>The Committee considered a report on the draft “Sustainable Design and Construction” supplementary planning document, which was approved for public consultation by the Cabinet on 12<sup>th</sup> October 2010; the consultation would run from 4<sup>th</sup> November 2010 to 27<sup>th</sup> January 2011.</p> <p>The Committee noted that there were few illustrations within what was a lengthy document, in response to which it was reported that officers were working on providing appropriate illustrations, and these would be incorporated into the final version for clarity. The Committee expressed concern regarding the proposals for district energy systems, as these had previously been discontinued as it was found that excessive heat was being lost into the streets. It was reported that technology had improved significantly to prevent heat loss, and assurance was given that the streets would not end up being heated as occurred in the past; the report aimed to set out for developers the options available to them, including district energy systems.</p> <p>In response to a question from the Committee, it was anticipated that the final SPD would be brought to the Cabinet for approval and adoption in March 2011.</p> <p><b>NOTED</b></p> |  |
| <b>PC100.</b> | <p><b>PLANNING OBLIGATIONS (SECTION 106 AGREEMENTS)</b></p> <p>Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, presented the report on Haringey’s Section 106 (s106) policy and guidance, the s106 agreements signed and administered between 2005 and 2010 by the Planning and Regeneration Service, and the distribution of the s106 funds that have been received by the Council. In respect of the £1.1m s106 contribution that had been received but not spent in respect of the Heartlands school development, it was reported that specific proposals needed to be developed in consultation with the local community, and that these would then be presented to the Cabinet for approval. Mr Dorfman advised that a report on the s106 agreement for the GLS Depot site, Hale Village, would be brought to the Committee for consideration before the end of the current financial year. Mr Dorfman thanked officers for the significant work which had gone into compiling the report, and advised members that officers could provide detailed information on aspects of s106 matters if requested.</p>  |  |

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The Committee asked about the current situation in respect of the Hale Village s106 agreement. Mr Dorfman advised that the Council was actively engaged with the applicant, and that there was no prospect of the contribution already paid being withdrawn. It was reported that the contribution requested had been for general infrastructure works, and that consultation with the local community would be necessary to develop specific proposals. It was confirmed that only £300k of the s106 for Hale Village had been received so far, and that £3.4m of funding had been triggered but not yet received. The amount received had been used as a contribution towards the monitoring of s106 agreements, and it was confirmed that this was borough-wide. The total s106 contribution negotiated for the whole site was £7.8m. It was reported that the Committee had so far agreed to support the progress of the development without enforcing the s106 contributions due, to ensure that the development was delivered. A report on the re-profiling of the s106 agreement would be presented to the Committee in the next few months. In response to a further question regarding the current position, Mr Dorfman agreed to circulate the Heads of Terms and trigger dates for the current agreement, and the changes currently being negotiated, to all Committee Members.

The Committee welcome the graphic representations in the report of where s106 contributions had been spent and the developments the agreements related to, as these made the information clear and comprehensible, and would enable members to ask questions of the Cabinet.

The Committee asked how the proposed Community Infrastructure Levy (CIL) would affect the Council's s106 policies, in response to which Mr Dorfman reported that the CIL would have a significant impact, as s106 contributions would apply to affordable housing and site compliance matters only, and all community benefits would be funded via the CIL. Details would not, however, be known until the Localism and Decentralisation Bill was produced. It was reported that preparations would be needed for the implementation of the CIL, and work had already begun on developing a charging schedule. Details such as the point at which payment would be due would need to be worked up, and all these issues were being looked into. It was anticipated that the new system would be in place by 2012/13, and it was hoped that this would address some of the issues regarding the reliability of the receipt of s106 money, as CIL would make contribution requirements clear to applicants at an early stage.

In response to a question from the Committee regarding the received but unspent s106 contributions in 2008/09 and 2009/10, Mr Dorfman agreed to provide this information outside the meeting. The Committee asked what expertise the Council had

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|               | <p>recourse to in assessing developers' claims that contributions could not be paid as negotiated, in response to which Mr Dorfman reported that this was a skill set the Council was looking to improve on. At present, a consultant was employed to provide this expertise and also to provide training to Council officers around these issues. It was suggested that Members could also receive training around these issues, and Mr Dorfman agreed to look into this.</p> <p><b>NOTED</b></p> |  |
| <b>PC101.</b> | <p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>  |  |
| <b>PC102.</b> | <p><b>DATE OF NEXT MEETING</b></p> <p>Monday, 13 December 2010, 7pm.</p> <p>The meeting closed at 20:55hrs.</p>  |  |

COUNCILLOR SHEILA PEACOCK

Chair

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Agenda item:

[ ]

**Planning Committee** **On 13<sup>th</sup> December 2010**

|  |                                       |
|--|---------------------------------------|
| Report Title: <b>Appeal decisions determined during October 2010</b>   |                                       |
| Report of: <b>Niall Bolger Director of Urban Environment</b>   |                                       |
| Wards(s) affected: <b>All</b>  | Report for: <b>Planning Committee</b> |
| <p><b>1. Purpose</b><br/>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during October 2010.</p>  |                                       |
| <p><b>2. Summary</b><br/>Reports outcome of 12 planning appeal decisions determined by the Department for Communities and Local Government during October 2010 of which 2 (17%) were allowed and 10 (83%) were dismissed.</p>  |                                       |
| <p><b>3. Recommendations</b><br/>That the report be noted.</p>   |                                       |
| <p>Report Authorised by: <i>Paul Smith</i><br/> <i>PP</i> <b>Marc Dorfman</b><br/> <b>Assistant Director Planning &amp; Regeneration</b></p>   |                                       |
| <p>Contact Officer: <b>Ahmet Altinsoy</b><br/> <b>Development Management Support Team Leader</b> <b>Tel: 020 8489 5114</b></p>   |                                       |
| <p><b>4. Local Government (Access to Information) Act 1985</b><br/> Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to ‘planning’ and ‘view planning applications’ to find the application search facility. Enter the application reference number or site address to retrieve the case details.<br/> The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p> |                                       |

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**APPEAL DECISION OCTOBER 2010**

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Ward:</b>             | <b>Bounds Green</b>             |
| <b>Reference Number:</b> | <b>HGY/2010/0148 &amp; 0149</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>                |

**12B Thorold Road N22 8YE**

**Proposal:**

Appeal A:

Listed Building Consent for demolition of an existing single storey commercial building used as a builders office and yard and erection of a new block of six dwellings comprising 1 x 2 bedroom flats and 5 x 1 bedroom flats

Appeal B:

Demolition of an existing single storey commercial building used as a builders office and yard and erection of a new block of six dwellings comprising 1 x 2 bedroom flats and 5 x 1 bedroom flats.

**Type of Appeal:**

Informal Hearing

**Issues:**

Appeal A:

Whether or not the proposed demolition would preserve or enhance the character or appearance of the Bowes Park Conservation Area

Appeal B:

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

The effect on the living conditions of nearby residential occupiers in terms of outlook, privacy and noise and disturbance

The effect on on-street parking in the vicinity

Whether the proposed development would provide an adequate standard of amenity for future occupiers

**Result:**

Appeal A - **Allowed** 7 October 2010

Appeal B – **Dismissed** 7 October 2010

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| <b>Ward:</b>             | <b>Bounds Green</b>  |
| <b>Reference Number:</b> | <b>HGY/2009/2142</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Land Rear of 101 Truro Road N22 8DS**

**Proposal:**

Demolition of two existing garages and erection of part single/part two storey dwelling house

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the area including the adjacent Bowes Park Conservation Area

The effect of the proposed development on the living conditions of nearby residents with particular reference to visual intrusion

The effect of the proposed development on the neighbouring trees

**Result:**

Appeal **Dismissed** 5 October 2010

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| <b>Ward:</b>             | <b>Bruce Grove</b>   |
| <b>Reference Number:</b> | <b>HGY/2009/1035</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**55 Elsdon Road N17**

**Proposal:**

Conversion of building into 2 x 1 bed self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

Whether the conversion of the property into two flats is consistent with planning policies that seek to provide single family dwellings in the Borough

The impact of the development on the character and appearance of the street scene

**Result:**

Appeal **Dismissed** 13 October 2010

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| <b>Ward:</b>             | <b>Bruce Grove</b>   |
| <b>Reference Number:</b> | <b>HGY/2009/1681</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**292 Mount Pleasant Road N17 6HA****Proposal:**

Conversion into 2 x 2 bedroom flats

**Type of Appeal:**

Written Representation

**Issues:**

The implication of the proposal for the housing mix in the area

The effect on the living conditions of nearby residents and on street parking

**Result:**

Appeal **Dismissed** 18 October 2010

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| <b>Ward:</b>             | <b>Fortis Green</b>  |
| <b>Reference Number:</b> | <b>HGY/2009/1897</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**320A Dukes Mews N10****Proposal:**

Change of use from B1 (offices) to Sui Generis (radio controlled minicab office) to open 24 hours per day, seven days per week

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed use on the living conditions of neighbouring residents with particular reference to noise and disturbance

The effect of the proposed use on the character and appearance of the Muswell Hill Conservation Area

**Result:**

Appeal **Dismissed** 5 October 2010

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| <b>Ward:</b>             | <b>Harringay</b>     |
| <b>Reference Number:</b> | <b>HGY/2010/0182</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**107 Frobisher Road N8 0QU**

**Proposal:**

Conversion of two non self contained flats into two self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

The implications of the proposal for the living conditions of nearby residents and the potential to add to existing parking problems in the area

**Result:**

Appeal **Allowed** 18 October 2010  
Appeal for Costs Allowed 18 October 2010

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| <b>Ward:</b>             | <b>Harringay</b>     |
| <b>Reference Number:</b> | <b>HGY/2009/1949</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**349 Wightman Road N8 0NA**

**Proposal:**

Conversion of existing bed sits into three self contained flats comprising 2 x 2 bedroom flats and 1 x 1 bedroom flat

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character of the local area with particular reference to parking conditions

**Result:**

Appeal **Dismissed** 11 October 2010  
Appeal for Costs

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Highgate</b>      |
| <b>Reference Number:</b> | <b>HGY/2010/0481</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**1B Cholmeley Park N6 5ET**

**Proposal:**

Alterations to unauthorised unit into self contained residential one bedroom (1 person) flat

**Type of Appeal:**

Written Representation

**Issues:**

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

Whether the proposal would provide satisfactory living conditions for future occupiers

**Result:**

Appeal **Dismissed** 18 October 2010

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Highgate</b>      |
| <b>Reference Number:</b> | <b>HGY/2009/1910</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**32 Cholmeley Park N6 5EU**

**Proposal:**

Conversion of an existing unused garage into a caretaker flat

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed conversion on the character and appearance of the Highgate Conservation Area

**Result:**

Appeal **Dismissed** 29 October 2010

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Ward:</b>             | <b>Highgate</b>                 |
| <b>Reference Number:</b> | <b>HGY/2009/2090 &amp; 2091</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>                |

**42 Stormont Road N6 4NP**

**Proposal:**

Appeal A:

Demolition of the existing single family dwelling which is currently two storeys high with rooms in the roof. This dwelling is to be replaced with a new single family dwelling which is two storeys high with rooms in the roof

Appeal B:

Conservation Area Consent for demolition of the existing single family dwelling which is currently two storeys high with rooms in the roof. This dwelling is to be replaced with a new single family dwelling which is two storeys high with rooms in the roof

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Both Appeals **Dismissed** 22 October 2010



Haringey Council

Agenda item:

[ ]

|                           |   |
|---------------------------|---|
| <b>Planning Committee</b> | <b>On 13<sup>th</sup> December 2010</b> |
|---------------------------|---|

|  |                                       |                                       |
|--|---------------------------------------|---------------------------------------|
| Report Title: <b>Decisions made under delegated powers between 18 October 2010 and 21 November 2010</b>  |                                       |                                       |
| Report of: <b>Niall Bolger Director of Urban Environment</b>   |                                       |                                       |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: <b>All</b></td> <td style="width: 50%; padding: 5px;">Report for: <b>Planning Committee</b></td> </tr> </table>   | Wards(s) affected: <b>All</b>         | Report for: <b>Planning Committee</b> |
| Wards(s) affected: <b>All</b>  | Report for: <b>Planning Committee</b> |                                       |
| <b>1. Purpose</b><br>To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.  |                                       |                                       |
| <b>2. Summary</b><br>The applications listed were determined between 18 October 2010 and 21 November 2010.   |                                       |                                       |
| <b>3. Recommendations</b><br>See following reports. <div style="text-align: center; margin-top: 10px;"> </div>   |                                       |                                       |
| Report Authorised by: .....<br><div style="text-align: center; margin-top: 10px;"> <b>Marc Dorfman</b><br/> <b>Assistant Director Planning &amp; Regeneration</b> </div>   |                                       |                                       |
| Contact Officer: <b>Ahmet Altinsoy</b><br><b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span>   |                                       |                                       |
| <b>4. Local Government (Access to Information) Act 1985</b><br>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.<br><br>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 18/10/2010 AND 21/11/2010

#### BACKGROUND PAPERS

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

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

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

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

**WARD: Alexandra**

|                 |   |          |                |                |            |
|-----------------|---|----------|----------------|----------------|------------|
| Application No: | <b>HGY/2010/1397</b>  | Officer: | Valerie Okeiyi | Decision Date: | 19/10/2010 |
| Decision:       | GTD   |          |                |                |            |
| Location:       | 55 Dagmar Road N22 7RT  |          |                |                |            |
| Proposal:       | Erection of rear dormer and insertion of 1 x velux window to front roofslope  |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1564</b>  | Officer: | Jill Warren    | Decision Date: | 10/11/2010 |
| Decision:       | PERM DEV  |          |                |                |            |
| Location:       | 58 Muswell Avenue N10 2EL   |          |                |                |            |
| Proposal:       | Demolition of existing rear shed and erection of new shed.  |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1591</b>  | Officer: | Ruma Nowaz     | Decision Date: | 22/10/2010 |
| Decision:       | GTD   |          |                |                |            |
| Location:       | 82 Coniston Road N10 2BN  |          |                |                |            |
| Proposal:       | Erection of single storey rear extension, creation of front lightwell, erection of 2 x dormer windows with insertion of conservation rooflights to front roofslope. |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1627</b>  | Officer: | Valerie Okeiyi | Decision Date: | 02/11/2010 |
| Decision:       | GTD   |          |                |                |            |
| Location:       | 162 Albert Road N22 7AH   |          |                |                |            |
| Proposal:       | Replacement of existing shed in rear garden with new wooden shed  |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1636</b>  | Officer: | Valerie Okeiyi | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                |                |            |
| Location:       | 5, 6,10,15,16, 18 Albert Close N22 7AL  |          |                |                |            |
| Proposal:       | Replacement of existing windows with double glazed UPVC windows   |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1721</b>  | Officer: | Valerie Okeiyi | Decision Date: | 17/11/2010 |
| Decision:       | REF   |          |                |                |            |
| Location:       | 92 Palace Gates Road N22 7BL  |          |                |                |            |
| Proposal:       | Formation of vehicle crossover  |          |                |                |            |
|                 |   |          |                |                |            |
| Application No: | <b>HGY/2010/1725</b>  | Officer: | Valerie Okeiyi | Decision Date: | 16/11/2010 |
| Decision:       | GTD   |          |                |                |            |
| Location:       | First Floor Flat, 19 Harcourt Road N22 7XW  |          |                |                |            |
| Proposal:       | Application for new planning permission to replace an extant planning permission HGY/2007/1839 for erection of rear dormer window                                   |          |                |                |            |

**WARD: Bounds Green**

|                 |  |          |                 |                |            |
|-----------------|--|----------|-----------------|----------------|------------|
| Application No: | <b>HGY/2010/1490</b>   | Officer: | Matthew Gunning | Decision Date: | 10/11/2010 |
| Decision:       | GTD  |          |                 |                |            |
| Location:       | 363 High Road N22 8JA  |          |                 |                |            |
| Proposal:       | Amendments to planning permission HGY/2006/1214 to relocate 3 x one bed flats to first and second floors only. |          |                 |                |            |

Application No: **HGY/2010/1560** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 28/10/2010  
Location: 3 Sidney Road N22 8LT  
Proposal: Conversion of existing property into two self contained flats and erection of single storey rear extension.

Application No: **HGY/2010/1596** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 124 Myddleton Road N22 8NQ  
Proposal: Installation of slide arm shop blind.

Application No: **HGY/2010/1597** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 116 Myddleton Road N22 8NQ  
Proposal: Installation of slide arm shop blind.

Application No: **HGY/2010/1598** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 112 Myddleton Road N22 8NQ  
Proposal: Installation of traditional slide arm blind.

Application No: **HGY/2010/1599** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 132 Myddleton Road N22 8NQ  
Proposal: Installation of traditional shop blind.

Application No: **HGY/2010/1600** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 143 Myddleton Road N22 8NG  
Proposal: Installation of slide arm blind.

Application No: **HGY/2010/1601** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 128 Myddleton Road N22 8NQ  
Proposal: Installation of traditional slide arm shop blind to front elevation.

Application No: **HGY/2010/1602** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 107 Myddleton Road N22 8NE  
Proposal: Installation of traditional slide arm shop blind.

Application No: **HGY/2010/1629** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/10/2010  
Location: 130 Myddleton Road N22 8NQ  
Proposal: Installation of slide arm shop blind.

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|                 |  |                |                   |
|-----------------|--|----------------|-------------------|
| Application No: | <b>HGY/2010/1645</b>   | Officer:       | Sarah Madondo     |
| Decision:       | PERM DEV   | Decision Date: | 05/11/2010        |
| Location:       | 14 Northcott Avenue N22 7DB  |                |                   |
| Proposal:       | Erection of single storey rear extension and erection of rear dormer window with insertion of 2 x rooflights to front roofslope to facilitate a loft conversion. |                |                   |
| Application No: | <b>HGY/2010/1671</b>   | Officer:       | Ruma Nowaz        |
| Decision:       | GTD  | Decision Date: | 12/11/2010        |
| Location:       | 7 Durnsford Road N11 2EP   |                |                   |
| Proposal:       | Retention of 3 angled velux windows on roof of existing rear extension   |                |                   |
| Application No: | <b>HGY/2010/1688</b>   | Officer:       | Valerie Okeiyi    |
| Decision:       | PERM DEV   | Decision Date: | 12/11/2010        |
| Location:       | 59 Sidney Road N22 8LT   |                |                   |
| Proposal:       | Erection of rear dormer window with insertion of 1 rooflight to front elevation to facilitate a loft conversion  |                |                   |
| Application No: | <b>HGY/2010/1711</b>   | Officer:       | Michelle Bradshaw |
| Decision:       | GTD  | Decision Date: | 26/10/2010        |
| Location:       | 136 Myddleton Road N22 8NQ   |                |                   |
| Proposal:       | Installation of a traditional slide-arm blind onto a shop front.   |                |                   |
| Application No: | <b>HGY/2010/1787</b>   | Officer:       | Michelle Bradshaw |
| Decision:       | GTD  | Decision Date: | 26/10/2010        |
| Location:       | 64 Myddleton Road N22 8NW  |                |                   |
| Proposal:       | Installation of traditional slide arm shop blind.  |                |                   |

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**WARD: Bruce Grove**


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|                 |  |                |             |
|-----------------|--|----------------|-------------|
| Application No: | <b>HGY/2010/1571</b>   | Officer:       | Ruma Nowaz  |
| Decision:       | REF  | Decision Date: | 29/10/2010  |
| Location:       | 207 Mount Pleasant Road N17 6JH  |                |             |
| Proposal:       | Installation of rear external staircase.   |                |             |
| Application No: | <b>HGY/2010/1572</b>   | Officer:       | Ruma Nowaz  |
| Decision:       | REF  | Decision Date: | 29/10/2010  |
| Location:       | 207 Mount Pleasant Road N17 6JH  |                |             |
| Proposal:       | Erection of rear balcony   |                |             |
| Application No: | <b>HGY/2010/1574</b>   | Officer:       | Jill Warren |
| Decision:       | PERM DEV   | Decision Date: | 01/11/2010  |
| Location:       | 117 Clonmell Road N17 6JT  |                |             |
| Proposal:       | Erection of rear dormer window with insertion of 2 x rooflights to front elevation |                |             |

Application No: **HGY/2010/1754** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 17/11/2010  
 Location: Flat 1-31 Brookside House 195 Lordship Lane N17 6LZ  
 Proposal: Replacement of existing windows timber/PVCU windows with PVCU windows

Application No: **HGY/2010/1891** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 02/11/2010  
 Location: Land Rear of Eleanor Close N15  
 Proposal: Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2009/1954.

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**WARD: Crouch End**


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Application No: **HGY/2010/1521** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 19/10/2010  
 Location: Kingsmead Court, 15-17 Avenue Road N6 5DU  
 Proposal: Replacement of existing timber windows with new PVC-U framed double glazed windows.

Application No: **HGY/2010/1535** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 11/11/2010  
 Location: Fitzroy Court, 57-59 Shepherds Hill N6 5RD  
 Proposal: Tree works to include crown reduction by 10% to 1 x Oak tree, by 15% to 1 x Horse Chestnut tree and by 15% to 1 x Oak tree.

Application No: **HGY/2010/1538** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 25/10/2010  
 Location: 75 Cecile Park N8 9AR  
 Proposal: Erection of front and rear dormer window

Application No: **HGY/2010/1548** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 25/10/2010  
 Location: 34 Middle Lane N8 8PL  
 Proposal: Change of use from A1 (Shop) to D1 (Non-residential institutions).

Application No: **HGY/2010/1549** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 26/10/2010  
 Location: 34 Middle Lane N8 8PL  
 Proposal: Display of 2 x externally illuminated fascia signs.

Application No: **HGY/2010/1570** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 29/10/2010  
 Location: Flat 1, 3 Clifton Road N8 8HY  
 Proposal: Erection of single storey rear extension.

|                 |   |          |                       |                |            |
|-----------------|---|----------|-----------------------|----------------|------------|
| Application No: | <b>HGY/2010/1587</b>  | Officer: | Jeffrey Holt          | Decision Date: | 18/10/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | Flat C, 27 Fairfield Gardens N8 9DD   |          |                       |                |            |
| Proposal:       | Replacement of existing windows with double glazed sash windows   |          |                       |                |            |
| Application No: | <b>HGY/2010/1632</b>  | Officer: | Oliver Christian      | Decision Date: | 25/10/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | Rear of 28 Coolhurst Road N8 8EL  |          |                       |                |            |
| Proposal:       | Approval of details pursuant to Condition 4 (planting of trees / shrubs), 8 (boundary treatment) and 10 (levels of all thresholds) attached to planning reference HGY/2006/0522.          |          |                       |                |            |
| Application No: | <b>HGY/2010/1633</b>  | Officer: | Jeffrey Holt          | Decision Date: | 18/10/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 29 Claremont Road N6 5DA  |          |                       |                |            |
| Proposal:       | Demolition of existing rear single storey extension and erection of new single storey rear extension with rooflight over  |          |                       |                |            |
| Application No: | <b>HGY/2010/1639</b>  | Officer: | Jeffrey Holt          | Decision Date: | 09/11/2010 |
| Decision:       | REF   |          |                       |                |            |
| Location:       | 31 Womersley Road N8 9AP  |          |                       |                |            |
| Proposal:       | Retrospective planning application for retention of existing solar panels.  |          |                       |                |            |
| Application No: | <b>HGY/2010/1658</b>  | Officer: | John Ogenga P'Lakop   | Decision Date: | 09/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 63 Claremont Road N6 5BZ  |          |                       |                |            |
| Proposal:       | Erection of rear first floor extension and replacement of existing rear conservatory with new conservatory of same size. Changing of existing concrete roof tiles back to original slate. |          |                       |                |            |
| Application No: | <b>HGY/2010/1691</b>  | Officer: | Elizabeth Ennin-Gyasi | Decision Date: | 16/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 9 Shepherds Hill N6 5QJ   |          |                       |                |            |
| Proposal:       | 5 x Sycamore - fell 5 smallest trees  |          |                       |                |            |
| Application No: | <b>HGY/2010/1694</b>  | Officer: | John Ogenga P'Lakop   | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 106 Priory Gardens N6 5QT   |          |                       |                |            |
| Proposal:       | Tree works to include felling of 1 x Sycamore tree  |          |                       |                |            |
| Application No: | <b>HGY/2010/1720</b>  | Officer: | Oliver Christian      | Decision Date: | 16/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 4 Courtside N8 8EW  |          |                       |                |            |
| Proposal:       | Conversion of the integral garage into a utility room and enlargement of existing storage shed (Certificate of Lawfulness)  |          |                       |                |            |
| Application No: | <b>HGY/2010/1735</b>  | Officer: | John Ogenga P'Lakop   | Decision Date: | 11/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 28 Coolhurst Road N8 8EL  |          |                       |                |            |
| Proposal:       | Tree works to include crown reduction by 20% 1 x Lime tree.   |          |                       |                |            |

Application No: **HGY/2010/1751** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 17/11/2010  
 Location: 2 Primezone Mews N8 9HY  
 Proposal: Insertion of additional rooflight and relocation of existing rooflight on rear elevation

Application No: **HGY/2010/1796** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 17/11/2010  
 Location: 30 Landrock Road N8 9HL  
 Proposal: Amendments to approved planning application reference HGY/2009/1202 for insertion of additional rooflight to front elevation, enlargement of dormer window, excavating / reducing the floor level of the existing basement, reducing the front garden level with the associated installation of new bay window.

Application No: **HGY/2010/1816** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 51 Glasslyn Road N8 8RJ  
 Proposal: Erection of ground floor extension, alterations, repairs and associated external works

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**WARD: Fortis Green**


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Application No: **HGY/2010/1258** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 10/11/2010  
 Location: 438 Muswell Hill Broadway N10 6FH  
 Proposal: Change of use from A1 (Shop) to D1 (Dental Practice) including installation of new shopfront with internal alterations.

Application No: **HGY/2010/1395** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 26/10/2010  
 Location: 7 Queens Avenue N10 3PE  
 Proposal: Tree works to include crown reduction by 25% of 1 x Yew tree in rear garden.

Application No: **HGY/2010/1515** Officer: Ruma Nowaz  
 Decision: PERM REQ Decision Date: 28/10/2010  
 Location: Gilson Place, Coppetts Road N10  
 Proposal: Replacement of existing garage door with a large window and erection of dwarf wall (Certificate of Lawfulness).

Application No: **HGY/2010/1588** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 02/11/2010  
 Location: 291 Muswell Hill Broadway N10 1BY  
 Proposal: Installation of new entrance to existing shopfront and new awning

Application No: **HGY/2010/1589** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 02/11/2010  
 Location: 291 Muswell Hill Broadway N10 1BY  
 Proposal: Display of 2 x externally illuminated fascia signs, 1 x internally illuminated hanging sign and 1 x internally illuminated wall mounted menu sign

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Application No: **HGY/2010/1610** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 18/10/2010  
 Location: 36 Leaside Avenue N10 3BU  
 Proposal: Non-material amendment following a grant of planning permission HGY/2010/0281 to insert one additional conservation style rooflight to front elevation

Application No: **HGY/2010/1617** Officer: Subash Jain  
 Decision: GTD Decision Date: 29/10/2010  
 Location: 8C Tuscany House, Annington Road N2 9NB  
 Proposal: Conversion of a storage area and sanitary facilities into a one bedroom flat.

Application No: **HGY/2010/1692** Officer: Jill Warren  
 Decision: GTD Decision Date: 16/11/2010  
 Location: 27 Beech Drive N2 9NX  
 Proposal: Tree works to include crown reduction by 30% of 1 x Oak tree

Application No: **HGY/2010/1716** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/11/2010  
 Location: 51 Queens Avenue N10 3PE  
 Proposal: Joining of two rear lightwells and installation of fire escape stairs to rear garden

Application No: **HGY/2010/1723** Officer: Subash Jain  
 Decision: GTD Decision Date: 16/11/2010  
 Location: 328-330 Muswell Hill Broadway N10 1DJ  
 Proposal: Installation of new shop front including minor alterations for new entrance to existing shop front

Application No: **HGY/2010/1724** Officer: Subash Jain  
 Decision: GTD Decision Date: 16/11/2010  
 Location: 328-330 Muswell Hill Broadway N10 1DJ  
 Proposal: Display of 1 x non illuminated fascia sign

Application No: **HGY/2010/1771** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 17/11/2010  
 Location: 16 Osier Crescent N10 1QU  
 Proposal: Erection of side / rear dormer window with insertion of 1 x Conservation rooflight to front elevation to facilitate a loft conversion

Application No: **HGY/2010/1841** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 1-34 Keynes Close N2 9NE  
 Proposal: Replacement of existing timber/PVCu windows with PVCu white windows

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|                 |  |          |                       |                |            |
|-----------------|--|----------|-----------------------|----------------|------------|
| Application No: | <b>HGY/2010/1526</b>   | Officer: | Oliver Christian      | Decision Date: | 18/10/2010 |
| Decision:       | REF  |          |                       |                |            |
| Location:       | 41 Turnpike Lane N8 0EP  |          |                       |                |            |
| Proposal:       | Conversion of existing 2 self-contained flats (1 x 3 bed flat, 1 x 2 bed flat) into 4 x 1 bed self-contained flats and 1 x self-contained studio flat. Erection of first and second floor level rear extension |          |                       |                |            |
| Application No: | <b>HGY/2010/1561</b>   | Officer: | Jeffrey Holt          | Decision Date: | 29/10/2010 |
| Decision:       | GTD  |          |                       |                |            |
| Location:       | Wilmott House, Hampden Road N8 0HG   |          |                       |                |            |
| Proposal:       | Change of use of existing property from B1 to D1.  |          |                       |                |            |
| Application No: | <b>HGY/2010/1621</b>   | Officer: | Elizabeth Ennin-Gyasi | Decision Date: | 04/11/2010 |
| Decision:       | GTD  |          |                       |                |            |
| Location:       | 83 Frobisher Road N8 0QU   |          |                       |                |            |
| Proposal:       | Replacement of timber windows with UPVC double-glazed windows  |          |                       |                |            |
| Application No: | <b>HGY/2010/1655</b>   | Officer: | John Ogenga P'Lakop   | Decision Date: | 09/11/2010 |
| Decision:       | GTD  |          |                       |                |            |
| Location:       | 5 Wightman Road N4 1RQ   |          |                       |                |            |
| Proposal:       | Change of use of property from sui generis (dry cleaners) to A3 (cafe/delicatessen).   |          |                       |                |            |
| Application No: | <b>HGY/2010/1748</b>   | Officer: | Oliver Christian      | Decision Date: | 17/11/2010 |
| Decision:       | REF  |          |                       |                |            |
| Location:       | 8 Harringay Gardens N8 0SE   |          |                       |                |            |
| Proposal:       | Conversion of existing property into 1 x two bed flat and 1 x one bed flat   |          |                       |                |            |
| Application No: | <b>HGY/2010/1770</b>   | Officer: | Elizabeth Ennin-Gyasi | Decision Date: | 17/11/2010 |
| Decision:       | PERM DEV   |          |                       |                |            |
| Location:       | 73 Lothair Road South N4 1EN   |          |                       |                |            |
| Proposal:       | Erection of gable and wall   |          |                       |                |            |
| Application No: | <b>HGY/2010/1824</b>   | Officer: | Jill Warren           | Decision Date: | 18/11/2010 |
| Decision:       | GTD  |          |                       |                |            |
| Location:       | 5-11 Station Road N22 8LN  |          |                       |                |            |
| Proposal:       | Replacement of existing timber windows with UPVC windows   |          |                       |                |            |

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**WARD: Highgate**


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|-----------------|--|----------|------------|----------------|------------|
| Application No: | <b>HGY/2010/0404</b>   | Officer: | Ruma Nowaz | Decision Date: | 19/10/2010 |
| Decision:       | GTD  |          |            |                |            |
| Location:       | Courtenay House, Courtenay Avenue N6 4LR   |          |            |                |            |
| Proposal:       | Tree works to include crown reduction by 20% and removal of deadwood to 9 Oak and 2 Beech trees to front / side of property; T1, T2 and T3 Oak trees (medium size) located at the front of the property, trees on Left hand side of property T4,5,6,7,8,9 Oak trees (medium mature) and T10 and 11- Beach trees (mature) |          |            |                |            |

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| Application No: | <b>HGY/2010/0671</b>   | Officer:       | Ruma Nowaz      |
| Decision:       | GTD  | Decision Date: | 19/10/2010      |
| Location:       | 19 Denewood Road N6 4AQ  |                |                 |
| Proposal:       | Tree works to include cutting back overhanging limbs and deadwood of 2 x Oak trees   |                |                 |
| Application No: | <b>HGY/2010/0971</b>   | Officer:       | Matthew Gunning |
| Decision:       | GTD  | Decision Date: | 10/11/2010      |
| Location:       | 44 Cholmeley Park N6 5ER   |                |                 |
| Proposal:       | Erection of rear ground floor extension, rear first floor roof terrace and side ground floor canopy for bike storage   |                |                 |
| Application No: | <b>HGY/2010/1006</b>   | Officer:       | Jill Warren     |
| Decision:       | GTD  | Decision Date: | 02/11/2010      |
| Location:       | Broadlands Lodge, 18 Broadlands Road N6 4AW  |                |                 |
| Proposal:       | Replacement of existing porch covering and repair / improvement to front entrance steps  |                |                 |
| Application No: | <b>HGY/2010/1073</b>   | Officer:       | Ruma Nowaz      |
| Decision:       | GTD  | Decision Date: | 26/10/2010      |
| Location:       | 16 Southwood Lawn Road N6 5SF  |                |                 |
| Proposal:       | Tree works to include felling of 1 x Box Elder tree and 1 x Malus tree.  |                |                 |
| Application No: | <b>HGY/2010/1111</b>   | Officer:       | Ruma Nowaz      |
| Decision:       | GTD  | Decision Date: | 26/10/2010      |
| Location:       | 40 Cholmeley Park N6 5ER   |                |                 |
| Proposal:       | Tree works to include crown reduction by 2 - 3 metres, removal of deadwood and reshaping of 1 x Ash tree.  |                |                 |
| Application No: | <b>HGY/2010/1172</b>   | Officer:       | Ruma Nowaz      |
| Decision:       | GTD  | Decision Date: | 19/10/2010      |
| Location:       | 2 Bloomfield Road N6 4ET   |                |                 |
| Proposal:       | Tree works to include crown lift lower branch to 3 meters of 1 x Oak Tree and 1 x Ash Tree.  |                |                 |
| Application No: | <b>HGY/2010/1345</b>   | Officer:       | Matthew Gunning |
| Decision:       | GTD  | Decision Date: | 10/11/2010      |
| Location:       | Goldsmiths Cottage, Denewood Road N6 4AL   |                |                 |
| Proposal:       | Creation of basement with associated lightwells, erection of extension to ground and first floors, and reconfiguration of existing roof.   |                |                 |
| Application No: | <b>HGY/2010/1402</b>   | Officer:       | Matthew Gunning |
| Decision:       | GTD  | Decision Date: | 02/11/2010      |
| Location:       | 24 Grange Road N6 4AP  |                |                 |
| Proposal:       | Non-material amendments following a grant of planning permission HGY/2008/0051 to omit timber pergolas to front and rear. Remove minor rebates in rear elevation, create larger basement footprints, make widows smaller and shorter and alter doors and windows layout in centre section of front elevation |                |                 |
| Application No: | <b>HGY/2010/1513</b>   | Officer:       | Jill Warren     |
| Decision:       | GTD  | Decision Date: | 20/10/2010      |
| Location:       | 8 Bloomfield Road N6 4ET   |                |                 |
| Proposal:       | Removal of front boundary hedge including rendered plinth retaining wall, and replacement with brick wall and metal railings   |                |                 |

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| Application No: | <b>HGY/2010/1525</b>  | Officer:       | Michelle Bradshaw |
| Decision:       | REF   | Decision Date: | 11/11/2010        |
| Location:       | 8 Somerset Gardens N6 5EQ   |                |                   |
| Proposal:       | Tree works to include felling to ground level and stump treatment of 1 x Hybrid Poplar tree.  |                |                   |
| Application No: | <b>HGY/2010/1543</b>  | Officer:       | Tara Jane Fisher  |
| Decision:       | PERM REQ  | Decision Date: | 22/10/2010        |
| Location:       | 16 Maybury Mews N6 5YT  |                |                   |
| Proposal:       | Erection of single storey rear extension and canopy to front entrance door.   |                |                   |
| Application No: | <b>HGY/2010/1544</b>  | Officer:       | Michelle Bradshaw |
| Decision:       | REF   | Decision Date: | 22/10/2010        |
| Location:       | 8 Talbot Road N6 4QR  |                |                   |
| Proposal:       | Extension of existing basement and erection of single storey rear extension   |                |                   |
| Application No: | <b>HGY/2010/1546</b>  | Officer:       | Subash Jain       |
| Decision:       | PERM DEV  | Decision Date: | 25/10/2010        |
| Location:       | 16 Highgate High Street N6 5JG  |                |                   |
| Proposal:       | Change of the use from A4 (public house) to A3 (restaurant)   |                |                   |
| Application No: | <b>HGY/2010/1551</b>  | Officer:       | Jill Warren       |
| Decision:       | GTD   | Decision Date: | 20/10/2010        |
| Location:       | Westbury House, Cromwell Place N6 5HR   |                |                   |
| Proposal:       | Replacement of existing windows to first floor rear bedroom.  |                |                   |
| Application No: | <b>HGY/2010/1555</b>  | Officer:       | Ruma Nowaz        |
| Decision:       | GTD   | Decision Date: | 26/10/2010        |
| Location:       | 21 Broadlands Road N6 4AE   |                |                   |
| Proposal:       | Alterations to internal arrangement of existing house to incorporate annex to provide additional accommodation with bedrooms on first floor and swimming pool on ground floor and erection of single storey rear extension. |                |                   |
| Application No: | <b>HGY/2010/1577</b>  | Officer:       | Subash Jain       |
| Decision:       | GTD   | Decision Date: | 29/10/2010        |
| Location:       | 16 Highgate High Street N6 5JG  |                |                   |
| Proposal:       | Formation of an additional storey including erection of front/rear mansard style roof slope with dormer windows.  |                |                   |
| Application No: | <b>HGY/2010/1578</b>  | Officer:       | Michelle Bradshaw |
| Decision:       | GTD   | Decision Date: | 29/10/2010        |
| Location:       | 22 Milton Park N6 5QA   |                |                   |
| Proposal:       | Erection of single storey side/rear addition.   |                |                   |
| Application No: | <b>HGY/2010/1581</b>  | Officer:       | Jill Warren       |
| Decision:       | GTD   | Decision Date: | 01/11/2010        |
| Location:       | 40 Southwood Lane N6 5EB  |                |                   |
| Proposal:       | Erection of black metal railings and retention of roof terrace.   |                |                   |

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| Application No: | <b>HGY/2010/1582</b>  | Officer: | Jill Warren       | Decision Date: | 01/11/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | 40 Southwood Lane N6 5EB  |          |                   |                |            |
| Proposal:       | Listed Building Consent for erection of black metal railings and retention of roof terrace  |          |                   |                |            |
| Application No: | <b>HGY/2010/1584</b>  | Officer: | Matthew Gunning   | Decision Date: | 10/11/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | 24 Grange Road N6 4AP   |          |                   |                |            |
| Proposal:       | Approval of Details pursuant to Condition three (materials), Condition four (details of all level on site), Condition five (landscaping), Condition ten (proposed gates and railings), attached to planning permission HGY/2008/0051. |          |                   |                |            |
| Application No: | <b>HGY/2010/1665</b>  | Officer: | Matthew Gunning   | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | 38 Hampstead Lane N6 4LA  |          |                   |                |            |
| Proposal:       | Approval of details pursuant to Condition 7 (foundations), condition 8 (levels of thresholds and details of boundary treatment) and Condition 12 (terraces and balconies) attached to planning reference HGY/2008/1273                |          |                   |                |            |
| Application No: | <b>HGY/2010/1712</b>  | Officer: | Tara Jane Fisher  | Decision Date: | 19/10/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | Guildens, Courtenay Avenue N6 4LP   |          |                   |                |            |
| Proposal:       | Tree works to include trimming and reducing by 20-25% the line of Leylandii trees, and crown lifting and cutting back of branches of 1 x Oak tree   |          |                   |                |            |
| Application No: | <b>HGY/2010/1848</b>  | Officer: | Michelle Bradshaw | Decision Date: | 10/11/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | Rose & Crown, 86 Highgate High Street N6 5HX  |          |                   |                |            |
| Proposal:       | Installation of new canopy.   |          |                   |                |            |
| Application No: | <b>HGY/2010/1849</b>  | Officer: | Michelle Bradshaw | Decision Date: | 10/11/2010 |
| Decision:       | GTD   |          |                   |                |            |
| Location:       | Rose & Crown, 86 Highgate High Street N6 5HX  |          |                   |                |            |
| Proposal:       | Display of 1 x non - illuminated fascia sign and 1 x non-illuminated other sign.  |          |                   |                |            |

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**WARD: Hornsey**


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| Application No: | <b>HGY/2010/1612</b>  | Officer: | Elizabeth Ennin-Gyasi | Decision Date: | 02/11/2010 |
| Decision:       | GTD   |          |                       |                |            |
| Location:       | 49 Rosebery Gardens N8 8SH  |          |                       |                |            |
| Proposal:       | Conversion of existing garage into habitable room and replacement of garage door with window  |          |                       |                |            |
| Application No: | <b>HGY/2010/1664</b>  | Officer: | Elizabeth Ennin-Gyasi | Decision Date: | 10/11/2010 |
| Decision:       | REF   |          |                       |                |            |
| Location:       | 15a Priory Road N8 8LH  |          |                       |                |            |
| Proposal:       | Formation of new steps to create direct access from first floor flat to rear garden, with new access door and internal alterations. |          |                       |                |            |

Application No: **HGY/2010/1699** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 10/11/2010  
 Location: 41 Rosebery Gardens N8 8SH  
 Proposal: Non-material amendments following a grant of planning permission HGY/2010/0636 for alterations to internal layout and replacement of rear bedroom double doors into garden with two windows.

Application No: **HGY/2010/1759** Officer: Oliver Christian  
 Decision: GTD Decision Date: 10/11/2010  
 Location: Beadle House 23 Boyton Road N8 7AZ  
 Proposal: Replacement of existing timber / PVC-u windows with PVC-u white windows.

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**WARD: Muswell Hill**


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Application No: **HGY/2010/1523** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/10/2010  
 Location: 61 Hillfield Park N10 3QU  
 Proposal: Erection of shed / storage building to rear of property

Application No: **HGY/2010/1524** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/10/2010  
 Location: 63 Hillfield Park N10 3QU  
 Proposal: Erection of shed/storage building to rear of property

Application No: **HGY/2010/1532** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 20/10/2010  
 Location: 57 Barrington Road N8 8QT  
 Proposal: Erection of roof extension and dormer window with insertion of two rooflights to front roofslope

Application No: **HGY/2010/1565** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 29/10/2010  
 Location: 45 Springfield Avenue N10 3SX  
 Proposal: Certificate of Lawfulness for roof extension and insertion of 2 x rooflights to front elevation.

Application No: **HGY/2010/1594** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 29/10/2010  
 Location: 86 Park Road N8 8JQ  
 Proposal: Change of use from A1 (shop) to D2 (assembly/leisure).

Application No: **HGY/2010/1657** Officer: Subash Jain  
 Decision: REF Decision Date: 10/11/2010  
 Location: 52 Redston Road N8 7HE  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1670** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 11/11/2010  
 Location: 70 Woodland Gardens N10 3UA  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1685** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 12/11/2010  
 Location: 19 Carysfort Road N8 8RA  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1756** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 17/11/2010  
 Location: Flat 1-44 Cranley Dene Court 152 Muswell Hill Road N10 3JH  
 Proposal: Replacement of existing windows timber/PVCU windows with PVCU white windows

Application No: **HGY/2010/1778** Officer: Jill Warren  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 16 Woodland Rise N10 3UG  
 Proposal: Replacement of existing rear conservatory with new PVCu conservatory

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**WARD: Noel Park**


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Application No: **HGY/2010/1545** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/10/2010  
 Location: 98 High Road N22 6HE  
 Proposal: Display of 1 x large format wall graphic, 4500mm x 4500mm non - illuminated special anti-vandal stove enamel system

Application No: **HGY/2010/1559** Officer: Jill Warren  
 Decision: PERM DEV Decision Date: 28/10/2010  
 Location: 14 Waldegrave Road N8 0QA  
 Proposal: Certificate of Lawfulness for single storey rear extension.

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**WARD: Northumberland Park**


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Application No: **HGY/2010/1105** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/10/2010  
 Location: The Corner Pin PH, 732 High Road N17 0AG  
 Proposal: Change of use from Public House to Ticket Office, including external alterations to existing building.

Application No: **HGY/2010/1673** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 05/11/2010  
 Location: 1A Willoughby Grove N17 0RS  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2007/1584

Application No: **HGY/2010/1710** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 16/11/2010  
 Location: 61 Baronet Road N17 0LY  
 Proposal: Erection of two storey, 2 bedroom house

Application No: **HGY/2010/1713** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 16/11/2010  
 Location: 40 Penshurst Road N17 8BT  
 Proposal: Demolition of existing garage and erection of two storey side and part first floor rear extension

Application No: **HGY/2010/1755** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 18/11/2010  
 Location: The Lindales 2-27 Grasmere Road N17 0HE  
 Proposal: Replacement of existing timber / PVCu windows with PVCu white windows

Application No: **HGY/2010/1757** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/11/2010  
 Location: Flats 2-32 + 34-52 Lowry House, 26 Pembury Road N17 8LZ  
 Proposal: Replacement of existing timber / PVCu windows with PVCu rosewood/brown/white windows

Application No: **HGY/2010/1763** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/11/2010  
 Location: Flats 1-9 + 11-17 William Rainbird House, Beaufoy Road N17 8AY  
 Proposal: Replacement of existing timber / PVCu windows with PVCu white windows

Application No: **HGY/2010/1764** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/11/2010  
 Location: Flats 1-39 William Atkinson House, Beaufoy Road N17 8AE  
 Proposal: Replacement of existing timber / PVCu windows with PVCu white windows

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**WARD: St Anns**


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Application No: **HGY/2010/1586** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 29/10/2010  
 Location: 5 Abbotsford Avenue N15 3BT  
 Proposal: Conversion of existing property into 2 self contained flats.

Application No: **HGY/2010/1836** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 09/11/2010  
 Location: 83 Stanhope Gardens N4 1HY  
 Proposal: Use of property as two self-contained flats comprising 2 x one bed flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2010/1940** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 11/11/2010  
 Location: 2 Harringay Road N15 3JD  
 Proposal: Use of property as car repairs / car tyre fitters between 9am and 6pm Monday to Friday and 9am to 3pm on Saturdays (Certificate of Lawfulness for an existing use).

**WARD: Seven Sisters**

Application No: **HGY/2009/2109** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 10/11/2010  
 Location: 35 Elm Park Avenue N15 6AR  
 Proposal: Erection of front and rear dormer window to facilitate a loft conversion.

Application No: **HGY/2010/1519** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 18/10/2010  
 Location: 179 Plevna Crescent N15 6DZ  
 Proposal: Replacement of existing windows with UPVC windows / doors

Application No: **HGY/2010/1575** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 29/10/2010  
 Location: 136 Castlewood Road N15 6BE  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1576** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 29/10/2010  
 Location: 134 Castlewood Road N15 6BE  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1590** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 18/10/2010  
 Location: 160 Vartry Road N15 6HA  
 Proposal: Replacement of existing white/cream painted wood single glazed windows with white UPVC double glazed windows.

Application No: **HGY/2010/1637** Officer: Oliver Christian  
 Decision: REF Decision Date: 04/11/2010  
 Location: Unit 4, Low Profile House, 94 Vale Road N4  
 Proposal: Change of use of property to a place of worship (D1).

Application No: **HGY/2010/1743** Officer: Oliver Christian  
 Decision: GTD Decision Date: 09/11/2010  
 Location: Flats 13-24, Stone House, 199A Eade Road N4 1DN  
 Proposal: Use of property as 12 self-contained flats (Certificate of Lawfulness for an existing use).



Application No: **HGY/2010/1758** Officer: Oliver Christian  
 Decision: GTD Decision Date: 10/11/2010  
 Location: Latimer House 1-32 Latimer Road N15 6NW  
 Proposal: Replacement of existing timber / PVCu windows with PVCu white windows.

Application No: **HGY/2010/1799** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 52 Gladesmore Road N15 6TB  
 Proposal: Erection of second floor roof extension

Application No: **HGY/2010/1833** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 2 Norfolk Avenue N15 6JX  
 Proposal: Erection of front / rear dormers with insertion of 3 x rooflights to front elevation to facilitate a loft conversion

WARD: **Stroud Green**

Application No: **HGY/2010/1517** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 18/10/2010  
 Location: 71 Upper Tollington Park N4 4DD  
 Proposal: Erection of single storey side/rear extension to create a two bed flat.

Application No: **HGY/2010/1537** Officer: Oliver Christian  
 Decision: GTD Decision Date: 25/10/2010  
 Location: 20A Cornwall Road N4 4PH  
 Proposal: Enclosure of existing covered side access, new roof to rear ground floor and minor external alterations

Application No: **HGY/2010/1580** Officer: Oliver Christian  
 Decision: GTD Decision Date: 29/10/2010  
 Location: 135 Stapleton Hall Road N4 4RB  
 Proposal: Conversion of existing property into 2 x two bed flats and 1 x three bed flat. Demolition of existing extension and erection of single storey side extension.

Application No: **HGY/2010/1613** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 18/10/2010  
 Location: 1 Uplands Road N8 9NN  
 Proposal: Erection of rear conservatory extension.

Application No: **HGY/2010/1623** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 05/11/2010  
 Location: 61B Stapleton Hall Road N4 3QF  
 Proposal: Replacement of existing window to french doors

Application No: **HGY/2010/1626** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 04/11/2010  
 Location: Flat 3, 15 Lancaster Road N4 4PJ  
 Proposal: Erection of rear dormer window with insertion of 1 x rooflight to front elevation to facilitate a loft conversion

Application No: **HGY/2010/1641** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 04/11/2010  
 Location: 38 Nelson Road N8 9RU  
 Proposal: Erection of single storey side extension

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**WARD: Tottenham Green**


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Application No: **HGY/2010/1630** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 04/11/2010  
 Location: Anna House, Page Green Terrace N15 4NP  
 Proposal: Change of use of part of ground floor from offices (B1) to retail (A1), including reconfiguration of internal reception area layout

Application No: **HGY/2010/1659** Officer: Oliver Christian  
 Decision: REF Decision Date: 09/11/2010  
 Location: 117-119 Stamford Road N15 4PH  
 Proposal: Erection of 3 storey side / rear extension to enable conversion of property into 2 x three bed flats and 1 x two bed flat.

Application No: **HGY/2010/1769** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 17/11/2010  
 Location: 12 Ashby Road N15 4PF  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1806** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 18/11/2010  
 Location: 1A & 1B West Green Road N15 5BX  
 Proposal: Demolition of existing rear storage room and erection of new rear storage room to same dimensions

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**WARD: Tottenham Hale**


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Application No: **HGY/2010/1266** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 09/11/2010  
 Location: 658-660 High Road N17 0AB  
 Proposal: Non-material amendments following a grant of planning permission HGY/2007/2245 to revise proposed material finishes at ground level (Blocks A and B) and at second floor level (Block B), and to amend horizontal balustrades at first and second floor levels (Block B).

Application No: **HGY/2010/1550** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 12/11/2010  
 Location: 2 Tilson Road N17 9UY  
 Proposal: Erection of two storey side extension

Application No: **HGY/2010/1609** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 02/11/2010  
 Location: 1-12 Alder Court, 1-6 Angelina Court, 1-6 Avens Court, 1-12 Grayling Court, 1-12 Thistle Court, 1-6 Salmon Court & 1-6 Zander Court Bream Close N17 9BS  
 Proposal: Replacement of existing windows with UPVC double glazed windows to flats only

Application No: **HGY/2010/1611** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 02/11/2010  
 Location: 55-97, 98-142, 143-195 & 196-248 Bream Close N17 9DG  
 Proposal: Replacement of existing windows with UPV double glazed windows to flats only

Application No: **HGY/2010/1616** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 02/11/2010  
 Location: 68 Reedham Close N17 9PT  
 Proposal: Replacement of existing single glazed windows with white / plastic double glazed windows/door.

Application No: **HGY/2010/1666** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 10/11/2010  
 Location: 2 Rosebery Avenue N17 9RY  
 Proposal: Erection of shed in rear garden.

Application No: **HGY/2010/1687** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 09/11/2010  
 Location: 23 Vicarage Road N17 0BB  
 Proposal: Erection of single storey side and single storey rear extension with 4 skylights.

Application No: **HGY/2010/1781** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 18/11/2010  
 Location: 39 Holcombe Road N17 9AS  
 Proposal: Erection of single storey rear extension

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**WARD: West Green**


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Application No: **HGY/2010/1696** Officer: Subash Jain  
 Decision: GTD Decision Date: 16/11/2010  
 Location: 211 Langham Road N15 3LH  
 Proposal: Erection of ground floor and first floor rear and side extension with associated alterations to existing premises

Application No: **HGY/2010/1765** Officer: Jill Warren  
 Decision: GTD Decision Date: 17/11/2010  
 Location: 1-28 Spanswick Lodge Waldeck Road N15 3EN  
 Proposal: Replacement of existing timber / PVC-u windows with PVC-u white windows.

Application No: **HGY/2010/1975** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 05/11/2010  
 Location: Land between Moira Close & Adams Road N17 6HW  
 Proposal: Approval of details pursuant to condition 15 (Demolition Method Statement) attached to planning reference HGY/2009/2123

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**WARD: White Hart Lane**


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Application No: **HGY/2010/1605** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 01/11/2010  
 Location: 40 Courtman Road N17 7HU  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2010/1672** Officer: Jill Warren  
 Decision: GTD Decision Date: 15/11/2010  
 Location: 18, 20, 42 & 44 Awlfield Avenue N17 7PD  
 Proposal: Article 4 Direction for replacement of existing white timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation

Application No: **HGY/2010/1674** Officer: Jill Warren  
 Decision: GTD Decision Date: 15/11/2010  
 Location: 4, 14, 18, 24 & 32 Waltheof Avenue N17 7PL  
 Proposal: Article 4 Direction for replacement of existing white timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation

Application No: **HGY/2010/1675** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 10/11/2010  
 Location: 10, 12 & 24 Balliol Road N17 7NY  
 Proposal: Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation.

Application No: **HGY/2010/1676** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 11/11/2010  
 Location: 7, 13 & 19 Balliol Road N17 7NY  
 Proposal: Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation

Application No: **HGY/2010/1677** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/11/2010  
 Location: 17 Balliol Road N17 7NY  
 Proposal: Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation.

Application No: **HGY/2010/1678** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/11/2010  
 Location: 16 Balliol Road N17 7NY  
 Proposal: Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation.

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| Application No: | <b>HGY/2010/1679</b>  | Officer: | Subash Jain      | Decision Date: | 15/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 21 + 25 Shobden Road N17 7PG  |          |                  |                |            |
| Proposal:       | Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation                         |          |                  |                |            |
| Application No: | <b>HGY/2010/1680</b>  | Officer: | Jill Warren      | Decision Date: | 15/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 17 + 19 Bennington Road N17 7NU   |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation |          |                  |                |            |
| Application No: | <b>HGY/2010/1681</b>  | Officer: | Sarah Madondo    | Decision Date: | 11/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 8 & 10 Awlfield Avenue N17 7PD  |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement widows/doors with timber windows/doors to front elevation and PVCU window/doors to rear elevation         |          |                  |                |            |
| Application No: | <b>HGY/2010/1683</b>  | Officer: | Tara Jane Fisher | Decision Date: | 11/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 12 & 26 Cumberton Road N17 7PA  |          |                  |                |            |
| Proposal:       | Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation                         |          |                  |                |            |
| Application No: | <b>HGY/2010/1684</b>  | Officer: | Sarah Madondo    | Decision Date: | 11/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 22 Awlfield Avenue N17 7PD  |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCu window/doors to rear elevation        |          |                  |                |            |
| Application No: | <b>HGY/2010/1686</b>  | Officer: | Sarah Madondo    | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 26 Awlfield Avenue N17 7PD  |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCu windows/doors to rear elevation       |          |                  |                |            |
| Application No: | <b>HGY/2010/1689</b>  | Officer: | Valerie Okeiyi   | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 5, 7, 9, 11 & 13 Bennington Road N17 7NU  |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCu windows/doors to rear elevation       |          |                  |                |            |
| Application No: | <b>HGY/2010/1690</b>  | Officer: | Jill Warren      | Decision Date: | 15/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 10, 12, 14 & 16 Bennington Road N17 7NU   |          |                  |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCu windows/doors to rear elevation       |          |                  |                |            |
| Application No: | <b>HGY/2010/1695</b>  | Officer: | Valerie Okeiyi   | Decision Date: | 05/11/2010 |
| Decision:       | GTD   |          |                  |                |            |
| Location:       | 32 Awlfield Avenue N17 7PD  |          |                  |                |            |
| Proposal:       | Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation                         |          |                  |                |            |

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| Application No: | <b>HGY/2010/1697</b>   | Officer:       | Valerie Okeiyi   |
| Decision:       | GTD  | Decision Date: | 05/11/2010       |
| Location:       | 23 Bennington Road N17 7NU   |                |                  |
| Proposal:       | Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation                          |                |                  |
| Application No: | <b>HGY/2010/1698</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 11/11/2010       |
| Location:       | 27 Balliol Road N17 7NY  |                |                  |
| Proposal:       | Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevation.                         |                |                  |
| Application No: | <b>HGY/2010/1700</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 11/11/2010       |
| Location:       | 3 & 5 Balliol Road N17 7NY   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber window/doors to front elevation and PVCU windows/doors to rear elevations.       |                |                  |
| Application No: | <b>HGY/2010/1701</b>   | Officer:       | Subash Jain      |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 10, 14, 34 & 38 Chesthunte Road N17 7PU  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations |                |                  |
| Application No: | <b>HGY/2010/1702</b>   | Officer:       | Subash Jain      |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 28 Balliol Road N17 7NY  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and UPVC windows/doors to rear elevations       |                |                  |
| Application No: | <b>HGY/2010/1703</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 11/11/2010       |
| Location:       | 6 Chesthunte Road N17 7PU  |                |                  |
| Proposal:       | (Article 4 Direction) Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations.  |                |                  |
| Application No: | <b>HGY/2010/1704</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 11/11/2010       |
| Location:       | 3 Chesthunte Road N17 7PU  |                |                  |
| Proposal:       | (Article 4 Direction) Replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations.  |                |                  |
| Application No: | <b>HGY/2010/1705</b>   | Officer:       | Jill Warren      |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 6 & 20 Bennington Road N17 7NU   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations |                |                  |
| Application No: | <b>HGY/2010/1706</b>   | Officer:       | Jill Warren      |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 22 Bennington Road N17 7NU   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations |                |                  |

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| Application No: | <b>HGY/2010/1707</b>   | Officer: | Jill Warren    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 18 Bennington Road N17 7NU   |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows / doors with timber windows / doors at front elevation and PCVu windows / doors at rear elevations   |          |                |                |            |
| Application No: | <b>HGY/2010/1708</b>   | Officer: | Subash Jain    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 2 Balliol Road N17 7NY   |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCU windows/doors to rear elevation  |          |                |                |            |
| Application No: | <b>HGY/2010/1714</b>   | Officer: | Ruma Nowaz     | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | Risley Avenue Primary School, The Roundway N17 7AB   |          |                |                |            |
| Proposal:       | Alterations and refurbishment of original west elevation of school to create new secure entrance. Demolitions of internal walls, formation of window / door openings, alterations to existing fences and creation of new entrance gate.  |          |                |                |            |
| Application No: | <b>HGY/2010/1715</b>   | Officer: | Jill Warren    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 16 & 18 Teynton Terrace N17 7PZ  |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCU windows/doors to rear elevations   |          |                |                |            |
| Application No: | <b>HGY/2010/1717</b>   | Officer: | Jill Warren    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 26 Teynton Terrace N17 7PZ   |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCU windows/doors to rear elevations   |          |                |                |            |
| Application No: | <b>HGY/2010/1718</b>   | Officer: | Jill Warren    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 32 & 34 Teynton Terrace N17 7PZ  |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber windows/doors to front elevation and PVCU windows/doors to rear elevations   |          |                |                |            |
| Application No: | <b>HGY/2010/1719</b>   | Officer: | Valerie Okeiyi | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 9, 17, 19, 21 & 25 Siward Road N17 7PJ   |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front and side elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                |                |            |
| Application No: | <b>HGY/2010/1726</b>   | Officer: | Subash Jain    | Decision Date: | 16/11/2010 |
| Decision:       | GTD  |          |                |                |            |
| Location:       | 23 & 43 Chesthunte Road N17 7PU  |          |                |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front and side elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                |                |            |

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| Application No: | <b>HGY/2010/1727</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 3, 5, 7, 19 & 29 Kevelioc Road N17 7PR   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front and side elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                  |
| Application No: | <b>HGY/2010/1728</b>   | Officer:       | Valerie Okeiyi   |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 8, 12, 16, 20, 26 & 34 Siward Road N17 7PJ   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement /vertical sliding windows /timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G Style entrance doors to rear elevation (like for like design style).           |                |                  |
| Application No: | <b>HGY/2010/1729</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 4, 22, 30, 36 & 38 Kevelioc Road N17 7PR   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |                |                  |
| Application No: | <b>HGY/2010/1730</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 20 Kevelioc Road N17 7PR   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement /vertical sliding windows /timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G Style entrance doors to rear elevation (like for like design style).           |                |                  |
| Application No: | <b>HGY/2010/1731</b>   | Officer:       | Jill Warren      |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 3, 7, 21, 27, 29 & 35 Spigurnell Road N17 7PP  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |                |                  |
| Application No: | <b>HGY/2010/1732</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 23 & 39 Kevelioc Road N17 7PR  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement /vertical sliding windows /timber doors with timber windows to front and sideelevation and PVCU windows to rear elevation / 2 x G Style entrance doors to rear elevation (like for like design style).   |                |                  |
| Application No: | <b>HGY/2010/1733</b>   | Officer:       | Ruma Nowaz       |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 14 & 30 Cumberton Road N17 7PA   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement /vertical sliding windows /timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G Style entrance doors to rear elevation (like for like design style).           |                |                  |
| Application No: | <b>HGY/2010/1734</b>   | Officer:       | Ruma Nowaz       |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 3 Cumberton Road N17 7PA   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement /vertical sliding windows /timber doors with timber windows to front elevation and PVCU windows to rear elevation / 1 x G Style entrance doors to rear elevation (like for like design style).           |                |                  |



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| Application No: | <b>HGY/2010/1749</b>   | Officer:       | Subash Jain      |
| Decision:       | GTD  | Decision Date: | 16/11/2010       |
| Location:       | 7, 33 & 41 Chesthunte Road N17 7PU   |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing timber casement windows/doors with timber widows/doors to front elevation and PVCU windows/doors to rear elevations  |                |                  |
| Application No: | <b>HGY/2010/1774</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 11 Spigurnell Road N17 7PP   |                |                  |
| Proposal:       | (Article 4 direction) Replacement of existing white timber casement / vertical sliding windows/ timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)             |                |                  |
| Application No: | <b>HGY/2010/1775</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 13 Spigurnell Road N17 7PP   |                |                  |
| Proposal:       | (Article 4 direction) Replacement of existing white timber casement / vertical sliding windows/ timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)             |                |                  |
| Application No: | <b>HGY/2010/1776</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 17/11/2010       |
| Location:       | 33 Spigurnell Road N17 7PP   |                |                  |
| Proposal:       | Article 4 direction for replacement of existing white timber casement / vertical sliding windows/ timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)           |                |                  |
| Application No: | <b>HGY/2010/1777</b>   | Officer:       | Jill Warren      |
| Decision:       | GTD  | Decision Date: | 18/11/2010       |
| Location:       | 26 Kevelioc Road N17 7PR   |                |                  |
| Proposal:       | Article 4 direction for replacement of existing white timber casement / vertical sliding windows/ timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)           |                |                  |
| Application No: | <b>HGY/2010/1780</b>   | Officer:       | Joyce Wong       |
| Decision:       | PERM DEV   | Decision Date: | 17/11/2010       |
| Location:       | 101 The Roundway N17 7HD   |                |                  |
| Proposal:       | Certificate of Lawfulness for erection of rear dormer.   |                |                  |
| Application No: | <b>HGY/2010/1783</b>   | Officer:       | Jill Warren      |
| Decision:       | GTD  | Decision Date: | 18/11/2010       |
| Location:       | 4 & 30 Shobden Road N17 7PG  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement / vertical sliding windows / timber doors with timber windows to front and side elevation and PVCu windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                  |
| Application No: | <b>HGY/2010/1784</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 11/11/2010       |
| Location:       | 11, 15, 29 & 33 Waltheof Avenue N17 7PL  |                |                  |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows/timber doors with timber windows to front elevation and PVCU windows to rear elevation/ 2 x G style entrance doors to rear elevation (like for like design style).              |                |                  |

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| Application No: | <b>HGY/2010/1785</b>   | Officer:       | Jill Warren       |
| Decision:       | GTD  | Decision Date: | 17/11/2010        |
| Location:       | 20 Shobden Road N17 7PG  |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |                |                   |
| Application No: | <b>HGY/2010/1786</b>   | Officer:       | Jill Warren       |
| Decision:       | GTD  | Decision Date: | 18/11/2010        |
| Location:       | 45 Siward Road N17 7PJ   |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                   |
| Application No: | <b>HGY/2010/1788</b>   | Officer:       | Michelle Bradshaw |
| Decision:       | GTD  | Decision Date: | 18/11/2010        |
| Location:       | 2, 6, 16, 18, 22, 28, 34, 36, 40, 46 & 48 Spigurnell Road N17 7PP  |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                   |
| Application No: | <b>HGY/2010/1789</b>   | Officer:       | Valerie Okeiyi    |
| Decision:       | GTD  | Decision Date: | 17/11/2010        |
| Location:       | 3 & 17 Awlfield Avenue N17 7PD   |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement/vertical sliding widows/timber doors with timber windows to front elevation and PVCU windows to rear elevation/2 x G style entrance doors to rear elevation (kike for like design style)               |                |                   |
| Application No: | <b>HGY/2010/1790</b>   | Officer:       | Subash Jain       |
| Decision:       | GTD  | Decision Date: | 17/11/2010        |
| Location:       | 37 Siward Road N17 7PJ   |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |                |                   |
| Application No: | <b>HGY/2010/1791</b>   | Officer:       | Jill Warren       |
| Decision:       | GTD  | Decision Date: | 18/11/2010        |
| Location:       | 11 & 25 Teynton Terrace N17 7PZ  |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |                |                   |
| Application No: | <b>HGY/2010/1792</b>   | Officer:       | Valerie Okeiyi    |
| Decision:       | GTD  | Decision Date: | 17/11/2010        |
| Location:       | 4 & 30 Awlfield Avenue N17 7PD   |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                   |
| Application No: | <b>HGY/2010/1794</b>   | Officer:       | Jill Warren       |
| Decision:       | GTD  | Decision Date: | 18/11/2010        |
| Location:       | 15 & 31 Teynton Terrace N17 7PZ  |                |                   |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |                |                   |

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| Application No: | <b>HGY/2010/1795</b>   | Officer: | Jill Warren       | Decision Date: | 18/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 1 Teynton Terrace N17 7PZ  |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |
| Application No: | <b>HGY/2010/1797</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 10 Waltheof Avenue N17 7PL   |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |          |                   |                |            |
| Application No: | <b>HGY/2010/1798</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 40 Kevelioc Road N17 7PR   |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |
| Application No: | <b>HGY/2010/1800</b>   | Officer: | Michelle Bradshaw | Decision Date: | 18/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 32 Cumberton Road N17 7PA  |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |
| Application No: | <b>HGY/2010/1801</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 21 Waltheof Avenue N17 7PL   |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |
| Application No: | <b>HGY/2010/1803</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 35 Cumberton Road N17 7PA  |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |
| Application No: | <b>HGY/2010/1804</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 9 Waltheof Avenue N17 7PL  |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style)          |          |                   |                |            |
| Application No: | <b>HGY/2010/1805</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 9 Awlfield Avenue N17 7PD  |          |                   |                |            |
| Proposal:       | Article 4 Direction for replacement of existing white timber casement vertical sliding windows / timber doors with timber windows to front and side elevation and PVCU windows to rear elevation / 2 x G style entrance doors to rear elevation (like for like design style) |          |                   |                |            |

Application No: **HGY/2010/1847** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/11/2010  
 Location: 3 Bennington Road N17 7NU  
 Proposal: Article 4 Direction for replacement of existing white timber casement/vertical sliding windows/timber doors with timber windows to front elevation and PVCU windows to rear elevation/2 x G style entrance doors to rear elevation (like for like design style)

WARD: **Woodside**

Application No: **HGY/2010/1062** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/10/2010  
 Location: 24 Berners Road N22 5NE  
 Proposal: Reconstruction of single dwelling house with additional accommodation in roof and rear single storey extension

Application No: **HGY/2010/1529** Officer: Jill Warren  
 Decision: GTD Decision Date: 20/10/2010  
 Location: 6 Daphne House, Acacia Road N22 5RX  
 Proposal: Installation of double glazing to windows and insertion of new white UPVC front door

Application No: **HGY/2010/1540** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 22/10/2010  
 Location: Freemasons Tavern, 646 Lordship Lane N22 5JH  
 Proposal: Approval of details pursuant to condition 2 (Materials) attached to appeal reference APP/Y5420/A/08/2083612

Application No: **HGY/2010/1566** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 28/10/2010  
 Location: 734 Lordship Lane N22 5JP  
 Proposal: Variation of Condition 1 attached to planning permission HGY/2010/0079 to allow 24 hours use of the proposed taxi operation.

Application No: **HGY/2010/1592** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 28/10/2010  
 Location: Rear of 734-744 Lordship Lane N22 5JP  
 Proposal: Renewal of time limited planning permission HGY/2009/1351 for continuation of use of property as a mini cab office.

Application No: **HGY/2010/1593** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 28/10/2010  
 Location: Rear of 734-744 Lordship Lane N22 5JP  
 Proposal: Use of part of the land for hand car wash and erection of canopy

Application No: **HGY/2010/1608** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 29/10/2010  
 Location: St Thomas More RC School Glendale Avenue N22 5HN  
 Proposal: Approval of details pursuant to condition 5 (landscaping scheme) attached to planning reference HGY/2008/2160.

|                 |  |          |                   |                |            |
|-----------------|--|----------|-------------------|----------------|------------|
| Application No: | <b>HGY/2010/1642</b>   | Officer: | Subash Jain       | Decision Date: | 09/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 67 Sylvan Avenue N22 5JA   |          |                   |                |            |
| Proposal:       | Erection of rear dormer window with insert of rooflights to front/ rear roofslope to facilitate a loft conversion.   |          |                   |                |            |
| Application No: | <b>HGY/2010/1660</b>   | Officer: | Michelle Bradshaw | Decision Date: | 05/11/2010 |
| Decision:       | REF  |          |                   |                |            |
| Location:       | 726 Lordship Lane N22 5JN  |          |                   |                |            |
| Proposal:       | Conversion of existing property into 4 residential units comprising 1 x studio flat, 1 x one bed flat and 2 x two bed flats, with erection of rear dormer window |          |                   |                |            |
| Application No: | <b>HGY/2010/1669</b>   | Officer: | Subash Jain       | Decision Date: | 15/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 14 Berwick Road N22 5QB  |          |                   |                |            |
| Proposal:       | Erection of a two storey side extension  |          |                   |                |            |
| Application No: | <b>HGY/2010/1752</b>   | Officer: | Tara Jane Fisher  | Decision Date: | 18/11/2010 |
| Decision:       | REF  |          |                   |                |            |
| Location:       | 11 Hardy Passage N22 5NZ   |          |                   |                |            |
| Proposal:       | Use of property as one bedroom dwellinghouse   |          |                   |                |            |
| Application No: | <b>HGY/2010/1766</b>   | Officer: | Subash Jain       | Decision Date: | 17/11/2010 |
| Decision:       | GTD  |          |                   |                |            |
| Location:       | 81-115 + 117-145 Bracknell Close N22 5RG   |          |                   |                |            |
| Proposal:       | Replacement of existing timber / PVCu windows with PVCu white windows  |          |                   |                |            |
| Application No: | <b>HGY/2010/1822</b>   | Officer: | Valerie Okeiyi    | Decision Date: | 05/11/2010 |
| Decision:       | REF  |          |                   |                |            |
| Location:       | 37 Cranbrook Park N22 5NA  |          |                   |                |            |
| Proposal:       | Conversion of property into 2 x one bed self-contained flats   |          |                   |                |            |
| Application No: | <b>HGY/2010/1873</b>   | Officer: | Michelle Bradshaw | Decision Date: | 11/11/2010 |
| Decision:       | PERM DEV   |          |                   |                |            |
| Location:       | 102 Arcadian Gardens N22 5AD   |          |                   |                |            |
| Proposal:       | Certificate of Lawfulness for erection of rear dormer and insertion of 2 rooflights to front roofslope.  |          |                   |                |            |

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**WARD: Not Applicable - Outside Borough**


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|                 |   |          |                 |                |            |
|-----------------|---|----------|-----------------|----------------|------------|
| Application No: | <b>HGY/2010/1619</b>  | Officer: | Matthew Gunning | Decision Date: | 18/10/2010 |
| Decision:       | ROB   |          |                 |                |            |
| Location:       | 69 Highgate High Street N6 5JX  |          |                 |                |            |
| Proposal:       | Erection of a building comprising lower ground (Pond Square Level), ground (Highgate High Street Level), first, second and third floor to provide two retail units (Class A1) and 2 self-contained flats (1 x 1-bedroom and 1 x 3-bedroom) (Class C3) (following demolition of existing single-storey building).<br>Observations to L.B. Camden |          |                 |                |            |

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Agenda item:

[ ]

**Planning Committee** **On 13<sup>th</sup> December 2010**

|  |                                       |
|--|---------------------------------------|
| <b>Report Title: Development Management, Building Control and Planning Enforcement work report</b>   |                                       |
| Report of: <b>Niall Bolger Director of Urban Environment</b>   |                                       |
| Wards(s) affected: <b>All</b>  | Report for: <b>Planning Committee</b> |
| <p><b>1. Purpose</b><br/>To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.</p>   |                                       |
| <p><b>2. Summary</b><br/>Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 8<sup>h</sup> November 2010 Planning Committee meeting.</p>  |                                       |
| <p><b>3. Recommendations</b><br/>That the report be noted.</p>   |                                       |
| <p>Report Authorised by: <i>Paul Smith</i><br/> <i>PP</i> <b>Marc Dorfman</b><br/> <b>Assistant Director Planning &amp; Regeneration</b></p>   |                                       |
| <p>Contact Officer: <b>Ahmet Altinsoy</b><br/> <b>Development Management Support Team Leader</b> <b>Tel: 020 8489 5114</b></p>   |                                       |
| <p><b>4. Local Government (Access to Information) Act 1985</b><br/> Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p> |                                       |

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Planning Committee 13 December 2010

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### **October 2010 Performance**

In October 2010 there were 135 planning applications determined, with performance in each category as follows -

There were no major applications determined in October

91% of minor applications were determined within 8 weeks (32 out of 35 cases)

92% of other applications were determined within 8 weeks (92 out of 100 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 October, there were 1064 planning applications determined, with performance in each category as follows -

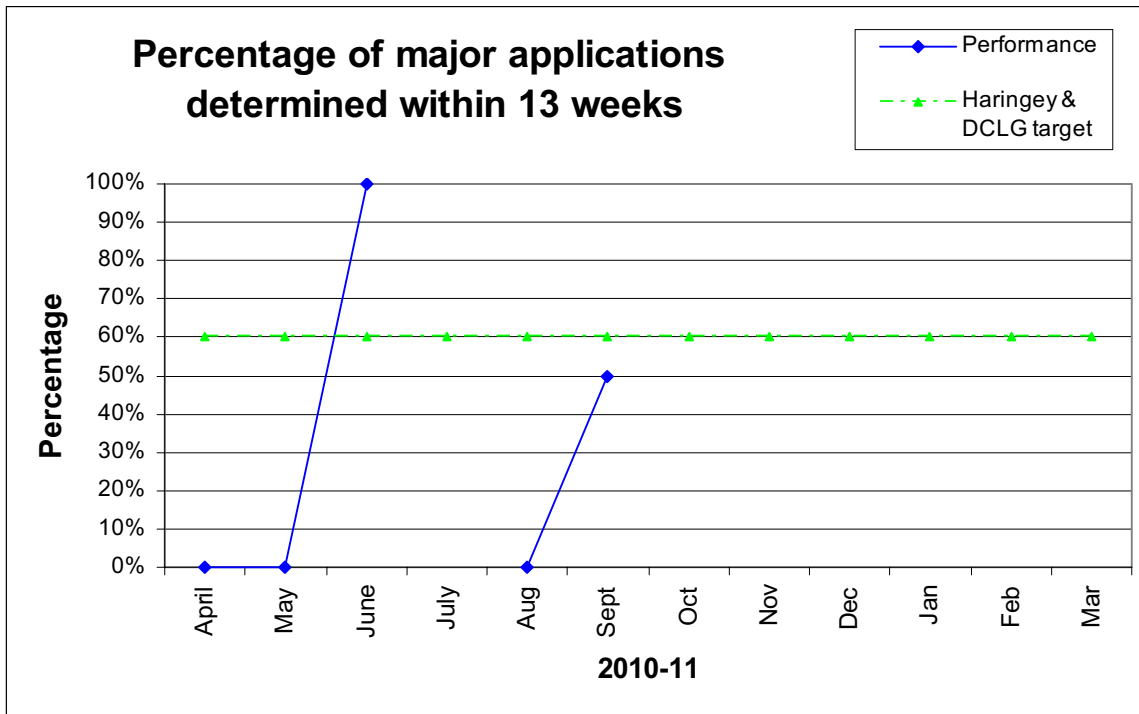
33% of major applications were determined within 13 weeks (2 out of 6)

79% of minor applications were determined within 8 weeks (181 out of 230 cases)

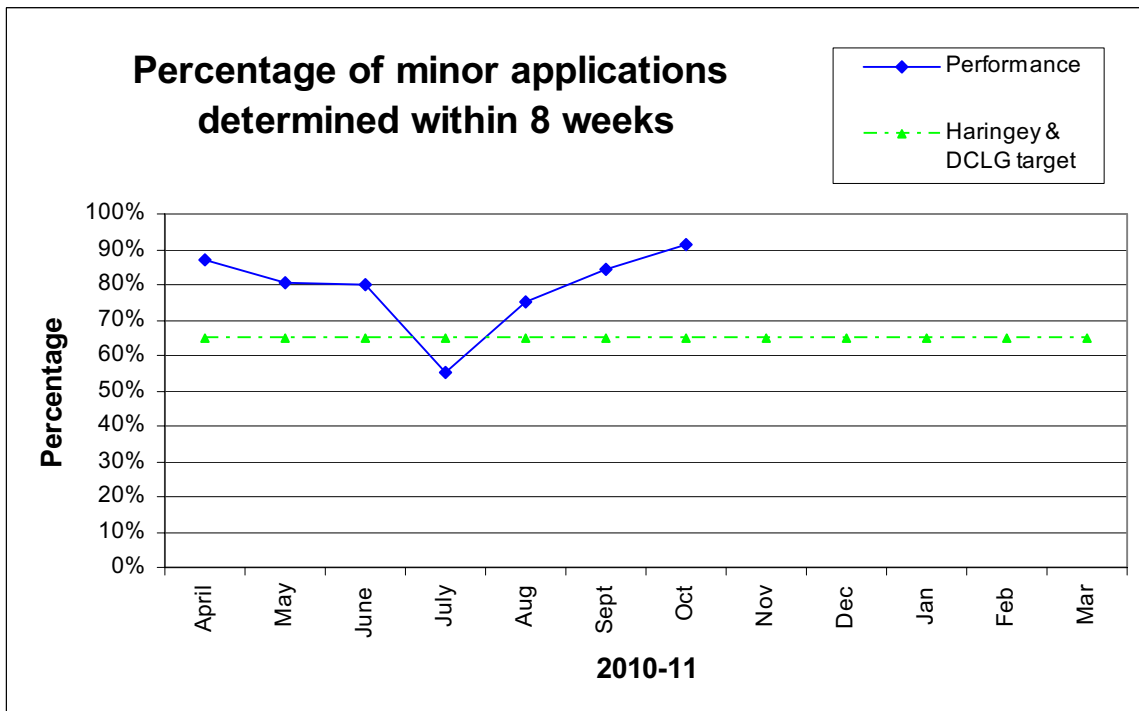
84% of other applications were determined within 8 weeks (703 out of 828 cases)

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

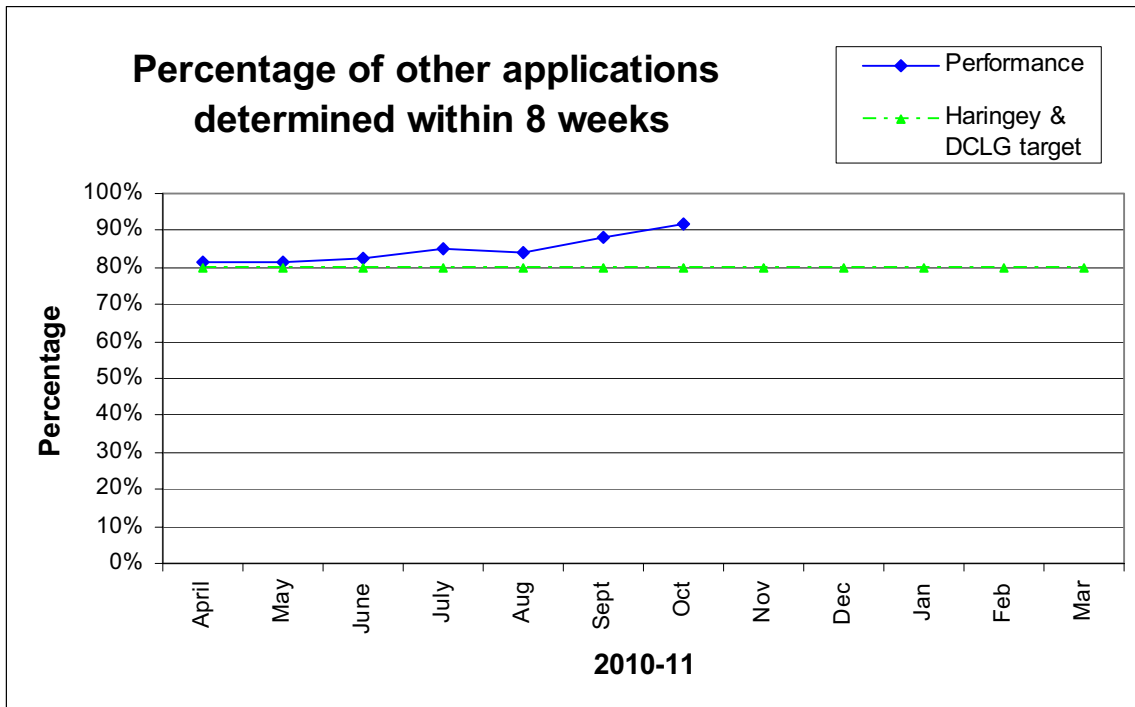
**Major Applications 2010/11**



**Minor Applications 2010/11**



**Other applications 2010/11**



**Last 12 months performance – November 2009 to October 2010**

In the 12 month period November 2009 to October 2010 there were 1746 planning applications determined, with performance in each category as follows -

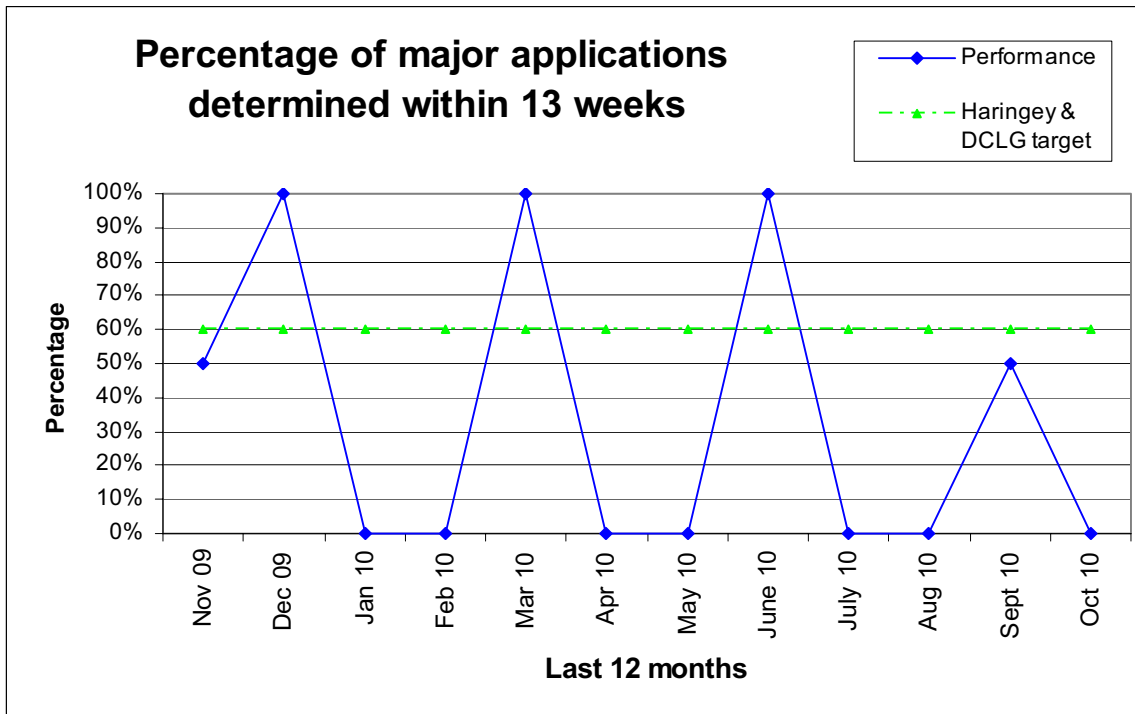
50% of major applications were determined within 13 weeks (8 out of 16)

78% of minor applications were determined within 8 weeks (303 out of 386 cases)

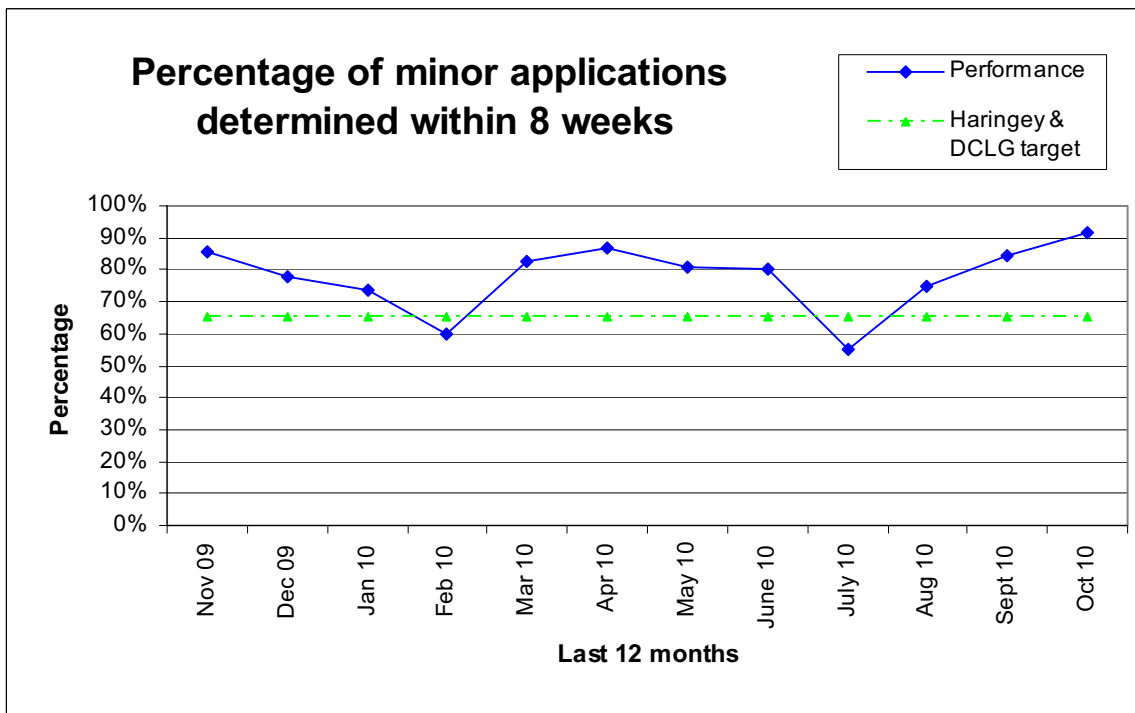
86% of other applications were determined within 8 weeks (1160 out of 1344 cases)

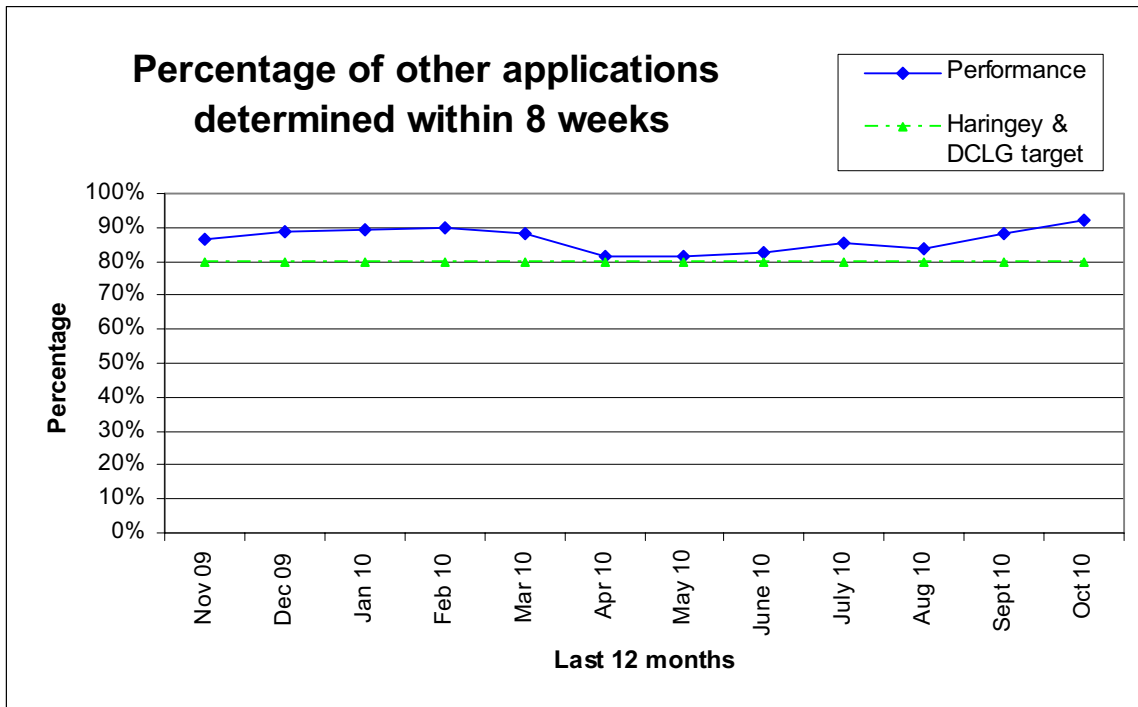
The 12 month performance for each category is shown in the following graphs:

**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**

**October 2010 Performance**

In October 2010, excluding Certificate of Lawfulness applications, there were 113 applications determined of which:

75% were granted (85 out of 113)

25% were refused (28 out of 113)

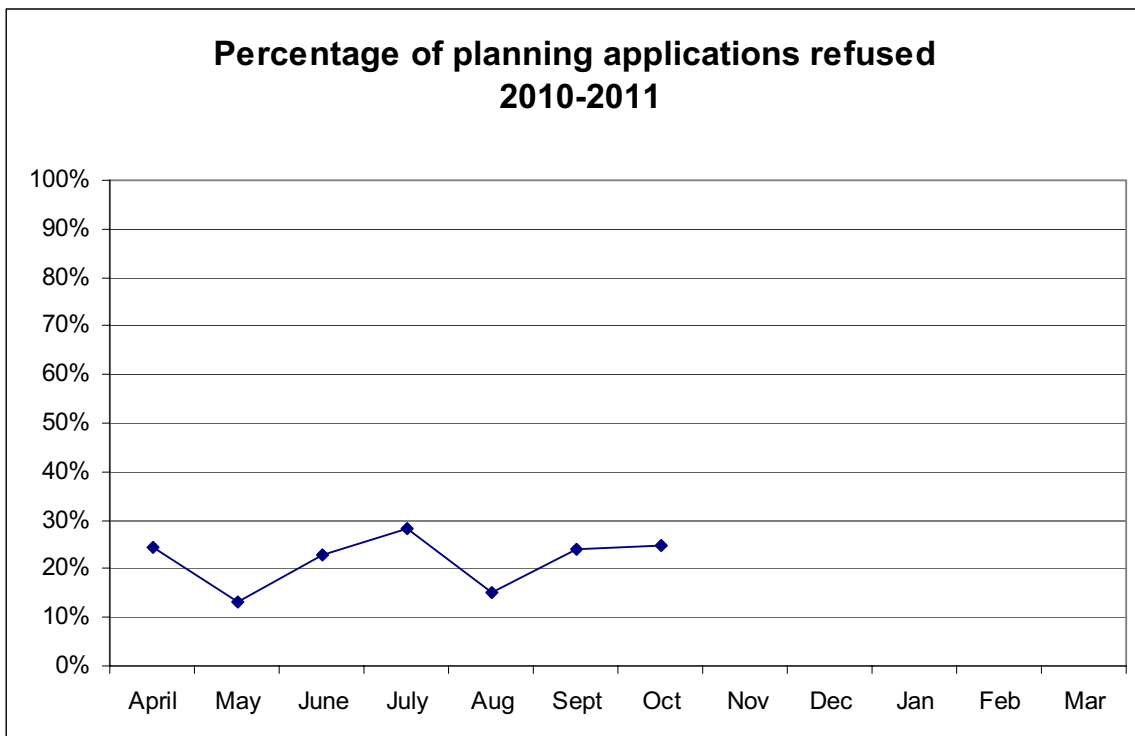
**Year Performance – 2010/11**

In the financial year 2010/11 up to the end of October, excluding Certificate of Lawfulness applications, there were 892 applications determined of which:

78% were granted (698 out of 892)

21% were refused (194 out of 892)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**October 2010 Performance**

In October 2010 there were 10 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

20.0% of appeals allowed on refusals (2 out of 10 cases)

80.0% of appeals dismissed on refusals (8 out of 10 cases)

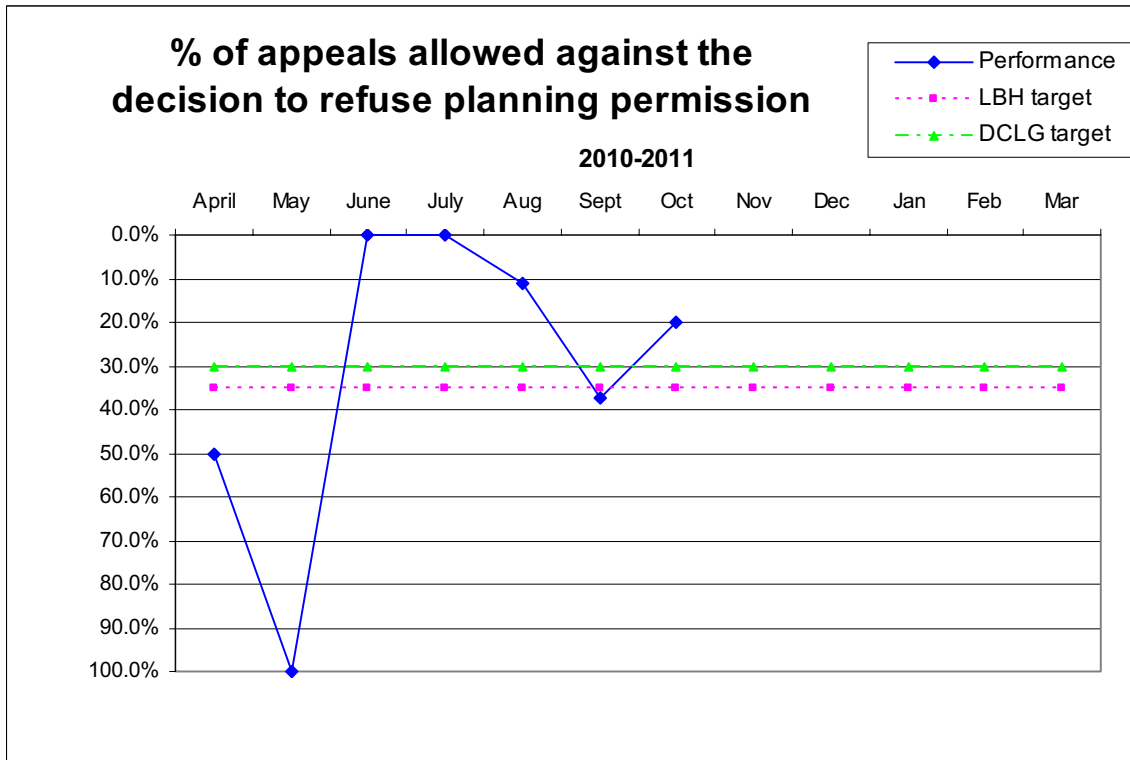
**Year Performance – 2010/11**

In the financial year 2010/11, up to the end of October, there were 47 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

27.7% of appeals allowed on refusals (13 out of 47 cases)

72.3% of appeals dismissed on refusals (34 out of 47 cases)

The monthly performance is shown in the following graph:





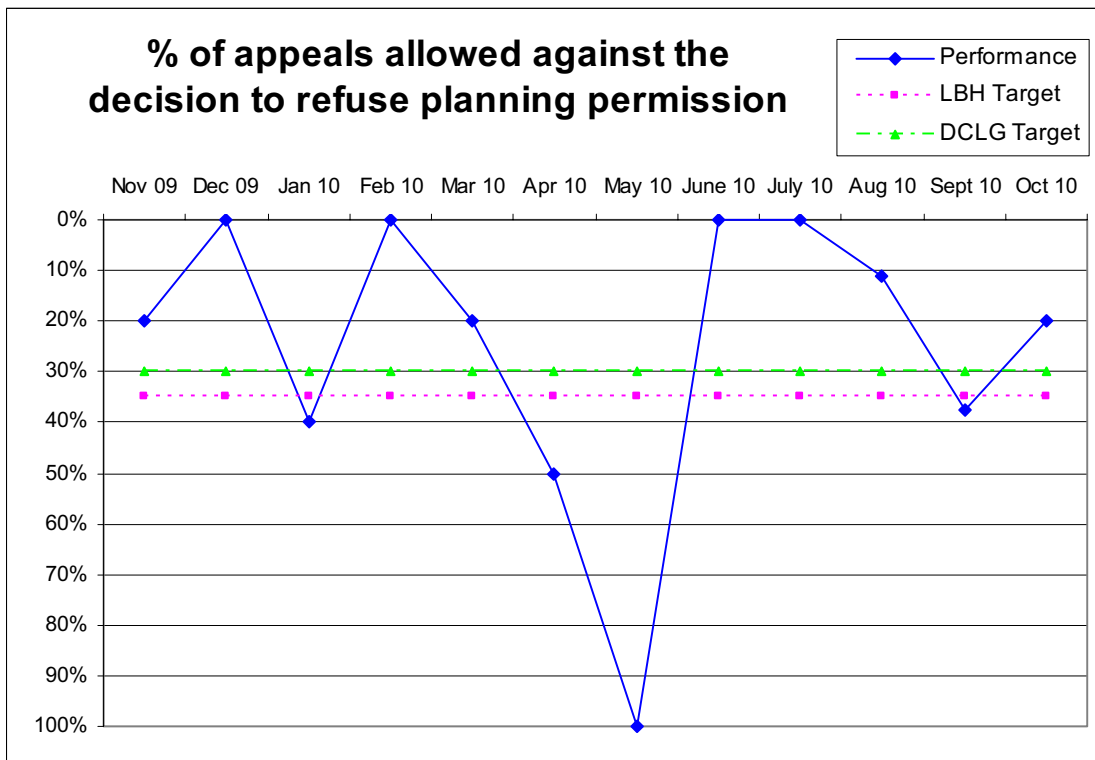
**Last 12 months performance – November 2009 to October 2010**

In the 12 month period November 2009 to October 2010 there were 80 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.0% of appeals allowed on refusals (20 out of 80 cases)

75.0% of appeals dismissed on refusals (60 out of 80 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 13 December 2010

## Building Control Performance Statistics

### October 2010 Performance

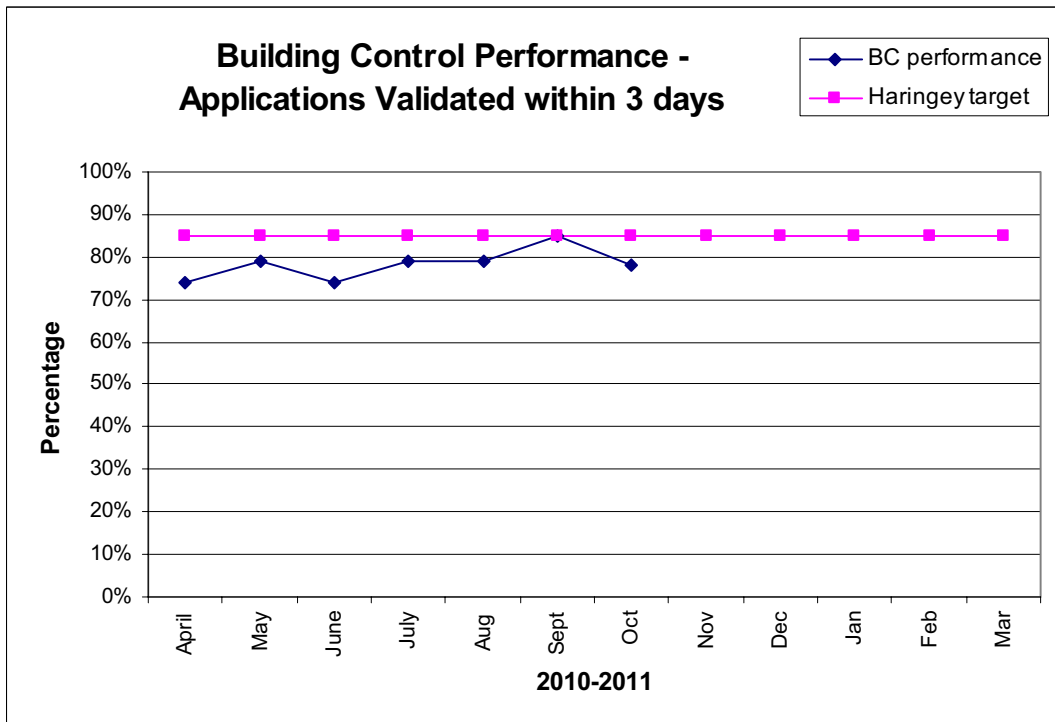
In October 2010 Building Control received 148 applications which were broken down as follows:-

- 32 Full Plans applications;
- 63 Building Notice applications;
- 51 Initial Notices and
- 2 Regularisation applications.

Performance on these applications in October was as follows:

78% of applications were validated within 3 days (against a target of 85%)

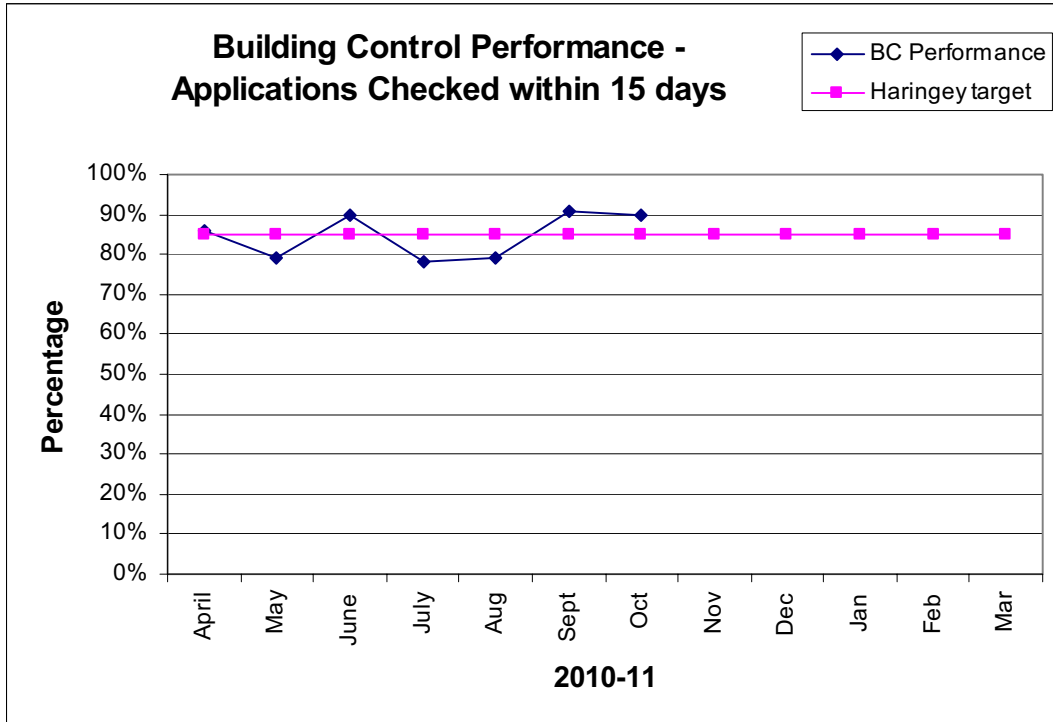
The monthly performance is shown in the following graph:



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

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

The monthly performance is shown in the following graph:



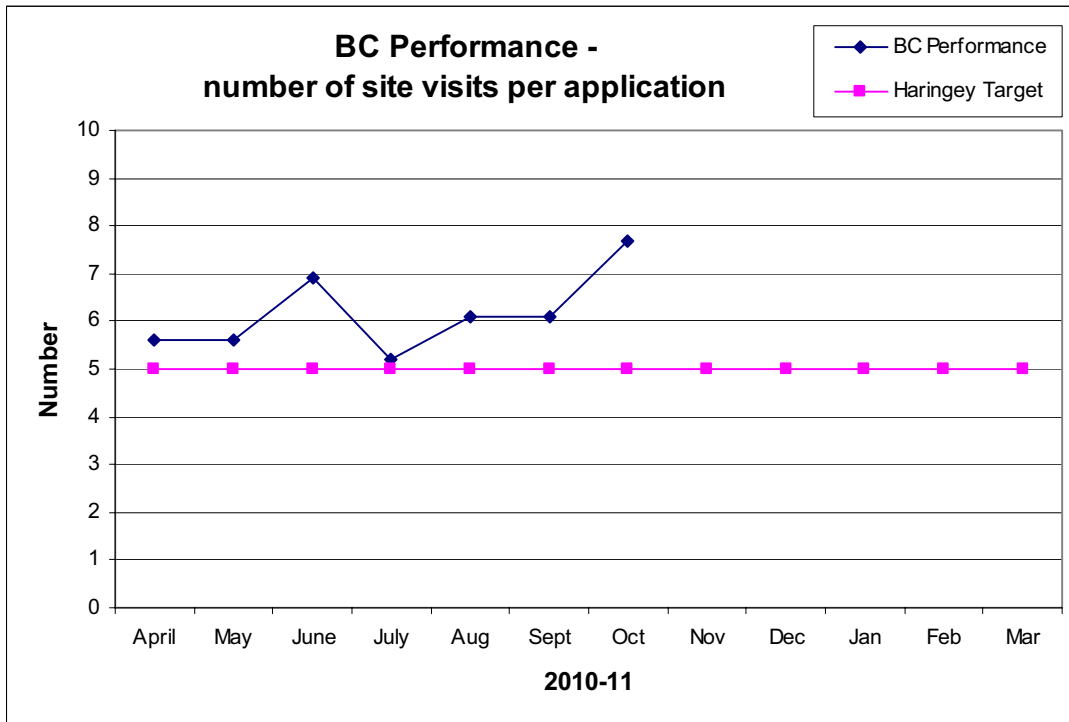
Within the same period, Building Control also received:

Notification of 13 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in October 2010, there were 91 commencements and 748 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in October 2010 the average number of site visits per application was 7.7 (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**

**October 2010**

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

None

**ENFORCEMENT NOTICES SERVED (S188)**

1. 25 Cumberton Road N17 - Unauthorised Window Replacement
2. 1-3 Eldon Parade, Eldon Road N22 - Change of use from Cafe to night club/pool club
3. 60 St Pauls Road N17 - works being carried out without permission
4. 216 West Green Road N15 - unauthorised conversion
5. r/o 94 West Green Road N15 - Unauthorised Change Of Use
6. 38 Thackeray Avenue N17 - unauthorised conversion to flats

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. 74 Crowland Road N15 - unauthorised conversion to 4 flats
2. 211 Boundary Road N22 - House has been converted into flats
3. FFF, 12 Palace Gates Road N22 - unauthorised decking and railing on complainants roof
4. 62 Grove Park Road N15 - unauthorised conversion into 6 bedsits
5. 58 Grove Park Road N15 - unauthorised conversion to 2 flats
6. 80 Station Road N22 - advertising boards
7. 67 Ranelagh Road N17 – change of use to car wash

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

None

**PROSECUTIONS SENT TO LEGAL**

403 Lordship Lane N17 Use as Social Club (Re-prosecution)

**APPEAL DECISION**

None

**SUCCESSFUL PROSECUTIONS**

1. 74 Umfreville Road N4 - Unauthorised New Upper Storey Added
2. 98 Hewitt Avenue N22 - Unauthorised Conversion To Two Flats

**CAUTIONS**

1. 23 Mount View Road N22 - unauthorised rear roof extension
2. 12 Buckingham Road N22 – unauthorised structure

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TOWN AND COUNTRY PLANNING ACT 1990

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

SUMMARY

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

REPORT

The trees are located at: 66 Shepherds Hill N6

Species: T1. Scots Pine, T2. Scots Pine

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

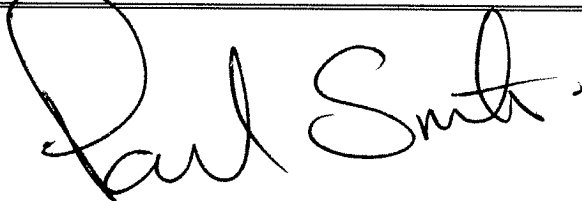
A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value.
2. The trees appear healthy for their species and age. They have a predicted life expectancy of 100-150 years.
3. The trees are suitable to their location and are native species, which contribute sufficiently to local bio-diversity.

No objections have been received in regard to the TPOs.

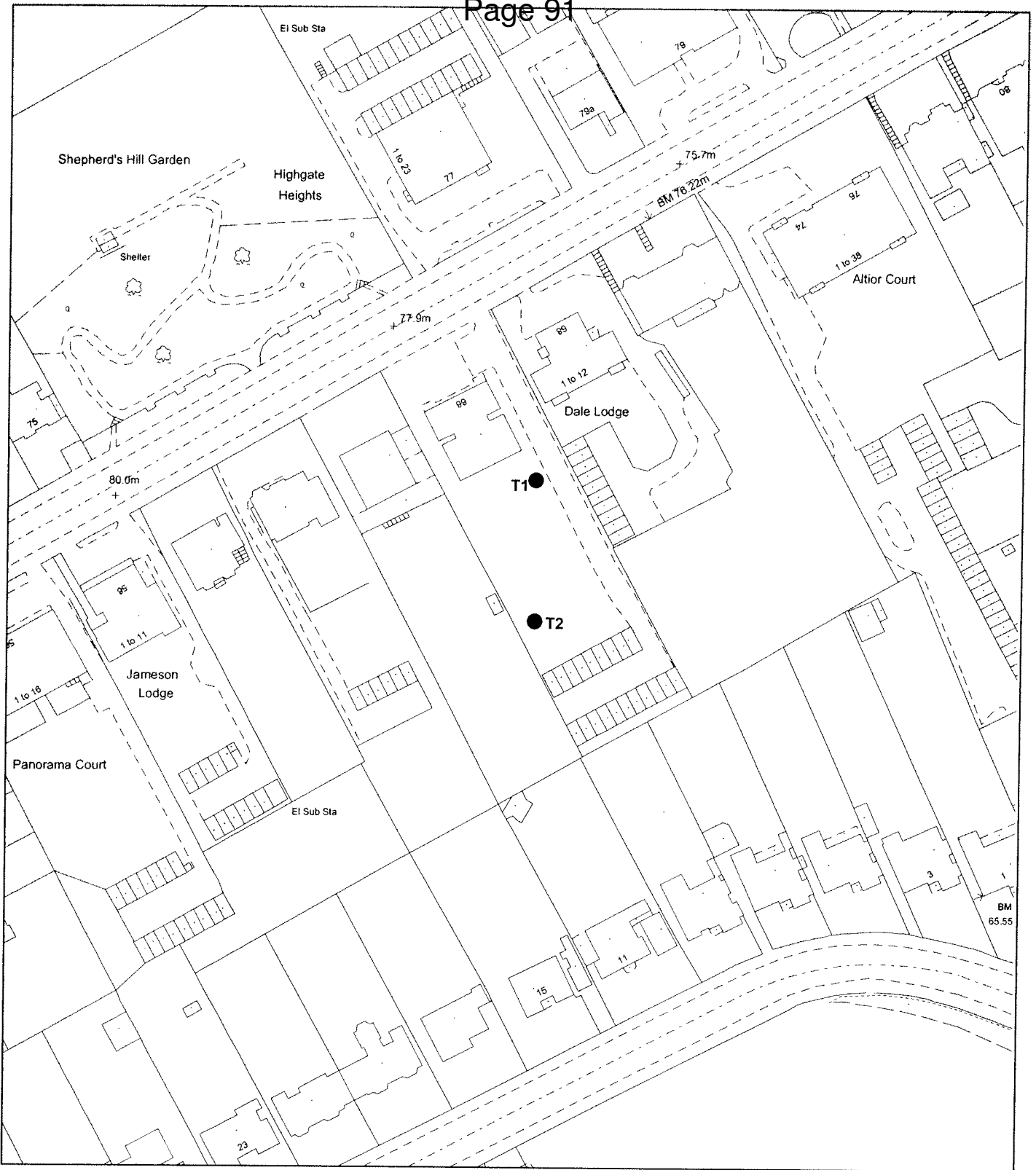
RECOMMENDATION

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



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

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**Site plan**  
**66 Shepherds Hill N6**  
**T1: Scots Pine, T2: Scots Pine**

**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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Haringey Council

Agenda item:

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|                           |   |
|---------------------------|---|
| <b>Planning Committee</b> | <b>On 13<sup>th</sup> December 2010</b> |
|---------------------------|---|

|  |                                       |
|--|---------------------------------------|
| Report Title: <b>Planning applications reports for determination</b>   |                                       |
| Report of: <b>Niall Bolger Director of Urban Environment</b>   |                                       |
| Wards(s) affected: <b>All</b>  | Report for: <b>Planning Committee</b> |
| <b>1. Purpose</b><br>Planning applications submitted to the above Committee for determination by Members.  |                                       |
| <b>2. Summary</b><br>All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.   |                                       |
| <b>3. Recommendations</b><br>See following reports.  |                                       |
| Report Authorised by: .....<br><div style="display: flex; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">PP</div> <div> <b>Marc Dorfman</b><br/> <b>Assistant Director Planning &amp; Regeneration</b> </div> </div>  |                                       |
| Contact Officer: <b>Ahmet Altinsoy</b><br><b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span>   |                                       |
| <b>4. Local Government (Access to Information) Act 1985</b><br>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.<br><br>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 13 December 2010

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

|  |                                      |
|--|--------------------------------------|
| <b>Reference No:</b> HGY/2010/1428   | <b>Ward:</b> Tottenham Hale          |
| <b>Address:</b> 193 - 197 Broad Lane N15   |                                      |
| <b>Proposal:</b> Demolition of existing structures / buildings and erection of part 3 / part 4 storey residential development to provide 29 residential units with associated landscaping.   |                                      |
| <b>Existing Use:</b> Car Dealership (Sui Generis)  | <b>Proposed Use:</b> Residential     |
| <b>Applicant:</b> Newmark Properties (TH) LLP & Sanctuary Housing  |                                      |
| <b>Ownership:</b> Private  |                                      |
| <b>Date received:</b> 11/08/2010   | <b>Last amended date:</b> 26/11/2010 |
| <b>Drawing number of plans:</b> 7750-L-001D, 7750-P-002D, 7750-P-10,7750-P-21F, 7750-P-22F, 7750-P-23F, 7750-P-24E, 7750-P-25A, 7750-P-26, 7750-E-030D, 7750-E-031C, 7750-E-032C,7750-E-033D, 7750-E-034B, 7750-E-035A,7750-E-036A, 7750-E-037A, 7750-E-038A,7750-E-039A & 7750-S-002A   |                                      |
| <b>Case Officer Contact:</b> Jeffrey Holt  |                                      |
| <b>PLANNING DESIGNATIONS:</b>  |                                      |
| Archeological Importance<br>Classified Road  |                                      |
| <b>RECOMMENDATION</b>  |                                      |
| GRANT PERMISSION subject to conditions and subject to s106 and s278 Legal Agreements   |                                      |
| <b>SUMMARY OF REPORT:</b>  |                                      |
| <p>The proposal is for the erection of a 3- and 4-storey building containing 29 flats at 193-197 Broad Lane, N15 to replace a car dealership. No local resident objections have been received. The site is located on the gyratory, close to Tottenham Hale station and the retail park. Although the development will replace an employment generating use, it will result in a development which is a more appropriate use of its accessible location. The design makes efficient use of the site, has regard to the surrounding built form and improves the surrounding streetscene. The design allows for a high quality, high density development providing a variety of adequately sized dwellings intended for social rent or intermediate housing. Adequate amenity space is provided and there will be no harm to the amenities of neighbouring residents. The scheme is car-free but provides cycle storage and 3 parking spaces for disabled occupants. Sustainable features have been incorporated into the scheme and there is no increased risk of flooding. Overall the scheme is considered to be acceptable and it is therefore being recommended for APPROVAL.</p> |                                      |

## **1. SITE AND SURROUNDINGS**

- 1.1 The subject site is a 2<sup>nd</sup> hand car dealership on the west side of Broad Lane on the corner with Antill Road, N17. Buildings on site include a single storey car showroom and a small storage shed at the northern end. Access is via Antill Road.
- 1.2 Development in the surrounding area is varied. To the west and the south are 2-storey Victorian terrace houses however, immediately to the south is a 2-storey Victorian building which was originally in industrial use. It has been since been converted into an indoor market. The western edge of the site backs onto the rear garden of 4 houses.
- 1.3 To the north is a 1950s residential estate consisting of 4-storey blocks of flats as well as a 9-storey tower block. To the east is Tottenham Hale Retail Park, a low-rise development accommodating large retail units with on-site parking.
- 1.4 Broad Lane forms part of the gyratory system. Traffic in front of the site flows one-way to the south. Tottenham Hale station is located to the north east with London Underground connections to central London and national rail connections to Liverpool St and Stansted Airport. Numerous bus routes operate through the station as well. These connections give the site an above average PTAL rating of 4. Two London Underground tunnels and an associated service tunnel run directly beneath the site.
- 1.5 Broad Lane is a TfL Red Route and Antill Road is within in a Controlled Parking Zone.
- 1.6 The site forms part of the Tottenham Hale Masterplan Site. The existing building is not a listed building and the site is not in a Conservation Area.

## **2. PLANNING HISTORY**

- 2.1 The site has been used for a variety of car-related uses since 1989, including car wash, car repair, car show room and the current second hand car dealership.

## **3. PROPOSAL DESCRIPTION**

- 3.1 The proposal is for the erection of a 3/4-storey building containing 29 flats (9x1-bed, 12x2-bed, 4x3-bed and 4x4-bed).
- 3.2 The building is broadly 'U' shaped with the bulk of development on the northern, eastern and southern edges of site leaving the centre and western edges open for amenity space. The building is primarily 4-storeys high but steps down to 3-storeys on the Antill Road frontage to the south. Access to the development is via a tunnel drive on Antill Road. Above the drive are two floors of development.

3.3 The majority of the flats are access by two lifts and stair cores, one in the centre of development, the other at the northern edge. Two ground floor flats have separate entrances directly onto Broad Lane. Three disabled parking spaces as well as refuse storage are provided adjacent to the tunnel drive. Cycle parking is provided in the north east corner of the site.

3.4 Amenity space is provided in the form of balconies and private and communal open space. All ground floor units have access to some form of private space and the communal open space is designed as a 'HomeZone' which allows for amenity space to be shared by both pedestrians and vehicles.

#### **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 22: Renewable Energy

##### 4.2 London Plan

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Maximising the potential of sites  
Policy 3A.4 Efficient use of stock  
Policy 3A.9 Affordable Housing Targets  
Policy 3A.5 Housing choice  
Policy 3B.1 Developing London's Economy  
Policy 4A.6 Quality of new Housing provision  
Policy 4A.7 Renewable Energy  
Policy 4B.1 Design Principles For a Compact City  
Policy 4B.8 Respect Local Context and Communities

##### 4.3 Unitary Development Plan

Policy G1: Environment  
Policy G2: Development and Urban Design  
Policy G3: Employment  
Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy ENV1 Flood Protection: Protection of the Floodplain and Urban Washlands  
Policy CSV8 Archaeology  
Policy HSG1 New Housing Development

Policy HSG10 Dwelling Mix  
 Policy M9 Car-free Residential Developments  
 Policy EMP4 Non Employment Generating Uses  
 Policy UD8 Planning obligations

4.4 Supplementary Planning Guidance / Documents

Housing Supplementary Planning Document

SPG1a: Design Guidance and Design Statements  
 Housing Supplementary Planning Documents (adopted October 2008)  
 SPG4: Access for All – Mobility Standards  
 SPG5: Safety by Design  
 SPG8a: Waste and Recycling  
 SPG8b: Materials  
 SPG9: Sustainability Statement  
 SPG10a: The Negotiation, Management and Monitoring of Planning Obligations  
 SPG10c: Educational needs generated by new housing

5. CONSULTATION

27/08/2010

| Statutory   | Internal  | External   |
|---|---|--|
| London Fire Brigade<br>Met Police Crime Prevention Officer<br>Site Notice erected | Transportation Group<br>Cleansing<br>Building Control<br>Design Panel | <u>Local Residents</u><br>109-159 (o) Antill Road, N15<br>2-40 (e) Montague Road, N15<br>18-30 (e), 10-16 (e), 34-84 (e) Hale Gardens, N15<br>1-40 (c) Warren Court, High Cross Road, N15<br>Units A1, A2, E, 7, 10, Tottenham Hale Retail Park, Broad Lane, N15<br>Unit 1,3,4 Fountayne Business Centre, Broad Lane, N15<br>189-191 Broad Lane, N15<br>84-172 (e) Antill Road, N15<br><br><u>Total No of Residents Consulted: 183</u> |

## 6. RESPONSES

### 5.1 Building Control

No objection in respect of fire safety.

### 5.2 London Fire and Emergency Planning Authority

The Brigade are satisfied with the proposals.

### 5.3 Environmental Health

Contaminated land:

Before development commences other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall

be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

### **Reason**

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

### **Air Pollution:**

The whole borough has been declared an Air Quality Management Area (AQMA) and Broad Lane, N15 is in the Tottenham Hale area which is of particular concern with respect to air pollution.

Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. It should also have regard to the air quality predictions and monitoring results from the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory.

A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

In determining both the significance of exposure to air pollution and the levels of mitigation required, consideration should be given to the Air Pollution Exposure Criteria Table in the London Councils 'London Air Quality and Planning Guidance 2007'.

### **Reason**

To ensure the development can be implemented and occupied with minimal risk to the occupants' health.

### **Control of Construction Dust:**

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration



must be sent to the LPA prior to any works being carried out on the site

#### 5.4 Waste Management

This proposed development requires storage for 6 x 1100 waste refuse containers 3 x 1100 recycling containers.

It is advisable to fit the storage area with a bumper bar system in order to protect the finished wall from damage by the bins during the collections and a cold water tap and foul water drainage to maintain cleanness of site

Recommendation that on each corner to the site entrance and opposite that double yellow line are installed so that the refuse vehicle can gain access onto the site. The refuse vehicle would need a turning circle of 22.5 metres within the Manoeuvring Zone

#### Transportation

No objection subject to s106 agreements to secure:

- "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's or visitor's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO for this purpose.
- the provision of a "car club scheme / bay in the vicinity of the development site to help mitigate the non provision of off street parking". Details of the "Car Club Scheme" to be submitted and agreed prior to the occupation of the development.

In addition s278 agreement required for essential highway works, estimated to cost £15k.

#### 5.5 Environment Agency

We have no objection to the proposed development as submitted as we consider that the risk to groundwater at this site is low. Therefore we have not provided detailed site-specific advice or comment with regards to land contamination issues for this site. However we recommend that the requirements of PPS23 and our guidance: Guiding Principles for Land Contamination should be followed.

5.6 Thames Water

*Waste Comments*

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

*Water Comments*

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

5.7 Local Residents

A DM Forum was held 5<sup>th</sup> October 2010 at the Welbourne Centre, Stainby Road, Tottenham N15 4EA. A copy of the minutes of the meeting are attached as appendix 1.

5.8 Councillors

*Cllr Alan Stanton*

The street near this site has a history of flooding.

## 5.9 Design Panel

### **Height Bulk and general arrangement**

- The panel supported the height and bulk of the proposed block.
- The proposed block did not successfully contribute to the street.
- The block appeared to turn its back on the street elevation with 12 bedroom windows facing onto the street and limited access into the block from the main Broad Lane elevation.
- Would be better to provide all the ground floor flats with street entrances.
- The location of the main entrances appeared to be hidden at the back of the block in a very secluded location. The Panel questioned the safety aspects of locating the entrances in such a concealed location at the rear of a semi private internal courtyard
- Proposals for the car park were unconvincing.

### **Facades**

- Did not support the detailed design or choice of materials proposed for the facades of this scheme.
- Competing palette of materials and design features which created a very cluttered appearance particularly on the street elevations.
- a more simplified approach perhaps using stock brick might be more successful

### **Landscaping**

- Limited amount of amenity space. Questioned its quality
- Suggested changing the layouts of some of flats and creating access onto the roof.
- Did not favour the unclear semi private but not gated courtyard

### **Conclusion**

The Panel considered that more work was needed in relation to the quality of the flats, the detailed design of the facades and the quality of entrances and amenity space.

## 5.10 Housing

The proposed development will yield over 50% of its units as affordable housing. The site is situated in the east of the borough. This development will deliver some much needed larger family sized accommodation.

The scheme complies with the adopted London Plan strategic target of 50% of additional housing should be affordable.

The proposed development will offer a good supply of much needed 3&4bed room family units. It will yield in total 29 new homes; 9 x 1bed units, 12 x 2bed, 4 x 3bed units, and 4 x 4bed units.

At present the Borough has an overriding shortage of 4 beds and over, particularly in this part of the borough.

The development complies with the SPD (10%) requirement and will yield 3 Wheelchair units 1x4 bed, 1x3 beds and 1x1 bed in total.

The Strategic and Community Housing service supports this scheme it will provide much needed affordable housing and wheel chair units within the borough.

## **6 ANALYSIS / ASSESSMENT OF THE APPLICATION**

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

1. Principle
2. Size, bulk and design
3. Density
4. Dwelling Mix and standard of accommodation
5. Amenity space
6. Impact on residential amenity
7. Transportation
8. Fire Safety
9. Sustainability
10. Waste Storage
11. Secure by Design
12. Flood Risk
13. Archaeology
14. Environmental Impact Assessment
15. Equalities Impact Assessment
16. S106 Contributions

### Principle

6.2 The site is currently occupied by a used car dealership and the proposal is to replace this with residential development. Policy EMP4 seeks to protect employment generating uses from being replaced by non-employment generating uses such as housing. The policy lists a number of circumstances where such a replacement is considered acceptable. Briefly, they are 1) the land is no longer suitable for industry or business 2) the site has been unsuccessfully marketed for 18 months for business or industrial use, 3) the redevelopment of the land would retain or increase the number of jobs on site and result in wider regeneration benefits.

6.3 The proposed development does not accord with any of these situations however there is a case for the redevelopment of the site as housing. The London Plan explicitly calls for increased housing provision and maximising the potential for sites (Policies 3A.1, 3A.3) particularly in areas of high public transport accessibility. The application site has a PTAL of 4 which is 'high' and is therefore a prime site for higher density development.

- 6.4 Currently, the site is occupied by a small second hand car dealership however it is on a short-term let and the rent is at a reduced rate to cover costs only. The previous long term tenant was a Ford car show room and dealership but this business closed down when the applicants purchased the site in December 2008. The site remained vacant until it was let to the current used car dealership in May 2009. Before that only a car rental business expressed interest in occupying the site but this did not materialise. Currently, there are 3-4 people occupying the site.
- 6.5 The current used car dealership employs only a small number of people. Given the site's public transport accessibility and proximity to the emerging Tottenham Hale urban centre, it is considered that the site is underutilised.
- 6.6 The site's proximity to Tottenham Hale means it is included in the Tottenham Hale Urban Centre Masterplan which seeks the regeneration of the area through the creation of a new urban centre. Within that masterplan, the application falls within the 'High Cross Estate' sub-area. The intention for this area is for it to remain primarily residential including family size homes well placed for the retail centre, community facilities and the transport interchange. The proposed residential development would be in accordance with this vision by providing a mixture of dwellings close to the facilities and services of Tottenham Hale.
- 6.7 In sum, due to the site's location, both London and local Haringey planning policy would seek to redevelop the site at a more intensive. Although the proposal for a purely residential development would result in the loss of a small number of jobs, in the wider context of the change's occurring in Tottenham Hale, the proposed high density residential development would play a positive role in the regeneration of the area.

#### Design, Built Form and Layout

- 6.8 The proposed building is a 3/4-storey block fronting onto Antill Road, Broad Lane and a public footway, giving the building a 'U' shape and creating a central courtyard area. The height of the building is mostly 4-storeys, matching the neighbouring Local Authority flats but steps down to 3 storeys on the Antill Road frontage and where it abuts Victorian terrace houses. The central courtyard acts as a buffer between the building and the rear gardens of the houses on Montague Road. The overall form of the building considered to adequately respond to the site's shape and the height of surrounding buildings. The Design Panel were satisfied with the bulk and form of the building.
- 6.9 The Panel, however, were not satisfied with the elevations as the detailed design and choice of materials were considered to create a cluttered appearance. The applicant has responded by proposing an earthier palette of brick and terracotta and reducing the extent of blue/grey engineering brick. Notwithstanding these choices, the final materials will be agreed through a condition. The design of the façade has remained largely the same

as it was considered that in oblique views, the projecting and recessed forms would provide visual interest and break up the impression of bulk.

- 6.10 Criticism was also given to the interface between the building and the street as there were few entrances at ground floor level to animate the building and many bedrooms facing towards Broad Lane. The applicant has amended the scheme to include a streetside communal entrance to the southern staircore and private streetside entrances to serve the larger ground floor units in the northern half of the building. All ground floor units benefit from a landscape buffer which provides a defensible space between the dwelling and Broad Lane to ensure a suitable public/private separate of spaces.

Overall, the building is considered to respond well to its context and it will improve the quality of the street scene on Antill Road, Broad Lane and the adjoining footway. The design is therefore considered to be acceptable having regard to Policies UD3 and UD4 of the Unitary Development Plan 2006.

#### Density

- 6.11 Policy 3A.2 of the London Plan sets out a range of acceptable densities for development based on the Public Transport Accessibility Level. The area of the site is 1374m<sup>2</sup> and the proposed development has 98 habitable rooms. This yields a density of 713 hrph. As the PTAL for the site is 4 and the character of the site is urban, the allowable range is 200-700hrph. Although the density is marginally over the 700 upper limit, it is considered that the close proximity of Tottenham Hale station, the retail park and policy 3A.3 'Maximising the potential of sites' of the London Plan, the density is considered appropriate.

#### Dwelling Mix and standard of accommodation

- 6.12 The scheme proposes 29 flats, 13 of which are for social rent with the remaining 16 being rent-to-home buy intermediate housing. The 13 social rented element consists of 3 x 1bed, 4 x 2bed, 2 x 3bed and 4 x 4bed flats. These social rented flats have been designated as the 'affordable' component of the scheme as required by Policy HSG4. The remaining are 6x1-bed, 8x2bed and 2x3bed flats.
- 6.13 Haringey's Strategic and Community Housing service are satisfied with the tenure and dwelling mix as it contributes to the Borough wide target of 50% of habitable rooms to be affordable and this scheme in particular provides much needed 3 and 4bed dwellings, which are in greater need in this part of the Borough.
- 6.14 All proposed flats meet the floorspace minima set out in the Housing SPD for both individual rooms and total size. All habitable rooms and kitchens are of a regular shape, have adequate natural light and ventilation and have a floor to ceiling height exceeding 2.3m. All flats will be built to lifetime Homes and

Design Quality Standard (April 2007) and 3 wheelchair accessible units are provided, equivalent to 10% of the development, in compliance with the Housing SPD.

#### Amenity space

- 6.15 The Housing SPD requires the provision of amenity space for dwelling. For flatted developments the SPD requires 50m<sup>2</sup> plus 5m<sup>2</sup> for every additional unit over 5 units. This equates to 170m<sup>2</sup>.
- 6.16 The scheme provides 220m<sup>2</sup> of amenity space in a communal HomeZone as well as 74.5m<sup>2</sup> in private space for 3 ground floor flats. There is a communal roof terrace 50sqm in area as well as a 9m<sup>2</sup> private terrace for 1 flat. The total amenity space available is over 353m<sup>2</sup>. Balconies of varying size are also provided for each flat and all ground floor flats have some small gardens for defensible space. These spaces are not included in the totals above.
- 6.17 A HomeZone is an area where people and vehicles share space safely and on equal terms. The HomeZone proposed is consists of a mixture of soft and hard landscaping with small cobbled strips, brick paviours for vehicles, larger paviours for pedestrians, grassed areas and low level planting. The only vehicles which will be able to move across the HomeZone are those manoeuvring in and out of the 3 disabled bays. Even then, it is likely that only one of the vehicles would need the manoeuvring space provided by the HomeZone. At all other times the HomeZone would be free to pedestrian use.
- 6.18 Overall the scheme exceeds the amenity space minimum set out in the Housing SPD and is considered acceptable.

#### Impact on residential amenity

- 6.19 Policy UD3 'General Principles' and the Housing Supplementary Planning Document (adopted October 2008) seek to protect existing residential amenity by avoiding loss of light and loss of privacy.

#### *Daylight and sunlight*

- 6.20 Haringey's Housing SPD requires new development to be laid out in a way that allows for adequate natural lighting to reach both the development and adjoining properties in line with the Building Research Establishment (BRE) Standards. The applicants have conducted a study to assess the extent of overshadowing caused by the development and it was found that it would be in accordance with BRE standards.

- 6.21 According to the study, adjoining amenity areas (gardens) will receive more than 60% light throughout the day on the March 21 spring equinox, which is the standard required set by BRE. The only loss of direct sunlight will be to the rear elevation and rear gardens of houses on Montague Road. Most of this loss will only occur before 10am. The study concludes that that all adjoining amenity areas will continue to receive adequate sunlight for their purpose.
- 6.22 The impact on individual windows was also assessed. The study concludes that generally all neighbouring properties will remain adequately lit as a result of the development proposal, the rooms which fall below the BRE criteria do so in the existing scenario. This would indicate that these windows were originally poorly designed with regards to light distribution.
- 6.23 Overall the scheme is considered to have no significant impact on the daylight and sunlight for adjoining properties. No objections have been received on grounds of loss of light.

*Overlooking and privacy*

- 6.24 The Council expects new developments to maintain the level of privacy enjoyed by adjoining properties and not to create new problems of overlooking.

The scheme is designed such that no windows directly face existing windows on neighbouring properties. Where windows do face an adjoining window, there is a sufficient buffer of at least 20m between the windows.

- 6.25 Each flat has access to a balcony. Similar to the windows, these balconies are positioned far from adjoining gardens or neighbouring windows. Where a balcony is close to a neighbour, overlooking is prevented by the orientation of the balcony or the use of screening.
- 6.26 herefore, the proposed scheme would not result in harmful overlooking to neighbouring properties. No objections have been received on grounds of loss of privacy.

Transportation

- 6.27 The scheme provides 3 parking spaces for the exclusive use of the 3 wheelchair accessible flats. Access to these parking spaces and to adjacent waste storage area is via an existing crossover on Antill Road. No parking is provided for the remaining flats. No gates will be provided as they were not considered necessary by Eric Childs of the Metropolitan Police.
- 6.28 National planning policy seeks to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is



also reflected in the London Plan and local policies UD3 and M9.

- 6.29 Policy M9 states that in certain situations, residential developments can be designated 'car free' meaning that no on-site parking is provided. This is acceptable where there are alternative and accessible means of transport available, public accessibility is good and the site is in a controlled parking zone (CPZ).
- 6.30 The application site benefits from excellent access to Tottenham Hale transport interchange which provides local bus services, Underground services to central London and mainline rail services to Liverpool Street station and Stansted Airport. The site is also located within Seven Sisters CPZ. Consequently, the site is appropriate for a car-free residential development. 3 parking spaces will be provided but these are for disabled occupants only. Funds will be secured through a s106 to amend the Traffic Management Order to designate this development as car-free.
- 6.31 The applicant has also stated that residents will be encouraged to join a local car club. Car clubs or car sharing schemes are services where individuals can gain access to a car without actually owning one. The s106 agreement will require provision of car sharing facilities in the vicinity of the site.
- 6.32 A Green Travel Plan will also be developed which will increase residents' awareness alternative modes of transport. These packs will inform residents of local facilities and public transport services. A condition will be applied to ensure provision of the travel plans.

*Transport for London (TfL)*

- 6.33 Broad Lane is part of the Transport for London Road Network (TLRN) and they have been consulted on the scheme. TfL do not object to the principle of the scheme or the proposed use of the existing crossover on Antill Road however they have expressed a number of concerns:
- The building is close to the edge of the site and may even overhand the footway. There should also be no encroachment onto footway.
  - It should be demonstrated that larger vehicles (e.g. refuse vehicles) can be safely accommodated on site or on Antill Road, without the need to reverse or stop on Broad Lane. Preparation of a Delivery and Service Plan is recommend.
  - Footway widths should be widened
  - There should be no encroachment or over sailing during construction works onto Broad Lane and all vehicle activity and deliveries should be managed via Antill Road. A Construction Logistics Plan should be secured by condition.
- 6.34 The applicant has responded to these concerns by confirming that the width of the footway will remain as existing and there will be no encroachment or

overhang onto the footway. Conditions will be applied to ensure that there will be no encroachment or over sailing of the footway during construction and that a Construction Logistics Plan is submitted in order to manage access to the site.

#### Fire Safety

- 6.35 Haringey Building Control and the London Fire Brigade both initially objected to the scheme however the applicant has amended the scheme with the proposed installation of water inlet pumps on Broad Lane and in the northern stair core, as well as a dry-riser in the southern stair core and an emergency access door in the northern stair core. Both Building Control and the London Fire Brigade are now satisfied with the fire safety features of the proposal.

#### Sustainability

- 6.36 The proposed development makes use of brownfield land in a prominent position close to an emerging town centre. It's location has a good PTAL rating and as such is highly suitable for redevelopment. The scheme is car free thereby encouraging sustainable transport means. Furthermore, the proposed development has been designed to achieve a code for Sustainable Homes Rating of 3.
- 6.37 In order to make this development as energy efficient as possible, the following features are included:
- Maximising natural daylight and ventilation;
  - High performance thermal insulation to the roof, walls, floors
  - Maximise air tightness
  - Low energy lamps and fittings
  - Smart communal lighting (using dusk and movement sensors);
  - Using energy efficient combi boilers;
  - Rain water storage;
  - Exhaust Air Heat pumps (mechanical heat recovery ventilation) photovoltaics.
- 6.38 Policy 4A.2 Mitigating Climate Change of the London Plan states a long term goal of 60% reduction in CO2 emissions by 2050, (the consultation draft replacement Plan has reduced the timescale to 2025) and 20% by 2015. Policy 4A.7 Renewable Energy seeks to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. A condition will be applied requiring the submission of a full energy statement to demonstrate the how this 20% reduction will be achieved.

### Waste Storage

- 6.39 Policy UD7 requires development to include appropriate provision for the storage and collection of waste and recyclable material. The Council's Waste Management officer has stated that the proposed development would require 6 x 1100ltr waste bins and 3 x 1100ltr recycling bins. The scheme has provided the required bins in a waste storage area running parallel to the vehicle access and disable parking bays.
- 6.40 The Waste Management Officer has also recommended that the storage area is fitted with a bumper bar system in order to protect the finished wall from damage by the bins during the collections and a cold water tap and foul water drainage to maintain cleanliness of the site. The applicant will be required to implement these recommendations through an appropriate condition.

### Secure by Design

- 6.41 The proposed scheme has been assessed by Eric Childs of the Metropolitan Police and was considered acceptable. It was considered that there was no need to gate this development as signage and demarcation between public and private with differing pavement design would be adequate. The dwarf wall and planting which form the public boundary treatment were considered acceptable.

### Flood Risk and Drainage

- 6.42 Policy ENV1 states that development proposals will not be approved in identified areas of flood risk. The Environment Agency has confirmed in pre-application discussions that the site fall just outside of the identified Flood Zones. In response to formal consultation they have no objection to the scheme as they consider the risk to groundwater at this site is low.
- 6.43 Policy ENV2 requires any development which could increase the risk of flooding from surface water run-off to provide a drainage impact assessment and encourage all built developments to incorporate sustainable urban drainage systems (SUDS) techniques, where feasible. Initial assessments of drainage issues have been made by the applicant. A SUDS scheme involving below ground water tanks and rainwater harvesting has been proposed. A soakaway was deemed unsuitable due to the presence of London Underground Lines below the site. Notwithstanding these details, a condition will applied requiring submission of a drainage impact assessment and further details of a surface water discharge strategy.

### Archaeology

- 6.44 The applicant has provided a desktop archaeological assessment which concludes that there is low potential for prehistoric and Roman remains, moderate potential for Saxon and medieval remains, and moderate high

potential for post-medieval remains. The study recommends that an archaeological investigation of the site is undertaken prior to commencement of construction works. A condition will be applied to this effect.

#### Environmental Impact Assessment

- 6.45 The proposed development does not fall within Schedule 1 or Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999, therefore an EIA is not required.

#### Equalities Impact Assessment

- 6.46 In determining this application the Committee is required to have regard to its obligations under Equalities Legislation including the obligations under Section 71 of the Race Relations Act 1976.
- 6.47 The impact of this scheme has been considered in relation to Section 71. The proposed development has been considered in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The new building will be fully accessible for disabled users. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 6.48 In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

#### S106 and s278 Contributions

- 6.49 Policy UD8 Planning Obligations, SPG10c 'Education needs generated by new housing' and SPG10b Affordable Housing set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate, in line with the national guidance set out in Circular 1/97.
- 6.50 The proposed development provides more than 10 dwellings and is therefore required to provide at least 50% of the units as affordable housing.
- 6.51 SPG10c requires developments that include five or more units with child bed spaces to contribute towards education facilities according to a formula given in that SPG.
- 6.52 The applicant has agreed to enter into a S106 agreement to provide the following:

- i) Affordable housing - 13 social rented comprised of 3 x 1bed, 4 x 2bed, 2 x 3bed and 4 x 4bed flats
- ii) Education contribution - £139,333.82
- iii) Car free designation (including a £1,000 contribution towards the amendment of the Traffic Management Order).
- iv) Car Club scheme/space (including...)
- v) An administration and monitoring contribution

6.53 Furthermore, a s278 agreement (either by a stand alone s278 agreement or incorporated into the s106 agreement) is required for essential alterations to an existing crossover on Antill Road. The cost of these works is estimated to be £15k.

## 7 CONCLUSION

- 7.1 The proposed scheme involves the demolition of an existing car dealership at 193-197 Broad Lane, N15 and the erection of a 3- and 4-storey building containing 29 flats. No local residents objected to the scheme.
- 7.2 The proposed residential development will replace an employment generating use however the current car dealership is considered to be an underutilisation of a highly accessible site. A high density residential development was considered to be more appropriate to a site within easy access of Tottenham Hale.
- 7.3 The building's design is considered to respond well to its context and it will improve the quality of the street scene on Antill Road, Broad Lane and the adjoining footway.
- 7.4 The scheme provides 29 flats of varying size, all of which are 'affordable', but with an acceptable split between social rent and intermediate housing. Adequate amenity space is provided through a communal HomeZone, private space and balconies.
- 7.5 The building has been designed to cause no harm through loss of light or privacy to neighbouring residents.
- 7.6 Three disabled parking spaces have been provided but the scheme has been designated 'car-free' and cycle storage will be provided for all occupants. Access to the site will be via an existing crossover.
- 7.7 Sustainable features have been incorporated into the scheme and there is no increased risk of flooding. Fire safety and waste storage were also found to be acceptable.
- 7.8 Overall, the scheme is considered to be satisfactory and in compliance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Development', HSG10 'Dwelling Mix', M9 'Car-free Residential

Developments', EMP4 'Non Employment Generating Uses' and UD8 'Planning obligations' of the adopted Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

## 9. RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/1428 subject to a pre-condition that the applicant and the owners of the application site shall first have entered into an agreement or agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended); Section 16 of the Greater London Council (General Powers) Act 1974 and s278 of the Highways Act 1980 in order to secure:

- i) Affordable housing -13 social rented units comprising 3 x 1bed, 4 x 2bed, 2 x 3bed and 4 x 4bed flats
- ii) Education contribution - £139,333.82
- iii) Car free designation (including a £1,000 contribution towards the amendment of the Traffic Management Order).
- iv) Car Club scheme/space (including...)
- v) Administration and Monitoring contribution of 3%
- vi) Essential alterations to an existing crossover on Antill Road. The cost of these works is estimated to be £15,000

The Council's legal costs incurred in preparing these agreements shall be met by the Developer.

## 10. RECOMMENDATION 2

GRANT PERMISSION for the development in accordance with the application and the plans listed below subject to the following conditions.

Applicant's drawing No.(s) 7750-L-001D, 7750-P-002D, 7750-P-10,7750-P-21F, 7750-P-22F, 7750-P-23F, 7750-P-24E, 7750-P-25A, 7750-P-26, 7750-E-030D, 7750-E-031C, 7750-E-032C,7750-E-033D, 7750-E-034B, 7750-E-035A,7750-E-036A, 7750-E-037A, 7750-E-038A,7750-E-039A & 7750-S-002A

## 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.

### MATERIALS AND LANDSCAPING

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

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

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

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

#### WASTE STORAGE

7. That a detailed scheme for the provision of refuse and waste storage, including bumper bar system, cold water tap and foul water drainage, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and maintain cleanliness of the site.

#### GENERAL

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

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

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



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

#### TRANSPORT AND ACCESS

10. That a detailed scheme for the provision of secure and covered storage for 8 cycles within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to encourage the use of sustainable means of transport.

11. No vehicles associated with the construction or operation of the site shall stop/ park/ load/ unload/ pick up/ set down on the carriageway/ footway/ grass verge on the TLRN public highway. The carriageway/ footway/ verge of the TLRN public highway must not be blocked / obstructed during the sites construction.

Reason: Broad Lane is part of TLRN and therefore of strategic significance to London. Works that may disrupt its operation should be minimised and managed. For this site it's possible to provide vehicle access via Anthill Road for construction as well as future operation of the site. This is the preferred option.

12. Notwithstanding the details contained within the documents hereby approved, a residential travel plan and delivery and servicing vehicle management plan, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the residential accommodation hereby approved.

Reason: To ensure the proper ongoing vehicle management of the development and to encourage sustainable means of transportation.

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

Reason: to protect the amenity of nearby residents and the freeflow and safety of the adjacent A503 Broad Lane Red Route.

#### ENVIRONMENT AND SUSTAINABILITY

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

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

15. Prior to commence of the development, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to, and approved in writing by, the Local Planning Authority. Such a report should have regard to the air quality predictions and monitoring results from the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory. A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied. In determining both the significance of exposure to air pollution and the levels of mitigation required, consideration should be given to the Air Pollution Exposure Criteria Table in the London Councils 'London Air Quality and Planning Guidance 2007'.

Reason: To ensure the development can be implemented and occupied with minimal risk to the occupants' health.

16. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted to, and approved in writing by the Local Planning Authority. (Refer to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to safeguard the health and amenity of surrounding residents.

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

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

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

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

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: A503 Broad Lane is a Red Route and part of the Transport for London Road Network (TLRN). Therefore, no stopping is permitted during the operating hours of the Red Route, except at specified times in specific loading and parking boxes. No construction and maintenance work shall be undertaken on the TLRN public highway without prior written consent from TfL in accordance with relevant legislation, procedures and health and safety regulations.

No vehicles associated with the construction or operation of the site shall stop/ park/ load/ unload/ pick up/ set down on the carriageway/ footway/ grass verge on the TLRN public highway. The carriageway/ footway/ verge of the TLRN public highway must not be blocked / obstructed during the sites construction.

INFORMATIVE: Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

## REASONS FOR APPROVAL

The proposed residential development is considered acceptable in principle in accordance with Policies HSG1, HSG2 and EMP4 of the Unitary Development Plan 2006. The density of this scheme is acceptable having regard to the London Plan and the size, layout and mix of units are considered acceptable. The proposed building is designed in way which responds well to its context and would improve the local streetscene. No harm to residential amenity through loss of light or privacy will arise. The development benefits from high public transport access and is designated as car free with the exception of disabled parking. As such it will not prejudice the free flow and safety of pedestrian and vehicle traffic. Adequate waste storage is to be provided and sustainability features are built in. The proposed scheme is there considered acceptable having regard to Policies UD2 'Sustainable Design and Construction ', UD3 'General Principles', UD4 'Quality Design', UD7

'Waste Storage', UD8 'Planning Obligations', CSV8 'Archaeology, ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands' and M9 'Car Free Residential Developments' of the Unitary Development Plan 2006 as well as the Housing SPD.



**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

**MINUTES**

Meeting : Development Management Forum - 193 – 197 Broad lane N15 4QS  
 Date : 5 October 2010  
 Place : Welborn Centre, Chestnut Road, Tottenham N17 9EU  
 Present : Paul Smith (Chair), Cllr Rice, Cllr Watson, Approx 3 Local Residents,  
 Applicant's Representatives, Sanctuary Representative  
 Minutes by : Tay Makoon  
 Distribution

|    |  | <b>Action</b> |
|----|--|---------------|
| 1. | Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minited and attached to the officers report for the Planning Committee.  |               |
| 2. | <p><b>Proposal</b><br/>           Demolition of existing structures/buildings and erection of part 3/part 4 storey residential development to provide 29 residential units with associated landscaping.</p>  |               |
| 3. | <p><b>Presentation by Mark Eastman</b><br/>           A presentation using illustration boards was given by Mark Eastman.</p> <ul style="list-style-type: none"> <li>▪ A lot of site constraints</li> <li>▪ Close to existing residential developments, this has impacted on how and why we have positioned the proposed development in terms of design, where we put windows and balconies etc.</li> <li>▪ The building is sited away from the main road and this has led to a home zone design which means that it can be used by all residents.</li> <li>▪ Car parking and vehicle movement is reduced to minor use rather than major use.</li> <li>▪ The scheme has been reduced in size quite a bit, it was a mixed use and residential above and retail on the ground.</li> <li>▪ We have reduced the height and maximised the site as much as possible</li> <li>▪ We now have 29 units of mixed flats</li> <li>▪ Stepped approach to the building</li> <li>▪ Plenty of amenity space</li> <li>▪ Sensitive colours to minimise the impact of mass of the building</li> <li>▪ Scheme meets building regulations, it has 20% renewable energy on site, 20% carbon reduction in line with latest regulations from planning, high levels of insulation, high quality of windows, we will have a very efficient building</li> </ul> |               |

4. Questions from the Floor

Q1: Cllr Watson

What impact will this development have on the existing residential properties on Anthill Road? And what ways will there be to reduce that impact?

Ans: The proposed contractors will be part of the considered contractor scheme, there will be a waste management plan, there will be prior consultation before any works is carried out. A lot will be done to minimise the impact, if there are any serious noise work, this will be negotiated with UCN to let them know what is going on.

Q2: Cllr Watson

Is this going to be joined to the terrace or is there a gap or alleyway in between?

Ans: There is a build over level at the first floor level, we are close to adjoining. We are very close but not adjoining.

Q3: Cllr Watson

Is there car parking or Bicycle shed?

Ans: we are going for a car free scheme and we know there is a scheme for car sharing in the area. There will be disabled/wheelchair use and there will be 3 car park space designated to them only. We are providing cycle storage.

Q4: Cllr Watson

Has there been any consultation with parking on knock on effect on Anthill Road?

Ans: The Council will be consulting with it's Transportation section and TFL.

Q5: Cllr Watson

Is there any retail at the bottom of this scheme?

Ans: No there isn't any – it's all residential

Q6: Cllr Watson said that Cllr Stanton wanted to know about water plane, he has put his comments on line and that area has had problems with flooding in the past.

Ans: The applicant's have already had extensive discussions with the Environment Agency about the drainage and they do not see this as an issue with the site and in terms of flooding we are outside the flooding boundary of this site.

Q7: Cllr Watson

Is there an issue with fire safety, and access to the site?

Ans: we have had a fire strategy done and the issue is now sorted out and it has proof that it does work the scheme.

Q8: Cllr Watson

Is it social housing or mixed shared ownership?

Ans: It's a mixed shared ownership

Q9: Cllr Rice

There has been no demonstration of creational space? Where do kids play on this site?

Ans: There is a 200sq metre of space for recreational zone. The home zone is an activity space

Q10: Cllr Watson

Is there any equipment play?

Ans: The idea is to make it a green area usable space and it will have seating.

Q11: Cllr Watson

What is the timescale if this were to go through Planning?

Ans: It will be dependant on the getting planning permission and HCSA approach as we have put a bid in for funding. We hope that builders will be on site early in the calendar year and completion by end of March 2012.

Q12: Cllr Watson

How will the flats be allocated?

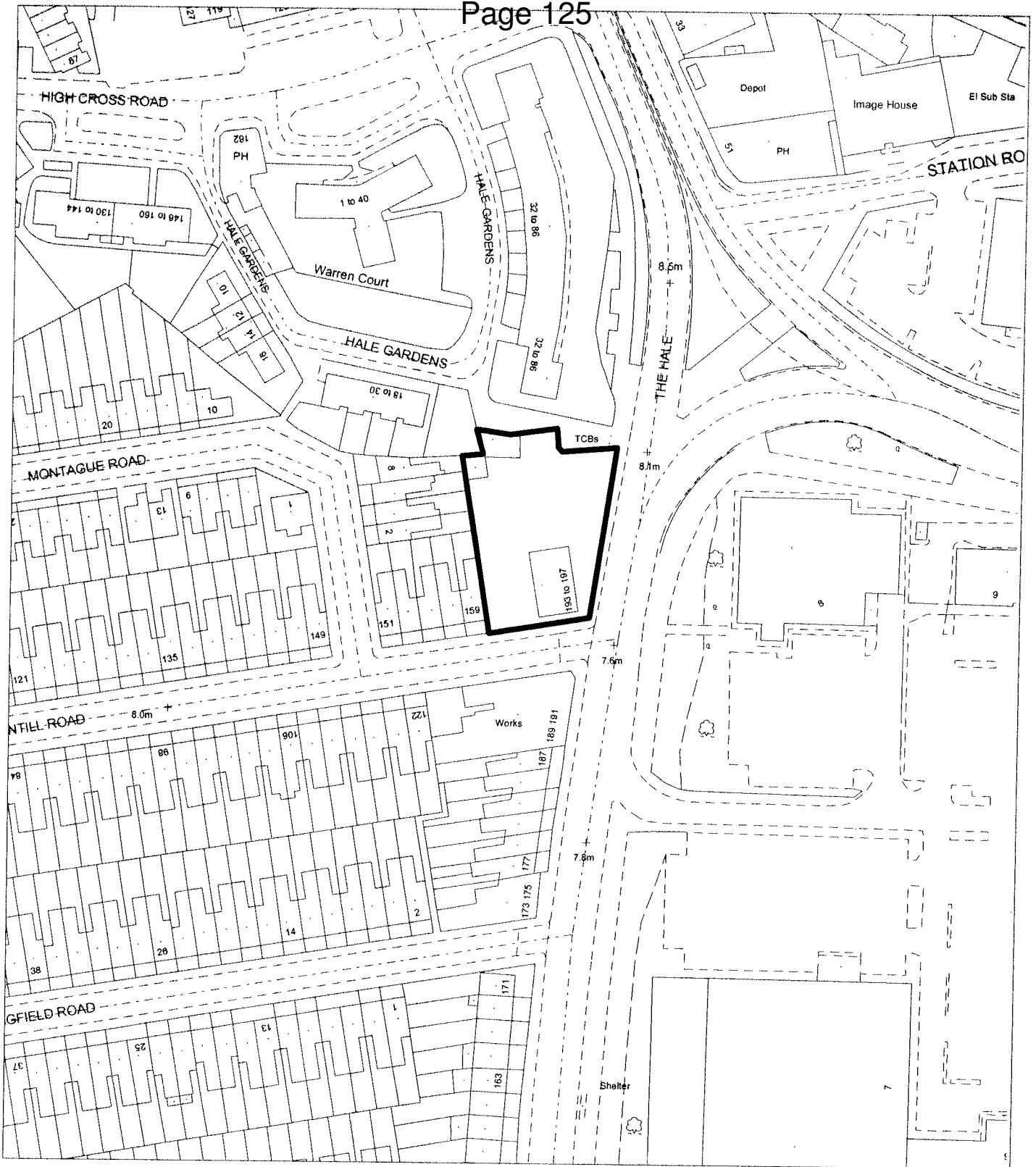
Ans: It's the normal standard agreement.

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

End of meeting

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**Site plan**  
**193 - 197 Broad Lane N15**

**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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Planning Committee 13 December 2010

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

|   |                                      |
|---|--------------------------------------|
| <b>Reference No:</b> HGY/2010/1011  | <b>Ward:</b> Crouch End              |
| <b>Address:</b> 115 - 119 Park Road N8  |                                      |
| <b>Proposal:</b> Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 1 x one bed flats. (Revised Drawings)   |                                      |
| <b>Existing Use:</b> Vacant (previously pub/nightclub)  | <b>Proposed Use:</b> Residential     |
| <b>Applicant:</b> Wilson Properties (London) Ltd  |                                      |
| <b>Ownership:</b> Private   |                                      |
| <b>Date received:</b> 04/06/2010  | <b>Last amended date:</b> 23/11/2010 |
| <b>Drawing number of plans:</b> WP1001/01q & WP/1001/02L  |                                      |
| <b>Case Officer Contact:</b> Jeffrey Holt   |                                      |
| <b>PLANNING DESIGNATIONS:</b>   |                                      |
| Classified Road   |                                      |
| <b>RECOMMENDATION</b>   |                                      |
| GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement  |                                      |
| <b>SUMMARY OF REPORT:</b>   |                                      |
| <p>The proposed scheme involves the erection of a 3-storey building containing 8 flats. 9 objections from local residents have been received. The proposed residential development replaces a previous pub/nightclub building which had been vacant in excess of 18 months. The proposed building has a simple block form following the footprint of the demolished pub/nightclub building and has a design which has a low impact on the streetscene. The scheme provides 8 flats, 7 of which are 2-bed with 1 x 1-bed flat. The mix responds to a market need and all flats are adequately sized. Sufficient amenity space is provided at the rear of the building. The building has been designed to cause no harm through loss of light or privacy to neighbouring residents. Nine parking spaces are provided at the rear with access via a gated entrance to Park Road. The scheme is found to be in compliance with Planning Policy and is recommended for APPROVAL subject to a s106 agreement.</p> |                                      |

## 1. SITE AND SURROUNDINGS

- 1.1 The subject site consists of a vacant 2-storey public house on a 0.0713ha site on the south-western side of Park Road, N8. The building is located on the eastern corner of the site with the remainder being used as parking and access. The pub building is a white rendered Georgian building which has been extended substantially to the rear. Although the general massing of the building on the front elevation has mostly been retained, much of the original architectural detailing has been lost.
- 1.2 Immediately adjacent to the east of the site is petrol filling station with automatic car wash. To the west are traditional two storey terrace houses and behind the site is a set of mews houses in a hybrid traditional and contemporary design. Opposite the site, across Park Road, is a complex of 3-storey mid-century blocks of flats.
- 1.3 The surrounding area is predominantly residential in character however development to the south-east towards Crouch End Town Centre becomes increasingly commercial.
- 1.4 The demolished building was not a listed building and the site is not in a Conservation Area but Crouch End Conservation Area begins on the other side of the petrol filling station and extends to the south-east.

## 2. PLANNING HISTORY

- 2.1 The site was originally a public house then nightclub but became vacant more than 18 months ago. The building has since been demolished.

Full planning history is listed below.

- 2.2 HGY/2010/0711 - Demolition of existing building and erection of new 3 storey building comprising 7 x two bed and 2 x three bed flats - REFUSED
- 2.3 HGY/2007/1558 - Change of use from car park to a car wash – REFUSED
- 2.4 HGY/2001/0217 - Removal of existing window to front elevation of side extension, provision of enlarged opening with 3 no. coupled vertical sliding sash units similar to main front elevation – GRANTED
- 2.5 HGY/2000/0148 - Removal of existing canopy and replacement of french doors at front elevation with sash windows - GRANTED
- 2.6 HGY/1998/0514 - Removal of ground floor front (one) and side (two) bay windows and removal of first floor wooden balustrade to be replaced by planting and conventional rendering of exterior windows. – GRANTED
- 2.7 HGY/1998/0493 - Installation of new external lighting to fascia and side elevations – GRANTED

- 2.8 HGY/1995/0525 - Display of externally illuminated public house fascia sign, post sign and name/amenity boards to front, side and rear elevations – GRANTED
- 2.9 HGY/1994/0656 - Alteration to form of window on front and side elevation, and alterations to existing balustrade. – GRANTED
- 2.10 HGY/1994/0655 - Installation of externally illuminated new hoarding, projecting sign and various boards in connection with advertisement of public house – GRANTED
- 2.11 OLD/1987/1531 - Alteration to front elevation. – GRANTED
- 2.12 OLD/1987/1530 - Installation of floodlighting. – GRANTED
- 2.13 OLD/1976/1048 - Display of sign comprising individual internally illuminated lettering on flank wall – GRANTED
- 2.14 OLD/1975/1038 - Display of two illuminated lantern boxes – GRANTED
- 2.15 OLD/1968/0711 - Display of illuminated sign on flank wall. – GRANTED
- 2.16 OLD/1968/0710 - Display of illuminated sign on flank wall. – GRANTED
- 2.17 OLD/1966/0694 - Alterations & extension to provide additional bar area & storage space. – GRANTED
- 2.18 OLD/1964/0798 - Temporary use of vacant premises as a club meeting room (unlicensed) in connection with P.H. – REFUSED

### **3. DETAILS OF PROPOSAL**

- 3.1 Permission is sought for demolition of existing building and erection of new 3 storey building comprising 1 x one bed and 7 x three bed flats.
- 3.2 The building is 20.3m wide encompassing almost the full width of the site and has a maximum depth of 18.7m. It is a modified block form with a flat roof. There are private balconies on the front and rear. All walls are faced brick.
- 3.3 Nine parking spaces are provided at the rear of the site with access via a drive-through tunnel entrance at northern end of the Park Road frontage. Cycle parking is also located to the rear and waste storage is at the front.
- 3.4 The current proposal is a revision of previously submitted design. That design had a similar layout but featured a multi-hipped pitch roof with gables.

#### 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 22: Renewable Energy

##### 4.2 London Plan

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Maximising the potential of sites  
Policy 3A.4 Efficient use of stock  
Policy 3A.9 Affordable Housing Targets  
Policy 3A.5 Housing choice  
Policy 3B.1 Developing London's Economy  
Policy 4A.6 Quality of new Housing provision  
Policy 4A.7 Renewable Energy  
Policy 4B.1 Design Principles For a Compact City  
Policy 4B.8 Respect Local Context and Communities

##### 4.3 Unitary Development Plan

Policy G1: Environment  
Policy G2: Development and Urban Design  
Policy G3: Employment  
Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy UD8 Planning obligations  
Policy HSG1 New Housing Development  
Policy HSG10 Dwelling Mix  
Policy EMP4 Non Employment Generating Uses  
Policy M10 Parking for Development

##### 4.4 Supplementary Planning Guidance / Documents

Housing Supplementary Planning Document

SPG1a: Design Guidance and Design Statements  
Housing Supplementary Planning Documents (adopted October 2008)  
SPG4: Access for All – Mobility Standards  
SPG5: Safety by Design  
SPG8a: Waste and Recycling  
SPG8b: Materials  
SPG9: Sustainability Statement

SPG10a: The Negotiation, Management and Monitoring of Planning Obligations  
 SPG10c: Educational needs generated by new housing

## 5. CONSULTATION

| Statutory           | Internal  | External  |
|---------------------|---|---|
| London Fire Brigade | Transportation Group<br>Waste and Recycling<br>Building Control | <u>Amenity Groups</u><br>N/A<br><u>Local Residents</u><br><br>Garage, 85-113 (o), 121-143 (o) Park Road, N8<br>150-160(e), 160a, Park Road, N8<br>Flat A, 160 Park Road, N8<br>13-26 (c) Kelland Close, N8<br>Georgians Lawn Tennis Club, Crouch End Playing Fields, Park Road, N8<br>Princess Alexandra Public House, Park Road, N8<br>Upper Flat, Princess Alexandra Public House, Park Road, N8<br>37a, b Tivoli Road, N8<br>35,37,39 Tivoli Road, N8<br>1-8 (c) View Crescent, N8<br>4 Montenotte, N8<br><br><u>Total No of Residents Consulted: 51</u> |

## 6. RESPONSES

### 6.1. London Fire Brigade

The Brigade is satisfied with the proposals

### 6.2. Transportation

The site has a Ptal of 2 which indicates a medium level of accessibility to local transport facilities. The site is however served by the W7 which

offers 13 two way trips route offering links to Finsbury Park underground and rail stations and the bus interchange at Muswell Hill.

It is likely that some of the occupants of the proposed development will utilise public transport it is likely that the majority of residents would use private vehicles to travel to and from the site.

The applicant has provided 9 car parking spaces, which accords with standards as set out in Haringey Council adopted UDP (2006) and the applicant has additionally provided secure storage for 9 bicycles.

The site has not been identified within Haringey Councils adopted UDP (2006) as that suffering from high on-street parking pressure. Subsequently the proposed development / conversion would not have any significant adverse impact on the generated vehicular trips or car parking demand at this location and the adjoining roads.

However, there is concern regarding proposals to erect double gates across the existing site access, from the plan it is not clear whether the proposed gates will be opening inwards or outwards, however providing the gates open inwards towards the site.

Vehicles waiting for the gates to open/close are unlikely to cause an inconvenience to other vehicles drivers and pedestrians in this location as there would be sufficient space in front of the proposed gates for a vehicle to wait whilst the gates are opening.

Consequently Transportation and highways would have no objection to the above planning application subject to a condition that prevents the proposed gates from opening outwards.

#### Informative

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

### 6.3. Waste and Recycling

This proposed development requires sufficient storage area for 2 x 1100 Euro bins  
1 x 1100 recycling bin. Bulk waste containers must be located no further than 10 metres from the point of collection.

### 6.4. Local Residents

5 objections were received in respect of the previous design:

- Construction hours should be fixed



- The gates would cause traffic congestion and obstruction:
  - Cars will block the roadway while waiting for the gates to open or for another car to exit
  - Outgoing car risks being hit by the gates
  - Restricted visibility when joining park road
  - Cars would obstruct the pavement while waiting to enter Park Road
- Building is excessive in terms of bulk, massing and amount of development
- Poor front elevation is out of keeping with street
- Existing building has an acceptable footprint
- Building is 3 storeys in an area of 2-storey buildings
- Lack of useable amenity space
- Flats are small and out of keeping with surrounding family dwelling
- Increased overlooking, noise and overshadowing to View Crescent and properties on Park Road
- The development would bring up to 20 cars to an area of parking pressure
- The 9 spaces have little manoeuvring space and some might not be used
- No front or rear gardens
- The rear building line exceed neighbouring properties
- Flats are unnecessary when there have been some already approved elsewhere (Park Road Pool)

*Revised proposal*

Following submission of a revised design, 5 objections received, including an objection from the Glasslyn, Montenotte and Tivoli Roads Residents' Association:

- Principle is acceptable
- Need for new flats is cited however about 70 new flats will be constructed at the former nurses home in Park Road
- No resolution to traffic congestion and obstruction issues
- Still too few parking spaces
- Remaining issues of overlooking, loss of light and lack of security
- Detrimental impact on skyline
- Building is too tall, wide, deep and dense
- Not in keeping with the character of the area
- Detrimental to quality of life
- Building is too close to rear boundary
- A 2-storey pitched roof design would be better

## 7. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle
- Previous reasons for refusal
- Built Form and Appearance
- Impacts on Amenity
- Housing and Standard of Accommodation
- Highways and Transportation
- Sustainability
- Waste Storage
- Environmental Impact Assessment
- Equalities Impact Assessment
- S106 and s278 Contributions

### Principle

- 7.1 The principle of the development is acceptable. Residential development will contribute to the Borough's housing stock and help achieve housing targets. The demolished public house/nightclub had been vacant for more than 18 months prior to this application. Policy EMP4 of the Unitary Development Plan 2006 states that changes of use away from employment generating activities are acceptable where the property has been unsuccessfully marketed for 18 months.

### Previous reasons for refusal.

- 7.2 A previous application for a similar scheme was refused in June 2010 (ref: HGY/2010/0711). The current scheme has addressed these reasons for refusal by improving the design of the building and its relationship with the streetscene, providing a higher standard of accommodation, demonstrating no loss of light to neighbours and providing further information regarding sustainability.

### Built Form and Appearance

- 7.3 The proposed development is a 3-storey brick building set towards the street frontage on Park Road. It is a simple rectangular block with one corner removed to create an 'L' shaped building. It occupies a similar area as the pub building which existed on site but expands to encompass the full width of the frontage.
- 7.4 The front elevation is designed in two parts consisting of the larger main frontage and a narrower subordinate frontage over the tunnel drive. The main frontage consists of the two vertical projecting elements which contain the upper floor balconies. Between these two elements is a recessed section containing the entrance door and two small upper floor windows. This arrangement of forms makes the entrance easy to identify

and gives this part of the front elevation a pleasing symmetry, emphasising the verticality of the design. This verticality harmonises with the Victorian verticality of the adjacent terrace houses. The width and slight projection of these vertical elements also reflects the projecting and recessed arrangement of these adjacent houses, thereby picking up the general rhythm of development.

- 7.5 The subordinate element to the front elevation consists of a two floors over a drive through tunnel entrance. This element of the building is recessed and sparsely articulated in order to be secondary to the main symmetrical section of the front elevation.
- 7.6 Although the proposed building is 3-storey, the top of the building is lower than the ridge line of these houses and its flat roof design prevents the building from competing with their pitch roofs. There are house on View Crescent, behind the site, which are 2-storey with a mansard roof. The proposed building will be of a similar height. The other adjoining site is the petrol filling station which is an expansive set of single-storey structures. The petrol filling station does not contribute positively to the street scene and it would not appropriate to encourage similar low lying development on the application site.
- 7.7 The building will be constructed in brick with no render or other cladding in order to match the dominant material of the area and to achieve a robust design which can relate to the differing styles of development which adjoin the site. Doors and window are simple and modern to maintain a clean and low-key appearance.
- 7.8 Overall the building has a simple design intended to harmonise with the overall forms of the surrounding residential development without competing with their more traditional features or styling. The proposed development will be a low impact addition to the street scene in compliance with Policy UD3 and UD4 of the Unitary Development Plan 2006.

#### Amenity

- 7.9 Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

#### *Light and outlook*

- 7.10 The building occupies the northern and eastern corners of the site. The nearest neighbour is 121 Park Road to the north and the building comes within 1.5m from the boundary with this house. However, the building is laid out and positioned such that the rear edge would not intersect with a 45 degree line taken from the edge of the nearest neighbouring window at

121 Park Road. Therefore it would not affect the light entering the rear facing windows of the adjacent house.

- 7.11 As the building is to the east of the garden to 121 Park Road, there would be some overshadowing to that garden in the early hours of the morning. However, during the rest of the day the majority of the garden will continue to receive sunlight with only the area closest to the house being overshadowed up to midday.
- 7.12 The building is setback at least 14m from properties on View Crescent to the west. There would be no harmful overshadowing to these properties.
- 7.13 The petrol station to the south would be unaffected.

#### *Privacy*

- 7.14 The local resident objections have raised overlooking as an issue. Windows on the proposed development face to the front, rear and south-east sides. The rear facing windows will have a view towards houses on View Crescent. There are no main windows on these properties within 20m or 30m of the rear facing windows, only obscured bathroom windows. As such, there are no sensitive windows within close proximity of the development, in compliance with the Housing SPD. There are 2 balconies facing to the rear however they are enclosed on each side, effectively making them full height windows. They too meet the distance requirement of the Housing SPD.
- 7.15 The objections state that privacy to View Crescent itself will be lost, however, View Crescent is a public highway and it being overlooked is considered to cause no harm to private amenity.
- 7.16 The proposal is therefore considered to cause no harm to residential in terms of loss of light, outlook or privacy for neighbouring residents, in compliance with Policy UD3 of the Unitary Development Plan 2006.

#### Housing and Accommodation

##### *Dwelling Mix*

- 7.17 The proposed dwelling mix is 7 x 2 bed flats and 1 x 1bed flats. The dwelling mix is not in accordance with the Housing SPD as it would require 3 x 1-bed, 2 x 2bed, 2 x 3-bed and 1 x 4-bed flats. However, all the proposed flats are for the private market and the applicant has provided evidence that a development that included 3- and 4-bed flats would not be marketable. The evidence provided consists of correspondence from 3 local estate agents which all confirm that:

- The market for new build 1-bed flats is very limited
- There is very strong demand for 2-bed flats from young professional, first time buyers and downsizers for example
- No demand for 3 and 4 bedroom flats with or without amenity space

7.18 As the proposed flats are for the private market and not for affordable housing, it has been demonstrated they address and identified private market need. Therefore, the mix is considered appropriate to deliver the scheme in this instance.

#### *Unit Sizes*

7.19 The proposed building contains 7 x 2 bed flats and 1 x 1 bed flats. The majority of flats meet the floorspace minima set out in the Housing SPD. Flats 3 and 6 are slightly below the 73m<sup>2</sup> required but a 0.7m<sup>2</sup> deficiency is considered to be minor. These flats also have smaller living areas than what is required but this deficiency is compensated by a larger main bedroom.

7.20 All flats except flats 4 and 7 are dual aspect. However flats 4 and 7 still benefit from a north-easterly aspect which would receive direct sunlight.

7.20 The building will have level thresholds and a lift in order to be fully accessible.

7.21 The proposed dwellings are considered to be of an adequate standard having regard to the requirements of the Housing SPD and Policy HSG1 of the Unitary Development Plan 2006.

#### *Amenity Space*

7.22 According to the Housing SPD, the proposed 8 unit scheme would require 65sqm of amenity space. The development includes 70sqm of amenity space to the rear of the building and it is sited to receive sunlight from the south and west.

#### Highways & Transportation

7.23 Policy UD3 requires development proposals to have no significant impact on public and private transport networks, including highways or traffic conditions.

7.24 The Council's Transportation group have assessed the application. The site has a low level of public transport accessibility, however the site is served by the W7 route offering links to Finsbury Park underground and rail stations and the bus interchange at Muswell Hill. Whilst some of the occupants of the proposed development will utilise public transport it is

likely that the majority of residents would use private vehicles to travel to and from the site.

- 7.25 The applicant has provided 9 car parking spaces, which accords with standards as set out in the Unitary Development Plan 2006 and the applicant will provide secure storage for 9 bicycles. Furthermore, the site has not been identified within Haringey Councils adopted UDP (2006) as that suffering from high on-street parking pressure and it is not within a Controlled Parking Zone. Details of the cycle storage will be required by a condition.

#### Sustainability

- 7.26 Policy 4A.7 of the London Plan requires developments to demonstrate that a reduction of carbon dioxide emissions of 20% relative to a 2006 Building Regulations baseline will be achieved or that such a reduction is not feasible. The applicant has stated that the building will be insulated and constructed according to “Robust Details” standards, use high efficiency condensing boilers, reduced thermal bridging and energy efficient lighting. Although these initiatives are welcome, a condition will be applied requiring the applicant to submit an energy strategy to demonstrate that they will achieve a 20% carbon dioxide reduction.

#### Waste Storage

- 7.27 Policy UD7 requires developments to provide adequate storage for waste and recycling. The scheme provides a dedicated bin shelter to the front of the site. No further details are provided but the Waste and Recycling Officer has commented that the proposed development will require the bin store to be of sufficient size to accommodate the following: 2 x 1100ltr refuse bins and 1 x 1100ltr recycling bin. The submitted drawings show that 4 separate bin storage areas are provided adjacent to the vehicle drive: 3 facing the drive and 1 facing the front.

#### Environmental Impact Assessment (EIA)

- 7.28 The proposed development does not fall within Schedule 1 or Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999, therefore an EIA is not required.

#### Equalities Impact Assessment

- 7.29 In determining this application the Committee is required to have regard to its obligations under Equalities Legislation including the obligations under Section 71 of the Race Relations Act 1976.
- 7.30 The impact of this scheme has been considered in relation to Section 71. The proposed development has been considered in terms of its Equality and Race Relations impacts. The key equalities protected characteristics

include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The new building will be fully accessible for disabled users. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

- 7.31 In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

#### S106 and S278 Contributions

- 7.32 Policy UD8 states that where appropriate, the Council will enter into planning agreements under section 106 of the Town and Country Planning Act to offset the relevant adverse impacts that might arise from the development. SPG10c requires developments that include five or more units with child bed spaces to contribute towards education facilities according to a formula given in that SPG.
- 7.33 The applicant has agreed to enter into a s106 agreement to provide an education contribution of £30,866.56.
- 7.34 As the scheme involves fewer than 10 dwellings, no affordable housing contribution is required.
- 7.35 The Council's Transportation team have not deemed a s278 contribution for highway works necessary.

## **8. CONCLUSION**

- 8.1 The proposed scheme involves the erection of a 3-storey building containing 8 flats. 10 objections from local residents have been received.
- 8.2 The proposed residential development replaces a previous pub/nightclub building which had been vacant in excess of 18 months. As such, it is considered appropriate to allow residential development in principle on this site.
- 8.3 The proposed building has a simple block form following the footprint of the demolished pub/nightclub building but expanded to encompass the full frontage. The front elevation is symmetrical design with strong vertical elements plus a recessed subordinate façade over the vehicle entrance. The design follows the rhythm and verticality of the adjacent terraces and is equal in height or lower than surrounding development. Walls will be finished in brick with clean lines to achieve a simple appearance. Due to the design the building will have a low impact on the street scene.

- 8.4 The scheme provides 8 flats, 7 of which are 2-bed with 1 x 1-bed flat. The mix responds to a market need and all flats are adequately sized. Sufficient amenity space is provided at the rear of the building.
- 8.5 The building has been designed to cause no harm through loss of light or privacy to neighbouring residents.
- 8.6 Nine parking spaces are provided at the rear with access via a gated entrance to Park Road.
- 8.7 Sustainable features have been incorporated into the scheme. Fire safety and waste storage were also found to be acceptable.
- 8.8 Overall, the scheme is considered to be satisfactory and in compliance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Development', HSG10 'Dwelling Mix', EMP4 'Non Employment Generating Uses' and UD8 'Planning obligations' of the adopted Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

## 9. RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2010/1011 subject to a pre-condition that the applicant and the owners of the application site shall first have entered into an agreement or agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- i) education contribution of £30,866.56
- ii) Administration and Monitoring contribution of 5%

The Council's legal costs incurred in preparing these agreements shall be met by the Developer.

## 10. RECOMMENDATION 2

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

Applicant's drawing No.(s) WP1001/01q & WP/1001/02L

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.

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

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

## MATERIALS

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

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

## EXTERNAL WORKS/LANDSCAPING

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

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

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

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

#### GENERAL

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

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

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

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

#### SUSTAINABILITY/ENVIRONMENTAL PERFORMANCE

10. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

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

## SERVICING/ACCESS

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

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

13. That a detailed scheme for the provision of secure and covered storage for 8 cycles within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to encourage the use of sustainable means of transport.

## WASTE/REFUSE

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

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

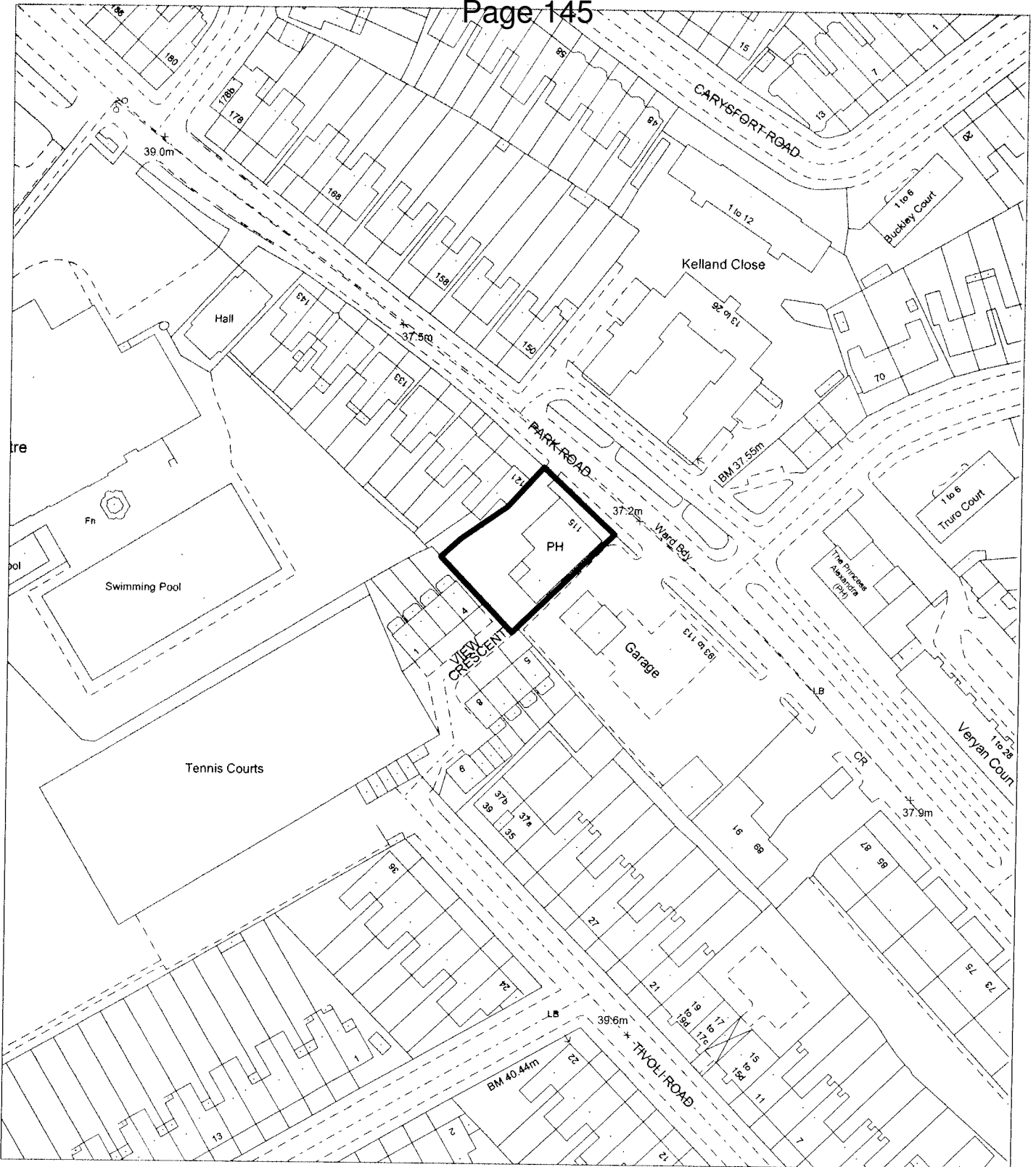
INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. Prior approval may be required from Thames Water who may be contacted on 0845 850 2777.

INFORMATIVE: The 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 proposed residential development is considered acceptable in principle in accordance with Policies HSG1, HSG2 and EMP4 of the Unitary Development Plan 2006. The density of this scheme is within the range set out in the London Plan and the size, the layout of units are considered acceptable and the proposed dwelling mix has been justified. The design would cause no harm to the appearance or character of streetscene and no harm to residential amenity through loss of light or privacy will arise. The proposed amount of parking and

means of access will not prejudice the free flow and safety of pedestrian and vehicle traffic. Adequate waste storage will be provided and sustainability features are built in. The proposed scheme has addressed the reasons for refusal for the previous scheme and is now considered acceptable having regard to Policies UD2 'Sustainable Design and Construction ', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations' and M10 'Parking for Development' of the Unitary Development Plan 2006 as well as the Housing SPD.



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## Site plan

### 115 - 119 Park Road N8

## 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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Planning Committee 13 December 2010

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

|   |                                |
|---|--------------------------------|
| <b>Reference No:</b> HGY/2010/1888  | <b>Ward:</b> Highgate          |
| <b>Address:</b> Highgate School, North Road N6  |                                |
| <b>Proposal:</b> Demolition of existing mixed use building (North Road, No.26) and adjoining single storey structure with basement under; change of use (No.28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps |                                |
| <b>Existing Use:</b> Education  | <b>Proposed Use:</b> Education |
| <b>Applicant:</b> Mr Gwyn Jones - Highgate School   |                                |
| <b>Ownership:</b> Private   |                                |
| <b>Date received:</b> 08/10/2010  | <b>Last amended date:</b> N/A  |
| <b>Drawing number of plans:</b> 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.  |                                |
| <b>Case Officer Contact:</b> Matthew Gunning / Michelle Bradshaw  |                                |
| <b>PLANNING DESIGNATIONS:</b><br><br>Classified Road<br>Conservation Area   |                                |
| <b>RECOMMENDATION</b> GRANT PERMISSION subject to conditions  |                                |
| <b>SUMMARY OF REPORT:</b><br><br>A new stepped four storey development at the site of 26 North Road and the replacement of the pitched roof to the Garner building to the south of No 26 North Road and a change of use of No 28 to ancillary medical centre  |                                |

## 1. SITE AND SURROUNDINGS

- 1.1 Highgate School is an independent co-education school made up of three different schools located on a number of different sites in close proximity to Highgate village: – a Pre-Prep School and Junior School located on the Bishopswood Road campus, a Senior School located on what is known as the ‘Island Site’; which is delineated by North Road and Southwood Lane, the ‘Dyne House Site’ located on the eastern side of Southwood Lane (linked by a pedestrian tunnel to the island site) and the ‘Library Building ’ also located on eastern side of Southwood Lane.
- 1.2 The proposal relates specifically to the ‘Island Site’ which is made up of a cluster of Victorian, 1920s and some modern buildings arranged around three quadrangles. A number of the buildings on this site are Listed Buildings. The School Chapel located on the southern end of the site is a notable building which dominates the western end of Highgate High Street. Next to this is the Big School, a substantial building forming the eastern side of Chapel Quad and the backdrop to the main formal entrance from North Road. The building has a large first floor hall with mullion and transom windows and a formal central stair added as a War memorial. The Big School building together with the adjoining chapel comprise prominent features in the centre of Highgate Village next to the junction of North Road, Highgate High Street and Hampstead Lane.
- 1.3 To the north of the Chapel Quad along North Road the school site is dominated by 19th century school buildings of Gothic Revival design. Beyond this is a three storey brick building with slit windows built in the 1980s, known as the Garner Building. Beyond the Garner Building is a two-storey building with pitched roof, originally built as a car show room but now within the ownership of the school. The Science block of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane. The School Library is a 1985 conversion of the former Highgate Tabernacle: a Baptist Chapel of 1836.
- 1.4 The application site is located within the Highgate Conservation Area and is also an area of Archaeological Importance. There is an important row of mature London Plane trees on the pavement along the School’s frontage onto North Road.

## 2. PLANNING HISTORY

- 2.1.1 HGY/1996/0476 - Erection of new two/three storey science and technology centre with access from Kingsley Place and provision of 18 car parking spaces. Refused 25/06/1996
- 2.1.2 HGY/1996/0475 - Conservation Area Consent for removal of derelict swimming pool, diving board and lean-to structure, removal of chain-link fence and tarmac surface and part-removal of boundary wall in



connection with erection of new science/technology centre and car parking spaces. Refused 25/06/1996

- 2.1.3 HGY/1998/0218 - Introduction of glazed screen with doors on half landing to main stairs of 1st floor hall. Approved 23/06/1998
- 2.1.4 HGY/1999/1551 - Repair, refurbishment and alteration of memorial entrance gates on North Road frontage. Approved 07/03/2000
- 2.1.5 HGY/2004/1269 - Highgate School North Road London - Listed Building Consent for alterations to include: protection works to roof of science block and works to permanently reinstate the covering of the cupola: partial demolition of chimneys to big school and central hall to be taken down and rebuilt in the summer of 2005.; parapet guarding to chapel; and installation of roof overflow pipes to chapel. Approved – 13/07/04.
- 2.1.6 HGY/2004/1833 - Tree works to Highgate School grounds. – Approved 29/09/2004
- 2.1.7 HGY/2008/0384 - Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights. – Approved 08/04/2008
- 2.1.8 HGY/2008/0385 - Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights – Approved 08/04/2008
- 2.1.9 HGY/2009/0275 - Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. – Refused 14/05/2009
- 2.1.10 HGY/2009/0276 - Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. –Refused 14/05/2009 – Allowed on appeal 9APP/Y5420/E/09/2115675) 20th April 2010.

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Guidance**

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 5: Planning for the Historic Environment  
Planning Policy Statement 22: Renewable Energy

3.2 The London Plan - 2008 (Incorporating Alterations)

3A.24 Education facilities  
4B.5 Creating an inclusive environment  
4B.8 Respect local context and communities  
4B.12 Heritage conservation  
4B.15 Archaeology  
4A.1 Tackling climate change  
4A.2 Mitigating climate change  
4A.3 Sustainable design and construction  
4A.4 Energy assessment  
4A.7 Renewable Energy

3.3 Unitary Development Plan

G1 Environment  
G2 Development and Urban Design  
G9 Community Wellbeing  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
ENV5 Noise Pollution  
M4 Pedestrian & Cyclists  
M10 Parking for Development  
CW1 New Community/Health Facilities  
OS17 Tree Protection, Tree Masses and Spines  
CSV1 Development in Conservation Areas  
CSV2 Listed Buildings  
CSV5 Alterations and Extensions in Conservation Areas  
CSV8 Archaeology

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements  
SPG2 Conservation and Archaeology  
SPG5 Safety by Design  
SPG7a Pedestrian & Vehicular Movement  
SPG7b Travel Plans  
SPG8b Materials  
SPD Housing

## 4. CONSULTATION

22/10/2010

| Statutory        | Internal         | External   |
|------------------|------------------|--|
| English Heritage | Ward Councillors | <u>Amenity Groups</u><br>Highgate society<br>Highgate School<br><br><u>Local Residents</u><br><br>15 – 37 (odd) Southwood Lane, N6<br>26 – 32 (even) North Road, N6<br>16 – 20a (even) Southwood Lane, N6<br>11a – 41 (odd) North Road, N6<br>2, 2A Southwood Lane, N6<br>2&3 dyne House, Southwood Lane, N6<br>4, 6, 8, 10, 12, R/O 12 Southwood Lane, N6<br>St Michael’s School, 1 North Road, N6<br>SFF, FFF, The Old Gatehouse, North Road, N6<br>Flats 1 – 6, North Road, N6<br>3 North Road, N6<br>5, 7, 9, 11 North Road, N6<br>Basement Flats, 3, 5, 9 North Road, N6<br>Flats 1 – 5, 11 North Road, N6<br>1, 1a, 3, 3a Hampstead Lane, N6<br>61, 63, 65, 67 Highgate High St, N6: |

## 5. RESPONSES

- 5.1 English Heritage - The application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.
- 5.2 Haringey Conservation Team - The Highgate School complex on North Road makes a positive contribution to the character and appearance of the conservation area, and includes a number of statutorily listed buildings on the site.

The proposal is for the demolition of a two storey detached dwelling house, and its replacement with a new school building of 3 storeys with a roof extension. The existing two storey dwelling house is considered to make a neutral contribution to the character and appearance to the conservation area; it is a modern building which relates well in height, massing and architecture to the adjacent residential terrace, but the building itself does not have any architectural or historic interest. Therefore, the proposal to demolish the building is acceptable in principle, provided it is replaced with a high quality building that would make a positive contribution to the conservation area.

The proposed extension building is considered to be acceptable in height, architectural detailing and materials. The palate of materials proposed responds well to context of the existing school buildings and aids in preserving the character and appearance of the conservation area. It is considered that it is unfortunate that the building line projects forwards of the adjacent school building, and forward of the retained residential terrace; the projecting element seems slightly anomalous within the street scene as previously the building line fell away from the back edge of the pavement. Should the building line of the proposed building be recessed back from the adjacent school building, it would create a better and more gradual transition between the residential terrace and the existing school buildings, and would improve the streetscape of the conservation area. However, overall the design of the building is considered acceptable.

There is also some concern that the bulk and massing of the new building, when viewed from Southwood Lane, would appear more domineering on the setting of the listed Alms Houses. However, given that existing school buildings have similar bulk and massing the proposed extension building would not appear out of context, and therefore no significant harm will be caused to the setting of the listed buildings or the character of the street scene of Southwood Lane.

Should the application be recommended for approval, a sample of the materials should be submitted for approval prior to the commencement of works to ensure a high quality finish and that the proposed brick work matches the existing building in colour and texture.

- 5.3 Haringey Transportation Team - It has been noted that the proposals are for organisational reasons and that there is no intended increase in pupil capacity. Since the proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location, the highway and transportation authority would not object to this application. Any notice of approval should include the following informative:

Informative: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The

gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

- 5.4 The Highgate Society - The Society was presented with the proposals both at a pre-application consultation when they were invited to a presentation at the draft stage, and at the subsequent public consultation. At the first meeting the Society raised concerns about the bulk, the projection onto the pavement line and the choice of materials which we felt did not relate to the rest of the character of North Road, the gateway to the Conservation Area. These comments were to a considerable extent addressed by the Architects and included in the revised drawings which were submitted for public consultation, but the Society still felt that the elevational treatment needed further work and that the entrance to the block was not sufficiently defined. The scheme as finally submitted to Haringey has now addressed these concerns.

At this stage the Society was mainly concerned about the potential impact of the development on the streetscape of Highgate and it was felt that the scheme as submitted did not negatively impact on North Road. While we did raise concerns regarding the impact on the daylight and sunlight of the neighbouring properties adjacent and behind, we understood that a sunlight and daylight report and the concerns of the neighbours would address these issues.

The submission now contains a Daylight and Sunlight Report produced by Anstey Horne, who are a well respected and long established firm. This asserts that, whilst most of the properties are within 0.8 figure of existing lighting, which represents an acceptable reduction, 3 properties are affected in excess of this with a reduction to less than 0.8 of the existing, namely one of the Almshouse properties in Southwood Lane, 39 Southwood Lane, and the conservatory of 30 North Road. The view of Anstey and Horne is that these are “very minor transgressions” although one of the Arms houses has a retained daylight figure lighting in a bedroom reduced to 0.61 of its former value.

However, the affected residents do not accept this and have made the Society aware of their concerns that the impact on amenity to the rear of their properties will be not only be adversely impacted by the loss of sunlight and daylight, but compromised by a significant deterioration in outlook. It is their view that the rear of the new block is intrusive into the current open space in the centre of the “island” and establishes a precedent for future large-scale development.

Whilst the Society does not consider that the proposals will establish any undesirable precedent in view of the particular circumstances, and does not therefore object to the scheme in terms of the impact on the

streetscape of Highgate, it feels that the concerns of the neighbours need to be fully investigated and assessed by Haringey, if necessary by on-site meetings with residents and applicants, and that the scheme should be submitted to full committee so that the residents can fully present their case if their concerns remain after any such meeting.

5.5 Highgate CAAC - No objection

5.6 Local Residents - Letters of objection have been received from the following 11 properties: Hampton Lodge North Road, Flat 1, 11 North Road, 30 North Road, 38 North Road, 40 North Road, 43 North Road, 45 North Road, 10 Southwood Lane, 39 Southwood Lane, 43 Southwood Lane, 45 Southwood Lane and are summarised as follows:

- This building represents a complete departure from the building on site;
- The proposal is a significant change of usage and will dramatically impact on this area;
- Design of the extension unsympathetic to existing building and location;
- The design is not inspirational and looks very much like an office block;
- The proposal is dramatically different in terms of footprint and height;
- The proposed extension radically changes existing building lines and would be completely out of scale with the location;
- Height and Depth (footprint) out of keeping with surrounding area
- The height of new build would seriously impair the oblique views from our kitchen and 1<sup>st</sup> floor bedroom to the tree tops and blue sky and autumn/winter afternoon sunlight to the garden, kitchen and living room;
- The proposal will set a precedent;
- Significantly alters the ratio of commercial to residential on the 'Island'
- Over-development of the site;
- Increased illegal parking of parents which is already making the position almost untenable for residents in North Road and increased noise/pollution;
- Concerns about the construction issues in terms of the plant, machinery, road traffic and parking and general disruption for unreasonable period of time;
- Increased overlooking and loss of privacy;
- Impact on levels of sunlight received in the gardens and through rear windows to properties on Southwood Lane;
- Additional storey to Garner building destroy architectural linkage to adjacent building;
- Concern over any loss of trees to North Road;
- Roof terracing overlooking neighbouring gardens;

- Alternative options not adequately explored;
- Pavement narrower at the proposed entrance and crowds would gather in front of residential properties;
- Damage to private property from construction traffic and building works;
- If new buildings open to the community increase traffic at unsocial hours;
- Detrimental impact on value of residential properties.

## 6. PROPOSAL

- 6.1 The proposal is for the demolition of No. 26 North Road and adjoining single storey building next to the Garner building and the erection of a three storey building plus recessed top floor and basement floor. The proposal is also for the replacement of the existing pitched roof to the Garner Building with a recessed top floor. The proposed extensions will accommodate additional classrooms, a science laboratory and an ICT suite. The proposal is also for a change of use of No. 28 North Road (currently in the ownership and use by the school) to an ancillary school medical centre (Class D1).
- 6.2 The proposed extensions arise from a desire to centralise most teaching on the 'Island Site' and to make accommodation within this part of the site DDA compliant. The move of the library from the existing site to the Big School building (which is to be adapted) is part of the school's accommodation strategy. To allow the relocation of classrooms from the 'Dyne House Site' a total of 15 general classrooms (of approximately 45 square metres) are required.
- 6.3 It has been indicated that there will be no increase in the number of pupils and that at the moment there are 960-970 senior pupils, 360 of those are in sixth form. The constraints associated with the 'Island Site' were discussed and noted at the pre-application meeting. These constraints are both physical and organisational, and arise from the fact that:
- The 'Island site' slopes in both directions and as result there are significant differences in levels across the site, with staircases leading into buildings;
  - There is a need to improve the entrance to the school, in particular a need to segregate pupils and visitors and provide a safer entrance;
  - There are no internal lifts within the buildings within the 'Island Site' and there is an inability to put lifts in the science block due to changes in levels;
  - This part of the school is not DDA complaint and therefore this presents serious restriction to educating pupils who are wheelchair users or have mobility problems; equally this is also a problem for teaching staff and for visitors to the site;
  - There are time delays/ constraints associated with pupils moving back and forth between campuses;

- There are difficulties with the tunnel access from the ‘Dyne House Site’/ intensive use.

## **7. ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 7.1 The main issues in respect of this application are considered to be: (1) The Principle of Development; (2) Design, Built Form and Layout; (3) Impact on Residential Amenity (4) Impact on the Character and Appearance of the Conservation Area; (5) Trees, Landscaping and Open Space; (6) Transportation and Access; (8) Sustainability, Renewable Energy and Environmental Issues; (9) Archaeology; (10) Equalities

### **PRINCIPLE OF DEVELOPMENT**

- 7.2 The building to be demolished is within the ownership of Highgate School and forms part of the ‘Island Site’ and encloses the Garner Quad on the western side. This 1950s building is considered to be neutral in its contribution to the character and appearance of the Conservation Area and as such the principle of demolition is considered to be acceptable provided the replacement building is of a high quality that would preserve or enhance the character of the conservation area. The applicant, in the supporting documentation, has confirmed that the purpose of the new extensions are for organisational reasons and that there is no intended increase in capacity to the Senior School resulting from the proposed development.
- 7.3 The proposed new school building will at times be open to wider community use, therefore providing ‘extended school services’ on site. As such, the proposed expansion of the school is considered to be in accordance with policy G9 ‘Community Well Being’, which states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community facilities, especially in areas of shortage, and to improve existing facilities.

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

#### Design & Form

- 7.4 Policy G2 ‘Development and Urban Design’ and UD4 ‘Quality Design’ along with SPG1a ‘Design Guidance’ state that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development.



7.5 The first aspect of the proposal to be assessed is the demolition of No. 26 North Road and the adjoining single storey building next to the Garner building and the erection of a three storey building with recessed top floor and basement floor. The second aspect is the replacement of the existing pitched roof to the Garner Building with a recessed top floor. Lastly, is the change of use of No. 28 North Road to an ancillary school medical centre. During the pre-application stage a number of design changes have been undertaken in response to planning officer and community comments. These amendments include:

- Brick replacing the initial proposal for the use of stone as the main finish material (although the possibility of having stone detail elements remains);
- Top floor reduced and set back to line up with the proposed recessed floor to the adjoining Garner building;
- Elevational treatment to proposed building incorporates strong horizontal and vertical elements, reflecting the predominant elevational treatment of the existing school buildings along North Road;
- Proposed building reflects the parapet line of the Victorian school buildings and drops down in height to the 1980s Garner Building and the overall transition in building heights found along this side of North Road;
- Amount of projection forward of the Garner Building front building line has been reduced.

7.6 As such, the proposed scheme is considered to respond to the pre-planning meetings and subsequent pre-application report from Haringey's Planning and Conservation Officers and the public consultations.

7.7 North Road has a collection of Highgate School buildings from different periods. They were designed, with the exception of the Garner Building, as individual symmetrical compositions which have been 'glued together'. The proposed building reflects the proportions, width and verticality of the four-storey Science Building in a sensitive but modern way. The brick elevation to North Road responds to the cornice line running through the existing buildings and has a recessed top floor to reduce the street frontage massing and to be sensitive to the scale of its neighbours.

7.8 The overall height of the proposed building has been reduced further, following the second pre-application planning meeting, to a level more consistent with the proposed Garner Building roof extension. The verticality of the elevation has been retained with four metal-clad columns sitting behind the parapet wall which form an open-ended loggia in front of the enclosed teaching space. To the sides, a brick 'joining piece' turns the corner and helps to accommodate the change in scale and materials to the school's own property at No. 28 North Road.

- 7.9 The building steps slightly forward of the neighbouring buildings (on school land) to emphasise that it is an important entrance to the school. Officers accept that the building line of the existing buildings on the North Road frontage are inconsistent; with the main range of older existing school buildings following a curve that is continued and slightly forward of the Garner building, with the existing entrance projecting slightly forward again (by a brick). The Garner building line is very similar to that of the houses on the other side of the site (No's. 28 & 30 North Road). However again, the remainder of the terrace steps back and later forward; which along with the existing entrance could constitute a precedent for a modest projection.
- 7.10 In terms of the proposed works to the roof of the Garner Building, a set back top floor with a lower overhanging roof is proposed for the top floor extension of the Garner Building. The new addition is lower than the existing pitched roof and will enhance the existing building's appearance and provide a cornice to the street elevation above the existing parapet level.
- 7.11 Lastly, the proposal includes plans to use the School's residential property at 28 North Road as a new medical centre, ancillary to the school use. There is the potential to connect internally to the proposed new building but this is not intended to be carried out initially. As such, there will be no significant issues in terms of design due to the minimal alterations that will take place to this building.

#### Materials

- 7.12 The new building would be faced in red clay brick with natural lime mortar, which will reduce the need for movement joints throughout the façade and therefore create an enhanced design outcome. The brick and mortar types take reference from the existing Science Building and provide integration with existing school and residential buildings along North Road.
- 7.13 At ground and first floors it is proposed to use perforated bronze panels set within the double glazed unit to four windows on the west elevation. The design currently shown on the elevations are indicative only as the applicant proposes to commission an artist for the detailed design. The third floor 'box' is clad in bronze so as to read as a lighter more articulated material than the 'heavier' brickwork below.
- 7.14 A condition of consent will require the formal submission and approval of precise details of the materials to be used, in order to retain control over the external appearance of the development.

### Access

- 7.15 The new building will be fully accessible for disabled users and in addition will give disabled access into the adjoining Garner Building at each existing level.
- All floors accessible via an ambulant-disabled Part M-compliant main staircase and lift.
  - Disabled toilet accommodation on two levels.
  - Hearing assistance induction loop system available at main entrance.
  - External steps linking to the pupil amenity area in the Garner Quad to be ambulant-disabled Part M-compliant and have an associated stair lift.
  - New route through existing Science Building providing level access from the Garner Quad through to Science Quad, plus access to majority of ground floor Science Building. Internal ramp and a new opening to the existing facade.
- 7.16 Overall, the scheme is considered to be in accordance with the intent of the relevant national, regional and local planning policies in terms of design, built form and layout.

### **IMPACT ON RESIDENTIAL AMENITY**

#### Daylight/ Sunlight & Amenity Issues

- 7.17 A daylight and sunlight study was prepared (by Anstey Horne) and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for Daylight & Sunlight' 1991, the standard identified by Haringey's Unitary Development Plan.
- 7.18 The study has been carried out by using 3D computer modelling and specialist computer simulation software. Vertical Sky Component (VSC) has been used in this analysis. The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The BRE guide advises that non-habitable rooms need not be analysed for VSC.
- 7.19 Haringey Council's planning policy seeks to safeguard daylight and sunlight to existing residential buildings and points to the guidance published in BRE Report 2009 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.
- 7.20 The applicant's analysis was undertaken with specific reference to the tests and recommendations in the BRE Guide. The findings of the analysis indicate three very minor transgressions of the BRE Guide targets for VSC

which occur to three glazed panels of the conservatory at 30 North Road, a room which will remain well day lit because it is served by numerous glazed panels in its walls and roof.

- 7.21 In terms of the Almshouse at No. 25 Southwood Lane, the analysis indicates a retained daylight distribution value of 0.61 to one bedroom, where daylight will still continue to a good depth, covering approaching 60% of the room area. Officers recognise that there will be no serious infringement on light levels to the Almshouses along Southwood Lane since there is a high back wall along the rear boundary to these properties next to the School site which already obstructs the 25 degree vertical angle taken from the centre of the ground floor windows to these properties.
- 7.22 The property at 39 Southwood Lane raised concerns in a letter to the LPA regarding overshadowing of the rear garden and 'impair(ed) oblique views...to the tree tops and blue skies'. The impact on this property is addressed in the Daylight and Sunlight Report and specifically Appendix J which indicates that the overshadowing of the rear garden of this property would be no different to the existing levels on 21<sup>st</sup> June and only slightly greater at 2pm on 21<sup>st</sup> March and. In terms of daylight the analysis indicates shows that all rooms within 39 Southwood Lane are BRE adherent. As such the level of overshadowing is considered to be of a minimal extent not to result in any demonstrable harm.
- 7.23 Overall, the sunlight and overshadowing analysis confirms that the proposed development will have little or no effect in terms of the potential sunlight and daylight access to windows and gardens of nearby properties.
- 7.24 The height and mass of the proposed new building has been reduced from initial pre-application discussions and on balance will not have an overbearing, dominant or detrimental impact on the residential amenities to the occupiers of North Road, Southwood Lane or the Almshouses. The proposed new building will incorporate louvered fins to the eastern elevation which will screen views towards neighbouring properties and therefore avoid overlooking. The additional floor to the Garner Building will also not result in any significant additional issues of overlooking since the top floor will be set back from the main rear elevation and the diagonal views will be obscured by the projection of the proposed new building. As such, the proposed development is not considered to result in any significant harm to neighbouring properties as a result of overlooking.

#### Construction

- 7.25 The construction works will all be carried out from North Road across the wide pavement with a gantry erected over the footpath to provide protection and site facilities whilst allowing, the majority of the time, public use of the footpath or an appropriate diversion. To reduce the

requirements for site facilities over the public footpath the School will make the house at No. 28 North Road available to the contractor for a site office and welfare facilities. Except for some minor deliveries, access will not be permitted for construction work from the private lane owned by the School leading from Castle Yard to the rear of Garner Quad.

7.26 The outline programme for the works is based on the following:

- Demolition of the existing buildings in the Easter School holidays 2011.
- Underpinning to adjoining buildings and piling to North Road frontage summer term 2011.
- Garner Quad terrace demolition, complete underpinning, basement excavation; foundation construction summer holidays 2011.
- Structural frame, walls, roof, services connection and installation, internal fit out and finishing September 2011 to July 2012.
- Works to link into existing buildings and services, School holidays Christmas 2011, Easter 2012 summer 2012 and half terms.
- School fit out and move in July to August 2012.
- New building open for teaching start of 2012/2013 academic year.

7.27 The School has been involved over the last eight years in a number of major construction projects and has put together a strategy to minimise as far as possible the effects of construction work both on the operation of the School and on their neighbours. The child protection requirements for schools also require that there is no contact between contractor's operatives and pupils resulting in site facilities that connect direct to the public highway and not through the School. The contract documents for the construction will include detailed requirements for the control of the works including the phasing required; work in existing buildings or on existing services; access restrictions both on time and location; noise restrictions; restrictions on use of cranes on school days; no erection/dismantling of scaffold on school days; tree protection; site hoarding requirement; behaviour and dress of contractors, operatives and staff and restriction of working hours to 8am-6pm weekdays, 8am-12pm on Saturdays and no work on Sundays or Bank Holidays except where approved by the Council and TFL as part of road closure requirements. A condition of consent requiring the submission and approval of a construction management plan will provide details of and control over the construction process in order to minimise disruption to residents and the locality generally.

## **IMPACT ON THE CONSERVATION AREA**

7.28 Policy CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' along with SPG2 'Conservation and Archaeology' seek to preserve or enhance the historic character and qualities of buildings and/or the conservation area. Furthermore, policy

CSV2 'Listed Buildings' seek to ensure new development or alterations recognise and respect the character and appearance of listed buildings.

- 7.29 English Heritage has not made any formal comment on the scheme. They advise that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.
- 7.30 Haringey Conservation Team has been consulted and full details of their comments are detailed in section 5 above. While the Highgate School complex is considered to make a positive contribution to the character and appearance of the conservation area, the existing two storey building and single storey annex facing North Road are considered to make a neutral contribution to the character and appearance of the conservation area. Therefore, the demolition of this building is acceptable in principle provided its replacement is a high quality building in design and conservation terms.
- 7.31 The architectural detailing and proposed materials are considered acceptable. The palette of materials respond well to the context of the existing school buildings and aid in preserving the character and appearance of the conservation area. Should the application be recommended for approval, a condition of consent will require material samples be submitted for approval prior to the commencement of works in order to ensure a high quality finish and that the proposed brick work matches the existing building in colour and texture.
- 7.32 The proposed new building is considered to be acceptable in height and scale having similar bulk and massing to the existing school buildings and as such would not appear out of context. While it is unfortunate that the building has not been recessed back from the adjacent school building, overall the design of the building is considered acceptable. Therefore no significant harm will be caused to the setting of the listed buildings or the character of the conservation area. Overall, the proposed scheme is considered to accord with policy CSV1, CSV2, CSV5 and SPG2.

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

- 7.33 Policy M10 'Parking for Development' identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. A specific standard is not provided for education use. Generally, Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.
- 7.34 Haringey Transportation Team has been consulted and noted that the proposals are for organisational reasons and that there is no intended increase in pupil capacity. The Transportation team considered that the

proposed development would not have any significant impact on the existing generated traffic or indeed car parking demand at this location. An informative was proposed by transportation regarding licensing, traffic orders, hoardings/scaffolding and bus stands and will be added to any planning consent. Furthermore, a separate condition requiring the submission of a construction management plan will also be included.

- 7.35 The School prepared and submitted to Haringey Council Children and Young People's Service a School Travel Plan. A review of the School's Travel Plan was made in May 2009 and submitted to the Council. Overall, the scheme is considered to comply with policy M10 'Parking for Development'.

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

### Impact on Trees

- 7.36 The School has commissioned an Arboricultural survey and report from CBA Trees to study the impact of the new building on the surrounding trees both on North Road and in the Garner Quad. Haringey Arboricultural Officer noted at the pre-application stage that he believed the small adjustment to the front building line should not have a detrimental impact on the trees on North Road.
- 7.37 The development would result in the loss of one tree within the Garner Quad. This in itself is not considered to be significant and the School proposes to plant a new tree in the Quad to replace the ash lost within the development. Following the applicants consultation with CBA Trees it is considered that, given the constraints of the site, a variety of Rowan would be suitable as a replacement as they are small, compact, has light foliage and good Autumn colour.
- 7.38 In terms of the impact on the Plane Trees along North Road, it is noted that London Plane Trees are very robust and will tolerate some disturbance to their rooting area. As the likely disturbance will be in an area where root spread would have been restricted, one could assume only minor roots may be affected. Published guidance states that 90% of a tree's roots can be found in the upper 60cm of soil, so the extension of a basement towards the tree would have a minimal impact. The main structural roots are usually found in the upper 30cm of soil and taper substantially within about 3m of the trunk, so the severance of any large structural roots would appear unlikely.
- 7.39 One point of consideration is that the existing canopy will be in contact with the proposed new building. The trees will therefore require pruning on an annual basis to avoid any direct damage caused by rubbing branches. Under common law a landowner has the right to cut back overhanging branches to the boundary, this applies to roots also.

- 7.40 The Arboricultural Development Statement (ADS), included in appendix 4 of the design and access statement, demonstrates the protection measures for the retained trees. This Arboricultural Development Statement should be read in association with the Tree Protection Plan CBA7507.02A, which identifies the individual trees to be removed, and the group of trees to be retained. It follows the initial tree survey, implications assessment and on-going discussion to minimise the impact upon the existing tree stock.

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

- 7.41 Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. The Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems.

### Environmental Impact Assessment (EIA)

- 7.42 The proposed development does not fall within Schedule 1 or Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999, therefore an EIA is not required.

### Use of Renewable Energy

- 7.43 In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. Potential renewable technologies were considered, including: A reduction in CO2 emissions above 20%, through the use of air source heat pumps, which would provide heating and cooling to the school as necessary. A heat recovery system is proposed for the heat pump, to maximise waste heat. Gas fired condensing boilers will replace the existing, conventional boiler and supply heat to the existing building. Low water consuming WCs and taps are to be installed in all relevant areas and water consumption will be monitored through a water meter. A brown and green roof will be employed to facilitate attenuation.
- 7.44 The school have commissioned Max Fordham Consulting Engineers to review the scheme and prepare a BREEAM Assessment. The project has been designed to achieve at least a BREEAM rating ‘very good’ and will aim to maximise the opportunities to use the building and environment as a teaching resource. Measures include: i) night-time natural ventilation and daytime mechanical ventilation with heat recovery for all classrooms ii) building construction highly insulated iii) use of sustainable materials,



non-toxic products iv) maximising natural daylight and ventilation to all rooms v) high mass concrete floors with high efficiency fan convectors vi) green or brown roof is proposed to the rear flat roof.

- 7.45 A number of conditions of consent will be attached to any planning permission: Firstly, a condition will require a certificated BREEAM Post Construction Review, or other verification process agreed with the LPA to be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development. Secondly, a plan, indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub>, to be provided to and approved by the LPA, prior to the occupation of the building.

## ARCHAEOLOGY

- 7.46 Policy CSV8 'Archaeology' states that the Council will promote the conservation, protection or enhancement of archaeological sites. The proposal site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. While the likelihood of important archaeological remains being present is likely to be remote, the LPA advised the applicant at the pre-application stage to discuss this matter with the relevant contacts at English Heritage and Museum of London Archaeology Service. The supporting documentation (Appendix 8: Archaeological Assessment) states that the scheme has been discussed with Kim Stabler of English Heritage who advised that an assessment would be required for the site. The school has subsequently commissioned Compass Archaeology limited to publish a desk-top study. A condition will be attached to any planning consent as follows: "The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds. Reason: To enable archaeological investigation of the site". On this basis, the proposal is considered to accord with the intent of policy CSV8 'Archaeology'.

## EQUALITIES

- 7.47 In determining this application the Committee is required to have regard to its obligations under Equalities Legislation including the obligations under Section 71 of the Race Relations Act 1976.
- 7.48 The impact of this scheme has been considered by Officers in relation to Section 71. The proposed development has been considered in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The new building will be fully accessible for disabled

users and in addition will give disabled access into the adjoining Garner Building at each existing level. Further details of access provision are provided in section 7.15 above. Other than access issues, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

- 7.49 In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

## **8. CONCLUSION**

- 8.1 It is considered that the layout, design and external appearance of the development will be in keeping with the surrounding area and its setting within the Conservation Area and adjacent to Listed Buildings.
- 8.2 The scheme has been designed sensitively in relationship to adjoining residential properties and will not result in any significant detrimental impact on the amenity of residents in terms of overshadowing or overlooking.
- 8.3 The proposed development is deemed to be acceptable in terms of transportation, parking and access, the impact on trees and issues regarding sustainability, renewable energy and archaeology.
- 8.4 Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, it is considered that the proposed development is acceptable and that planning permission should be GRANTED subject to appropriate conditions.

## **9. RECOMMENDATION**

GRANT PERMISSION subject to conditions

Applicant's drawing No's:1825PL01- 08 Incl, 1825PL21 - 36Incl & 1825PL41 - 44 Incl.

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.

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.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

4. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

5. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

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

## TREES AND LANDSCAPING

6. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

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

## CONSTRUCTION

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

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

9. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

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

Reason: To enable archaeological investigation of the site.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

## 10. REASONS FOR APPROVAL

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

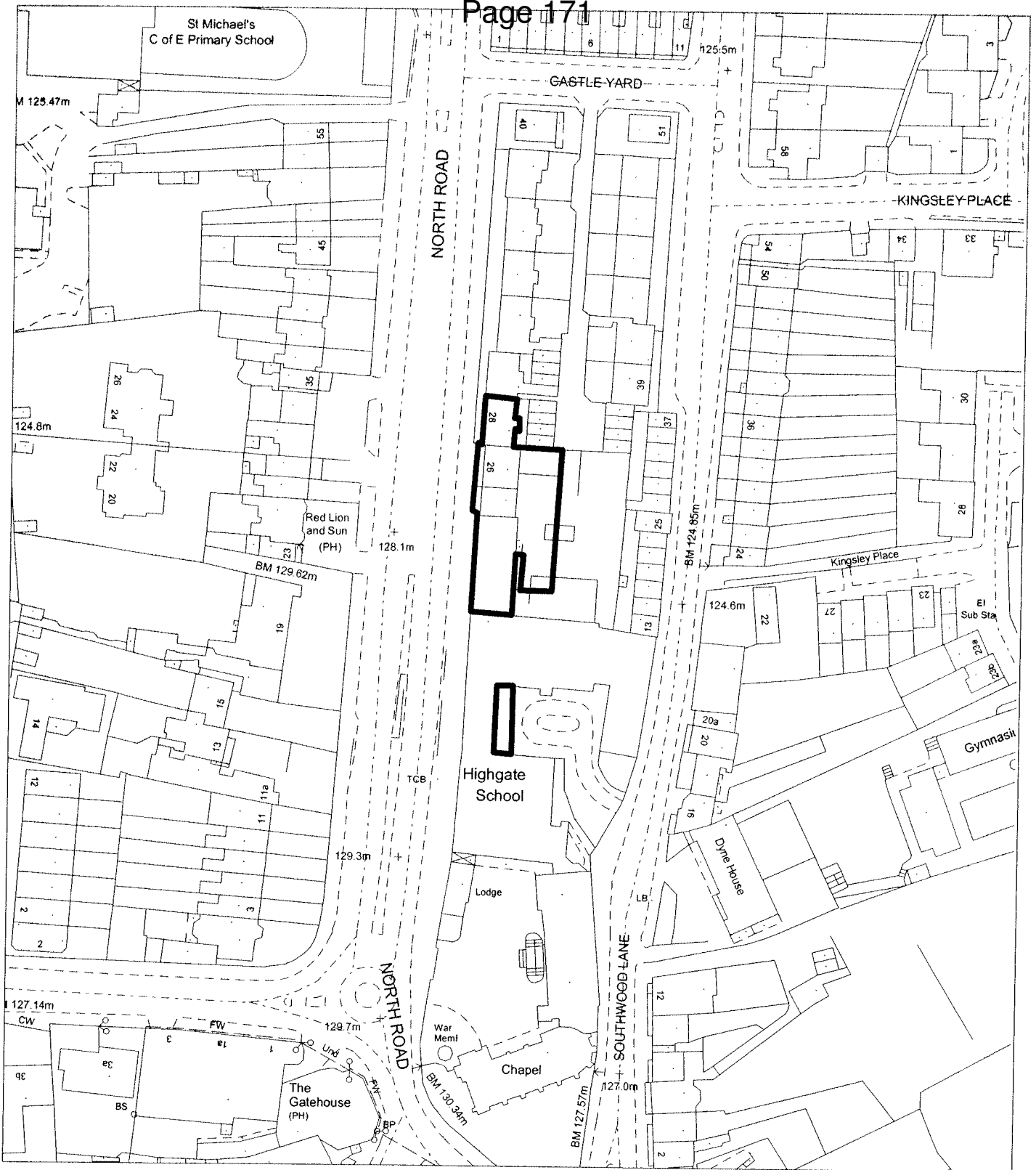
(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials of the proposed development is considered acceptable and has been designed sensitively in relationship to adjoining properties, its setting adjacent to a Listed Building and the character and appearance of this part of the conservation area.

II. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV5 'Noise Pollution', M4 'Pedestrian & Cyclists', M10 'Parking for Development', CW1 'New Community/Health Facilities', OS17 'Tree Protection, Tree Masses and Spines', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas', CSV8 'Archaeology' and Haringey Supplementary Planning Guidance (October 2006); SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG5 'Safety by Design', SPG7a 'Pedestrian & Vehicular Movement', SPG7b 'Travel Plans', SPG8b 'Materials', SPD Housing.

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## Site plan

## Highgate School, North Road N6

**Directorate of  
Urban  
Environment**

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Planning Committee 13 December 2010

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

|   |                                |
|---|--------------------------------|
| <b>Reference No:</b> HGY/2010/1889  | <b>Ward:</b> Highgate          |
| <b>Address:</b> Highgate School, North Road N6  |                                |
| <b>Proposal:</b> Listed Building Consent for demolition of existing mixed use building (North Road, No.26) and adjoining single storey structure with basement under; change of use (No.28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps |                                |
| <b>Existing Use:</b> Education  | <b>Proposed Use:</b> Education |
| <b>Applicant:</b> Mr Gwyn Jones   |                                |
| <b>Ownership:</b> Private   |                                |
| <b>Date received:</b> 08/10/2010  | <b>Last amended date:</b> N/A  |
| <b>Drawing number of plans:</b> 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.  |                                |
| <b>Case Officer Contact:</b> Matthew Gunning  |                                |
| <b>PLANNING DESIGNATIONS:</b>   |                                |
| Classified Road<br>Conservation Area<br>Listed Buildings  |                                |
| <b>RECOMMENDATION</b>   |                                |
| GRANT LISTED BUILDING CONSENT subject to conditions   |                                |
| <b>SUMMARY OF REPORT:</b>   |                                |
| A new stepped four storey development at the site of 26 North Road and the replacement of the pitched roof to the Garner building to the south of No 26 North Road and a change of use of No 28 to ancillary medical centre.  |                                |

## **1. SITE AND SURROUNDINGS**

- 1.1 Highgate School is an independent co-education school made up of three different schools located on a number of different sites in close proximity to Highgate village: – a Pre-Prep School and Junior School located on the Bishopswood Road campus, a Senior School located on what is known as the ‘Island Site’; which is delineated by North Road and Southwood Lane, the ‘Dyne House Site’ located on the eastern side of Southwood Lane (linked by a pedestrian tunnel to the island site) and the ‘Library Building ’ also located on eastern side of Southwood Lane.
- 1.2 The proposal relates specifically to the ‘Island Site’ which is made up of a cluster of Victorian, 1920s and some modern buildings arranged around three quadrangles. A number of the buildings on this site are Listed Buildings. The School Chapel located on the southern end of the site is a notable building which dominates the western end of Highgate High Street. Next to this is the Big School, a substantial building forming the eastern side of Chapel Quad and the backdrop to the main formal entrance from North Road. The building has a large first floor hall with mullion and transom windows and a formal central stair added as a War memorial. The Big School building together with the adjoining chapel comprise prominent features in the centre of Highgate Village next to the junction of North Road, Highgate High Street and Hampstead Lane.
- 1.3 To the north of the Chapel Quad along North Road the school site is dominated by 19th century school buildings of Gothic Revival design. Beyond this is a three storey brick building with slit windows built in the 1980s, known as the Garner Building. Beyond the Garner Building is a two-storey building with pitched roof, originally built as a car show room but now within the ownership of the school. The Science block of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane. The School Library is a 1985 conversion of the former Highgate Tabernacle: a Baptist Chapel of 1836.
- 1.4 The application site is located within the Highgate Conservation Area and is also an area of Archaeological Importance. There is an important row of mature London Plane trees on the pavement along the School’s frontage onto North Road.

## **2. PLANNING HISTORY**

- 2.1.1 HGY/1996/0476 - Erection of new two/three storey science and technology centre with access from Kingsley Place and provision of 18 car parking spaces. Refused 25/06/1996

- 2.1.2 HGY/1996/0475 - Conservation Area Consent for removal of derelict swimming pool, diving board and lean-to structure, removal of chain-link fence and tarmac surface and part-removal of boundary wall in connection with erection of new science/technology centre and car parking spaces. Refused 25/06/1996
- 2.1.3 HGY/1998/0218 - Introduction of glazed screen with doors on half landing to main stairs of 1st floor hall. Approved 23/06/1998
- 2.1.4 HGY/1999/1551 - Repair, refurbishment and alteration of memorial entrance gates on North Road frontage. Approved 07/03/2000
- 2.1.5 HGY/2004/1269 - Highgate School North Road London - Listed Building Consent for alterations to include: protection works to roof of science block and works to permanently reinstate the covering of the cupola: partial demolition of chimneys to big school and central hall to be taken down and rebuilt in the summer of 2005.; parapet guarding to chapel; and installation of roof overflow pipes to chapel. Approved – 13/07/04.
- 2.1.6 HGY/2004/1833 - Tree works to Highgate School grounds. – Approved 29/09/2004
- 2.1.7 HGY/2008/0384 - Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights. – Approved 08/04/2008
- 2.1.8 HGY/2008/0385 - Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights – Approved 08/04/2008
- 2.1.9 HGY/2009/0275 - Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. – Refused 14/05/2009
- 2.1.10 HGY/2009/0276 - Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. –Refused 14/05/2009 – Allowed on appeal 9APP/Y5420/E/09/2115675) 20th April 2010.

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Guidance**

Planning Policy Statement 5: Planning for the Historic Environment

3.2 The London Plan - 2008 (Incorporating Alterations)

4B.12 Heritage conservation  
4B.15 Archaeology

3.3 Unitary Development Plan

CSV1 Development in Conservation Areas  
CSV2 Listed Buildings  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
CSV8 Archaeology

3.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

**4. CONSULTATION**

| <b>Statutory</b> | <b>Internal</b>                           | <b>External</b>  |
|------------------|---|--|
| English Heritage | Ward Councillors<br>Haringey Conservation | <u>Amenity Groups</u><br>Highgate society<br>Highgate School |

**5. RESPONSES**

5.1 As per Planning Application HGY/2010/1888

**6. ANALYSIS / ASSESSMENT OF THE APPLICATION**

6.1 The main issues in respect of this application is impact of the proposed development on the character and setting of the Listed Buildings.

6.2 Policy CSV2 ‘Listed Buildings’ seek to ensure new development or alterations recognise and respect the character, appearance or setting of listed buildings.

6.3 English Heritage has not made any formal comment on the scheme. They advise that the application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice. Haringey Conservation Team has been consulted (full details of their comments are detailed in section 5 of the planning report for application HGY/2010/1888) and consider the proposed development would not have any detrimental impact on the

- 6.4 The proposed works will not directly affect any listed buildings on the 'Island Site'. The new building and roof extension to the Garner Building are in close proximity to Listed Buildings within the school site. However, the specific design detail of the proposed development has been assessed in planning application HGY/2010/1888 and is not considered to have any detrimental impact on the character or setting of any listed buildings. Overall, the proposed replacement building and roof extension are considered to preserve the character, appearance and setting of the listed buildings in accordance with policy CSV1, CSV2, CSV5, CSV7, CSV8 and SPG2.

## **7. CONCLUSION**

- 7.1 The proposed development will not have any direct impact on the nearby listed buildings and the design and materials are considered to preserve the character, appearance and setting of the listed buildings, in accordance with policies CSV1 Development in Conservation Areas, CSV2 Listed Buildings, CSV5 Alterations and Extensions in Conservation Areas, CSV7 'Demolition in Conservation Areas', CSV8 Archaeology of the Adopted Haringey Unitary Development Plan (July 2006); and SPG2 Conservation and Archaeology of Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that Listed Building Consent be GRANTED subject to conditions.

## **8. RECOMMENDATION**

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing No's: 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.

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.

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.

#### SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

4. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

5. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

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

#### TREES AND LANDSCAPING

6. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

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

#### CONSTRUCTION

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

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

9. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

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

Reason: To enable archaeological investigation of the site.

**INFORMATIVE:** The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with

Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

## 9. REASONS FOR APPROVAL

The reasons for the grant of conservation area consent are as follows:

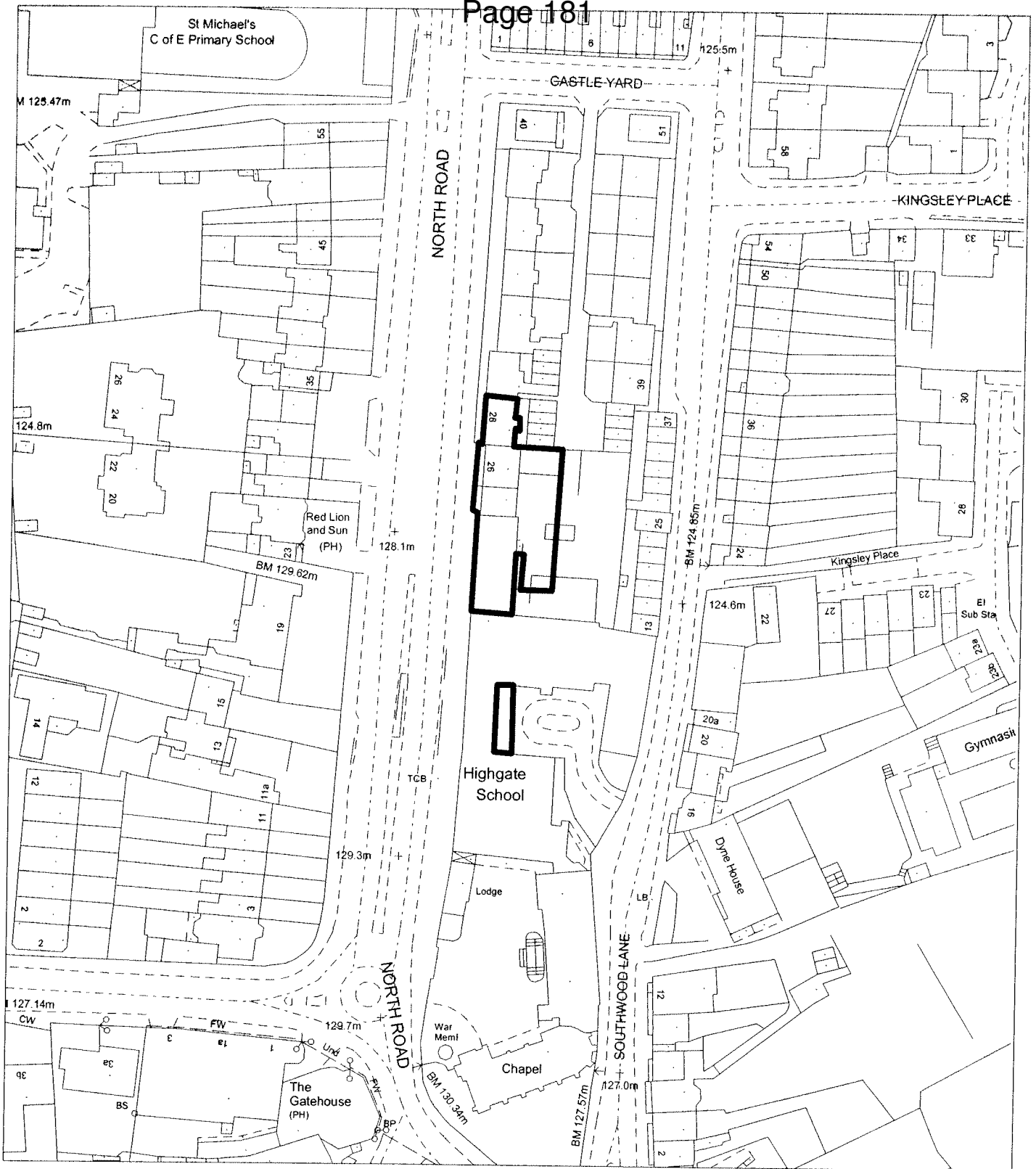
(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials of the proposed development is considered acceptable and will not have any detrimental impact on the character of the Conservation Area of Listed Buildings.

II. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community.

(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 CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas', CSV7 'Demolition in Conservation Areas', CSV8 'Archaeology' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).





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Site plan

Highgate School, North Road N6

**Directorate of  
Urban  
Environment**

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Planning Committee 13 December 2010

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

|   |                                |
|---|--------------------------------|
| <b>Reference No:</b> HGY/2010/1890  | <b>Ward:</b> Highgate          |
| <b>Address:</b> Highgate School, North Road N6  |                                |
| <b>Proposal:</b> Conservation Area Consent for demolition of existing mixed use building (North Road, No.26) and adjoining single storey structure with basement under; change of use (No.28 North Road) from residential building to ancillary medical centre for Highgate School; demolition of existing pitched roof (Garner Building); erection of four storey and lower ground (School Building); erection of roof extension (Garner Building) of 1 storey; forming a new entrance into the existing science building and relocation of external steps |                                |
| <b>Existing Use:</b> Education  | <b>Proposed Use:</b> Education |
| <b>Applicant:</b> Mr Gwyn Jones   |                                |
| <b>Ownership:</b> Private   |                                |
| <b>Date received:</b> 08/10/2010  | <b>Last amended date:</b> N/A  |
| <b>Drawing number of plans:</b> 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.  |                                |
| <b>Case Officer Contact:</b> Matthew Gunning / Michelle Bradshaw  |                                |
| <b>PLANNING DESIGNATIONS:</b>   |                                |
| Classified Road<br>Conservation Area<br>Listed Buildings  |                                |
| <b>RECOMMENDATION</b>   |                                |
| GRANT CONSERVATION AREA CONSENT subject to conditions   |                                |
| <b>SUMMARY OF REPORT:</b>   |                                |
| A new stepped four storey development at the site of 26 North Road and the replacement of the pitched roof to the Garner building to the south of No 26 North Road and a change of use of No 28 to ancillary medical centre.  |                                |

## 1. SITE AND SURROUNDINGS

1.1 Highgate School is an independent co-education school made up of three different schools located on a number of different sites in close proximity to Highgate village: – a Pre-Prep School and Junior School located on the Bishopswood Road campus, a Senior School located on what is known as the ‘Island Site’; which is delineated by North Road and Southwood Lane, the ‘Dyne House Site’ located on the eastern side of Southwood Lane (linked by a pedestrian tunnel to the island site) and the ‘Library Building ’ also located on eastern side of Southwood Lane.

1.2 The proposal relates specifically to the ‘Island Site’ which is made up of a cluster of Victorian, 1920s and some modern buildings arranged around three quadrangles. A number of the buildings on this site are Listed Buildings. The School Chapel located on the southern end of the site is a notable building which dominates the western end of Highgate High Street. Next to this is the Big School, a substantial building forming the eastern side of Chapel Quad and the backdrop to the main formal entrance from North Road. The building has a large first floor hall with mullion and transom windows and a formal central stair added as a War memorial. The Big School building together with the adjoining chapel comprise prominent features in the centre of Highgate Village next to the junction of North Road, Highgate High Street and Hampstead Lane.

1.3 To the north of the Chapel Quad along North Road the school site is dominated by 19th century school buildings of Gothic Revival design. Beyond this is a three storey brick building with slit windows built in the 1980s, known as the Garner Building. Beyond the Garner Building is a two-storey building with pitched roof, originally built as a car show room but now within the ownership of the school. The Science block of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane. The School Library is a 1985 conversion of the former Highgate Tabernacle: a Baptist Chapel of 1836.

1.4 The application site is located within the Highgate Conservation Area and is also an area of Archaeological Importance. There is an important row of mature London Plane trees on the pavement along the School’s frontage onto North Road.

## 2. PLANNING HISTORY

HGY/1996/0476 - Erection of new two/three storey science and technology centre with access from Kingsley Place and provision of 18 car parking spaces. Refused 25/06/1996

2.1.1 HGY/1996/0475 - Conservation Area Consent for removal of derelict swimming

pool, diving board and lean-to structure, removal of chain-link fence and tarmac surface and part-removal of boundary wall in connection with erection of new science/technology centre and car parking spaces. Refused 25/06/1996

2.1.2 HGY/1998/0218 - Introduction of glazed screen with doors on half landing to main stairs of 1st floor hall. Approved 23/06/1998

2.1.3 HGY/1999/1551 - Repair, refurbishment and alteration of memorial entrance gates on North Road frontage. Approved 07/03/2000

2.1.4 HGY/2004/1269 - Highgate School North Road London - Listed Building Consent for alterations to include: protection works to roof of science block and works to permanently reinstate the covering of the cupola: partial demolition of chimneys to big school and central hall to be taken down and rebuilt in the summer of 2005.; parapet guarding to chapel; and installation of roof overflow pipes to chapel. Approved – 13/07/04.

2.1.5 HGY/2004/1833 - Tree works to Highgate School grounds. – Approved 29/09/2004

2.1.6 HGY/2008/0384 - Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights. – Approved 08/04/2008

2.1.7 HGY/2008/0385 - Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights – Approved 08/04/2008

2.1.8 HGY/2009/0275 - Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. – Refused 14/05/2009

2.1.9 HGY/2009/0276 - Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. –Refused 14/05/2009 – Allowed on appeal 9APP/Y5420/E/09/2115675) 20th April 2010.

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Guidance**

Planning Policy Statement 5: Planning for the Historic Environment

3.2 The London Plan - 2008 (Incorporating Alterations)

4B.12 Heritage conservation  
4B.15 Archaeology

3.3 Unitary Development Plan

CSV1 Development in Conservation Areas  
CSV2 Listed Buildings  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
CSV8 Archaeology

3.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

4. **CONSULTATION**

| <b>Statutory</b> | <b>Internal</b>                           | <b>External</b>  |
|------------------|---|--|
| English Heritage | Ward Councillors<br>Haringey Conservation | <u>Amenity Groups</u><br>Highgate society<br>Highgate School |

5. **RESPONSES**

5.1 As per Planning Application HGY/2010/1888

6. **ANALYSIS / ASSESSMENT OF THE APPLICATION**

6.1 The main issues in respect of this application is the principle of demolition within the Conservation Area and the impact of the development on the character of the Conservation Area.

6.2 PPS5 classes buildings which are positively identified in the planning system as having a degree of significance i.e. heritage assets and valued components of the historic environment. This policy states that there should be presumption in favour of the conservation of designated heritage assets and the more significant the asset the greater the presumption in favour of conservation.

6.3 Policy CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' along with SPG2 'Conservation and Archaeology' seek to preserve or enhance the historic character and qualities of buildings and/or the conservation area. Furthermore, policy CSV2 'Listed Buildings' seek to ensure new development or alterations recognise and respect the character and appearance of listed buildings.

6.4 In this case the existing two storey building and single storey annex are considered to be of 'neutral' value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent. English Heritage has not made any formal comment on the scheme. They advise that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice. Haringey Conservation Team has been consulted (full details of their comments are detailed in section 5 of the planning report for application HGY/2010/1888) and consider the demolition of the building to be acceptable in principle provided its replacement is a high quality building in design and conservation terms.

6.5 In respect of the replacement building the specific design detail of the proposed development been assessed in this planning application HGY/2010/1888. It is considered that the footprint, bulk, mass and design of the replacement building are acceptable. The replacement building in terms of design and materials is considered to be sympathetic to the character of the conservation area. Overall, the proposed replacement building it considered to preserve the character and appearance of the Highgate Conservation Area, in accordance with policy CSV1, CSV2, CSV5, CSV7, CSV8 and SPG2.

## **7. CONCLUSION**

7.1 The proposed demolition of this existing property within the Highgate Conservation Area and replacement with a new building is considered to be acceptable as the existing property is of neutral contribution and of no special local or historic architectural interest sufficient to warrant retention. Its replacement is of an appropriate bulk, mass and design, which will make a positive contribution to the architectural style of the road and overall be in keeping wit the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).

## **8. RECOMMENDATION**

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No's: 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.

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.

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.

## SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

4. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

5. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO<sub>2</sub> shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

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



## TREES AND LANDSCAPING

6. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

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

## CONSTRUCTION

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

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

9. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

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

Reason: To enable archaeological investigation of the site.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

## 9. REASONS FOR APPROVAL

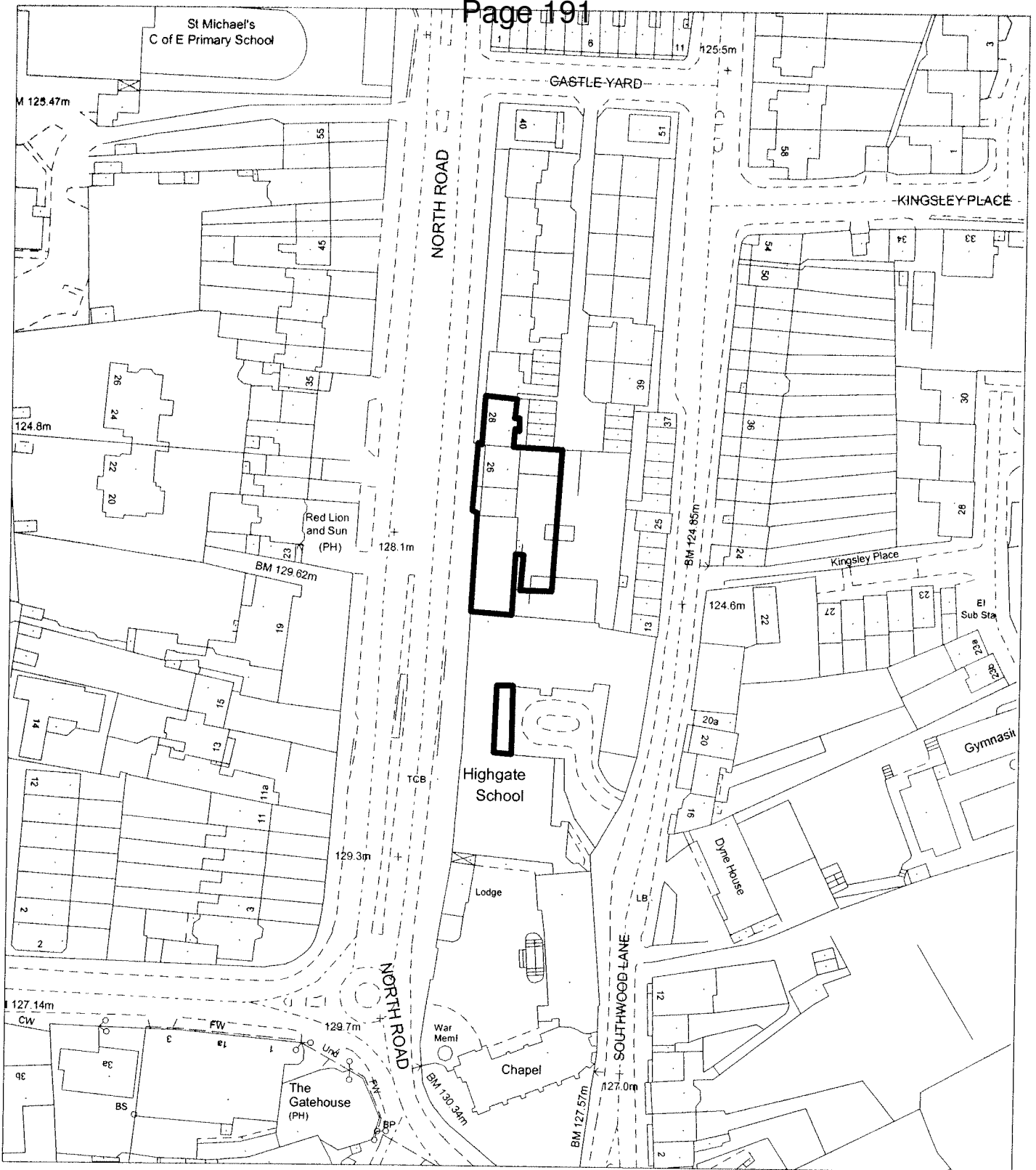
The reasons for the grant of conservation area consent are as follows:

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

I. The design, form, detailing and facing materials of the proposed development is considered acceptable and will not have any detrimental impact on the character of the Conservation Area of Listed Buildings.

II. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community.

(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 CSV1 Development in Conservation Areas, CSV2 Listed Buildings, CSV5 Alterations and Extensions in Conservation Areas, CSV7 'Demolition in Conservation Areas', CSV8 Archaeology and SPG2 Conservation and Archaeology of Haringey Supplementary Planning Guidance (October 2006).



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## Site plan

## Highgate School, North Road N6

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