



NOTICE OF MEETING

Planning Committee

TUESDAY, 11TH JANUARY, 2011 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,
WOOD GREEN, N22 8LE.

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

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Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

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

AGENDA

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

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

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES

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

TO FOLLOW

6. APPEAL DECISIONS (PAGES 1 - 6)

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

7. DELEGATED DECISIONS (PAGES 7 - 26)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 22 November and 12 December 2010.

8. PERFORMANCE STATISTICS (PAGES 27 - 46)

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

9. PLANNING ENFORCEMENT UPDATE (PAGES 47 - 56)

Report of the Director of Urban Environment to inform Members of Planning Enforcement's progress in maintaining service delivery up to the third quarter of 2010/11 and to inform Members of the reduction in establishment following an in-year budget reduction.

10. TREE PRESERVATION ORDERS (PAGES 57 - 66)

To confirm the following Tree Preservation Orders:

1. Scout Park, Gordon Road, N11
2. 54 Avenue Road N6

11. PLANNING APPLICATIONS (PAGES 67 - 68)

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

12. MONKRIDGE, CROUCH END HILL, N8 (PAGES 69 - 84)

Enlargement of existing roof areas of main buildings to create 3 x one bed flats and 1 x two bed flat (Building 1) and 2 x two bed flats (Building 2). Formation of 1 x one bed flat within unused garage space of Building 2 incorporating one bedroom from adjacent flat. Demolition of existing garage block to rear of site and erection of 2 x two bed flats. Associated landscaping and creation of 20 car parking spaces.

RECOMMENDATION: Grant permission subject to conditions.

13. MONKRIDGE, CROUCH END HILL, N8 (PAGES 85 - 90)

Conservation Area Consent for demolition of existing garage block to rear of site and erection of 2 x two bed flats.

RECOMMENDATION: Grant permission subject to conditions.

14. PLAYGROUND SITE ADJOINING STAINBY ROAD, N15 (PAGES 91 - 116)

Residential redevelopment of playground site adjoining Stainby Road to propose 22 residential dwellings with associated landscaping, boundary treatment, bin store, cycle store and 2 car parking spaces for wheelchair users. RECOMMENDATION: Grant permission subject to conditions and subject to a section 106 legal agreement.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

16. DATE OF NEXT MEETINGS

Special meeting, Monday 24 January 2011, 7pm.

Monday, 14 February 2011, 7pm.

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

Helen Chapman
Principal Committee Coordinator
(Non Cabinet Committees)
Tel No: 020 8489 2615
Fax No: 0208 489 2660
Email: helen.chapman@haringey.gov.uk

Friday, 31st December 2010



Haringey Council

Agenda item:

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Planning Committee

On 11th January 2011Report Title: **Appeal decisions determined during November 2010**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

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

2. Summary

Reports outcome of 7 planning appeal decisions determined by the Department for Communities and Local Government during November 2010 of which 1 (14%) were allowed and 6 (86%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:

Marc Dorfman**Assistant Director Planning & Regeneration**Contact Officer: **Ahmet Altinsoy****Development Management Support Team Leader****Tel: 020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

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APPEAL DECISION NOVEMBER 2010

Ward:	Alexandra
Reference Number:	HGY/2009/2014
Decision Level:	Delegated

6 Palace Gates Road N22 7BN**Proposal:**

Erection of a loft extension at third floor level over the main part of the building to create a one no. 4 bed flat, with front roof terrace over second and third floors. A proposed internal staircase within the main part of the building will provide access to the third floor

Type of Appeal:

Written Representation

Issues:

The effect of the proposed rear extension on the character and appearance of the building and area

Whether the extension would comply with the council's guidance for house conversions

Result:

Appeal - **Dismissed** 5 November 2010

Ward:	Crouch End
Reference Number:	HGY/2010/0686
Decision Level:	Delegated

45 Crouch Hall Road N8 8HH**Proposal:**

Part demolition and part re-instatement of the front boundary wall

Type of Appeal:

Written Representation

Issues:

The effect of the proposed demolition of the wall on the character and appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 16 November 2010

Ward:	Harringay
Reference Number:	HGY/2010/0196
Decision Level:	Delegated

33B Grand Parade, Green Lanes N4 1LG

Proposal:

The retention of use as a social club

Type of Appeal:

Written Representation

Issues:

The effect of the social club on the living condition of the occupiers of nearby residential properties by way of noise and disturbance

Result:

Appeal **Dismissed** 22 November 2010

Ward:	Harringay
Reference Number:	HGY/2010/0394
Decision Level:	Delegated

119 Warham Road N4 1AS

Proposal:

Conversion of existing house into two one bedroom flats

Type of Appeal:

Written Representation

Issues:

The implication of the proposal for the living condition of nearby residents, including the potential to add to existing parking problems in the area

Result:

Appeal **Dismissed** 5 November 2010

Ward:	Hornsey
Reference Number:	HGY/2010/0954
Decision Level:	Delegated

37 Hillfield Avenue N8 7DS

Proposal:

Enlarge existing dormer window

Type of Appeal:

Written Representation

Issues:

The effect of the proposed dormer extension on the character and appearance of the Hillfield Conservation Area

Result:

Appeal **Allowed** 10 November 2010

Ward:	Seven Sisters
Reference Number:	HGY/2010/0092
Decision Level:	Delegated

Land Rear of 14 Hermitage Road N4 1DB

Proposal:

Demolition of an existing garage and shed and the erection of two residential units

Type of Appeal:

Written Representation

Issues:

The effect of the proposed residential units on the character and appearance of the area around Hermitage Road and Eade Road

The effect of the proposed residential units on the living conditions of the occupiers of nearby dwellings by way of light and outlook

Result:

Appeal **Dismissed** 3 November 2010

Ward:	Tottenham Green
Reference Number:	HGY/2010/1017
Decision Level:	Delegated

Ground Floor 261 High Road N15 4RR

Proposal:

Change of use from Use Class A1 to Use Class A2, proposed alterations to shop front, installation of four satellite dishes to flat roof, installation of air conditioning units to flat roof and associated works

Type of Appeal:

Written Representation

Issues:

The effect of the proposal change of use on the vitality and viability of the West Green Road /Sevens Sisters Road District Shopping Centre

Whether the installation of the satellite dishes and air conditioning units would preserve or enhance the character or appearance of the Tottenham High Road conservation Area

Result:

Appeal **Dismissed** 25 November 2010
Cost Decision – No cost awarded against the council



Haringey Council

Agenda item:

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Planning Committee	On 11th January 2011
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Report Title: Decisions made under delegated powers between 22 November 2010 and 12 December 2010
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Report of: Niall Bolger Director of Urban Environment
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Wards(s) affected: All	Report for: Planning Committee
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1. Purpose

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

2. Summary

The applications listed were determined between 22 November 2010 and 12 December 2010.

3. Recommendations

See following reports.

Report Authorised by:

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Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/11/2010 AND 12/12/2010

BACKGROUND PAPERS

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

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

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WARD: **Alexandra**

Application No:	HGY/2010/1567	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/11/2010
Location:	19B Cecil Road N10 2BU		
Proposal:	Tree works to include felling of 1 x Poplar tree, cut back crown to previous reduction points of 7 x Mature Lombardi Poplar trees		
Application No:	HGY/2010/1802	Officer:	Jill Warren
Decision:	GTD	Decision Date:	24/11/2010
Location:	54 Muswell Road N10 2BE		
Proposal:	Demolition of existing shed and erection of single storey timber outbuilding.		
Application No:	HGY/2010/1823	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/11/2010
Location:	93 Victoria Road N22 7XG		
Proposal:	Replacement of rear single storey extension and installation of new rear ground floor doors.		
Application No:	HGY/2010/1825	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/11/2010
Location:	11 Thirlmere Road N10 2DL		
Proposal:	Erection of single storey rear conservatory.		
Application No:	HGY/2010/1842	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	01/12/2010
Location:	159 Alexandra Park Road N22 7UL		
Proposal:	Erection of timber garden building		
Application No:	HGY/2010/1851	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	26/11/2010
Location:	243 Alexandra Park Road N22 7BJ		
Proposal:	Alteration to reduce height of existing timber decking structure with associated planters to rear of property.		
Application No:	HGY/2010/1853	Officer:	Subash Jain
Decision:	GTD	Decision Date:	30/11/2010
Location:	143 Alexandra Park Road N22 7UL		
Proposal:	Erection of single storey rear extension and new elevated rear balcony		
Application No:	HGY/2010/1865	Officer:	Subash Jain
Decision:	REF	Decision Date:	30/11/2010
Location:	First Floor Flat, 53B Palace Gates Road N22 7BW		
Proposal:	Erection of rear dormer extension, erection of rear dormer window with insertion of 2 x rooflights to front roofslope. Insertion of French windows and Juliet balcony.		

Application No:	HGY/2010/1878	Officer:	Valerie Okeiyi	Decision Date:	02/12/2010
Decision:	GTD				
Location:	98 Victoria Road N22 7XF				
Proposal:	Conversion of property into 3 x two bed self-contained flats, including creation of front lightwell				
Application No:	HGY/2010/1909	Officer:	Michelle Bradshaw	Decision Date:	01/12/2010
Decision:	REF				
Location:	5 Winton Avenue N11 2AS				
Proposal:	Raising of patio and ramp in rear garden				
Application No:	HGY/2010/1922	Officer:	Valerie Okeiyi	Decision Date:	07/12/2010
Decision:	GTD				
Location:	54 Muswell Road N10 2BE				
Proposal:	Erection of single storey rear extension and erection of 2 x rear dormer windows with insertion of a rooflight to front and rear roofslopes				
Application No:	HGY/2010/1942	Officer:	Ruma Nowaz	Decision Date:	08/12/2010
Decision:	PERM DEV				
Location:	75 Clyde Road N22 7AD				
Proposal:	Certificate of Lawfulness for erection of rear dormer with Juliette balustrade and insertion of 2 rooflights to front roofslope				
Application No:	HGY/2010/1949	Officer:	Jill Warren	Decision Date:	09/12/2010
Decision:	PERM DEV				
Location:	36 Victoria Road N22 7XD				
Proposal:	Erection of 2 x rear dormer windows with Juliet Balcony to rear including insertion of 3 x rooflights to front roofslope to facilitate a loft conversion.				

WARD: Bounds Green

Application No:	HGY/2010/1085	Officer:	Jill Warren	Decision Date:	08/12/2010
Decision:	PERM DEV				
Location:	Flat B, 109 Myddleton Road N22 8NE				
Proposal:	Use of property as 1 x self contained studio flat (Certificate of Lawfulness for an existing use).				
Application No:	HGY/2010/1820	Officer:	Subash Jain	Decision Date:	08/12/2010
Decision:	GTD				
Location:	21 Lascotts Road N22 8JG				
Proposal:	Conversion of existing property into 2 x1 bed flats and 1x2 bed flat including erection of three storey side extension.				
Application No:	HGY/2010/1828	Officer:	Subash Jain	Decision Date:	25/11/2010
Decision:	REF				
Location:	4 Maidstone Road N11 2TP				
Proposal:	Display of 2 x internally illuminated fascia signs and 2 x non-illuminated projecting signs.				

Application No: **HGY/2010/1869** Officer: Subash Jain
 Decision: GTD Decision Date: 02/12/2010
 Location: 121 Myddleton Road N22 8NG
 Proposal: Use of property as 4 self contained units and shop at ground floor level.

Application No: **HGY/2010/1874** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 01/12/2010
 Location: 75 Myddleton Road N22 8LZ
 Proposal: Change of use of the ground floor into a members club

Application No: **HGY/2010/1884** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 02/12/2010
 Location: 43 Palace Road N11 2PU
 Proposal: Use of property as two self contained flats

Application No: **HGY/2010/1902** Officer: Subash Jain
 Decision: GTD Decision Date: 08/12/2010
 Location: 38 Clarence Road N22 8PL
 Proposal: Approval of details pursuant to condition 3 (sample of materials) attached to planning reference HGY/2009/2078

WARD: **Bruce Grove**

Application No: **HGY/2010/1249** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/12/2010
 Location: 210 Philip Lane N15 4HH
 Proposal: Change of use from A1 to Social Club (D2) and ancillary A3 provision for members only

Application No: **HGY/2010/1495** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 29/11/2010
 Location: 12 Fairbourne Road N17 6TP
 Proposal: Erection of rear dormer with French doors and insertion of 3 rooflights to front roofslope

Application No: **HGY/2010/1826** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/11/2010
 Location: Bruce Grove Primary School, Sperling Road N17 6UH
 Proposal: Erection of new temporary module building with associated works.

WARD: **Crouch End**

Application No: **HGY/2010/1813** Officer: Oliver Christian
 Decision: GTD Decision Date: 08/12/2010
 Location: Unit 6 44-54 Coleridge Road N8 8ED
 Proposal: Change of use of property into D1(Creche or Medical facility within the D1 use class).

Application No:	HGY/2010/1814	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/11/2010
Location:	Flat 1, 7 Crouch Hall Road N8 8HT		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2010/1817	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/12/2010
Location:	Unit 5, 44-54 Coleridge Road N8 8ED		
Proposal:	Change of use of property into A2 (Offices).		
Application No:	HGY/2010/1846	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/11/2010
Location:	48 Shepherds Hill N6 5RR		
Proposal:	Demolition of garden wall to Shepherds Hill and Broughton Gardens and erection of new garden wall to Shepherds Hill and Broughton Gardens.		
Application No:	HGY/2010/1862	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/11/2010
Location:	47 Glasslyn Road N8 8RJ		
Proposal:	Erection of replacement timber stairs and landing from back addition to rear garden		
Application No:	HGY/2010/1868	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/11/2010
Location:	2 Crouch Hall Road N8 8HU		
Proposal:	Conversion of existing HMO into 2 bedroom flat at ground floor, 4 bedroom maisonette and replacement of timber framed single glazed sash / casement windows with timber framed double glazed sliding sash / casement windows.		
Application No:	HGY/2010/1877	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/11/2010
Location:	Flat 1A, 21 Stanhope Road N6 5NB		
Proposal:	Replacement of existing rear doors and window with new sliding / folding doors, and erection of bike shelter to side of property.		
Application No:	HGY/2010/1880	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/12/2010
Location:	3 Francis Place, Holmesdale Road N6 5TQ		
Proposal:	Erection of single storey extension to rear of property		
Application No:	HGY/2010/1911	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/12/2010
Location:	21 Claremont Road N6 5DA		
Proposal:	Erection of single storey rear extension with pitched hipped roof		
Application No:	HGY/2010/1912	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	02/12/2010
Location:	41A Birchington Road N8 8HP		
Proposal:	Conversion of roof space to create a habitable room at second floor level including a rear dormer		

Application No: **HGY/2010/1921** Officer: Jeffrey Holt
 Decision: REF Decision Date: 07/12/2010
 Location: Highview, 49 Shepherds Hill N6 5QW
 Proposal: Tree works to include removal of 1 x Sweet Chestnut tree

Application No: **HGY/2010/1939** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/12/2010
 Location: 80 Shepherds Hill N6 5RH
 Proposal: Tree works to include 25% crown reduction and 20% thinning of 1 x Silver Birch tree

Application No: **HGY/2010/1945** Officer: Jeffrey Holt
 Decision: REF Decision Date: 08/12/2010
 Location: 32a Elm Grove N8 9AH
 Proposal: Erection of obscure-glazed screening, new tile surface, and improvement of access to existing roof terrace

WARD: **Fortis Green**

Application No: **HGY/2010/1542** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/12/2010
 Location: 290 Muswell Hill Broadway N10 2QR
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2010/1618** Officer: Jill Warren
 Decision: GTD Decision Date: 08/12/2010
 Location: 6 Beech Drive N2 9NY
 Proposal: Erection of single storey rear extension, glass sliding doors in new rear wall, conversion of window to double doors, addition of window to side of house and addition of 2 x skylights to roof.

Application No: **HGY/2010/1779** Officer: Subash Jain
 Decision: GTD Decision Date: 22/11/2010
 Location: 65 Lanchester Road N6 4SX
 Proposal: Erection of single storey timber garden building in rear garden

Application No: **HGY/2010/1807** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 22/11/2010
 Location: 47 Woodside Avenue N10 3HY
 Proposal: Roof extension to create additional headroom plus alterations to form inset terrace and balustrade.

Application No: **HGY/2010/1863** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/12/2010
 Location: 19 Dukes Avenue N10 2PS
 Proposal: Amendments to the approved planning permission HGY/2010/1064 to replace 3 x rooflights to rear roofslope with 2 x dormer windows and excavation of front elevation to create cycle storage / bin storage.

Application No:	HGY/2010/1876	Officer:	Ruma Nowaz	Decision Date:	01/12/2010
Decision:	GTD				
Location:	97 Osier Crescent N10 1QZ				
Proposal:	Tree works to include crown reduction by 25 % of 1 x London Plan tree.				
Application No:	HGY/2010/1882	Officer:	Jill Warren	Decision Date:	01/12/2010
Decision:	REF				
Location:	45 Creighton Avenue N10 1NX				
Proposal:	Creation of vehicle crossover				
Application No:	HGY/2010/1901	Officer:	Valerie Okeiyi	Decision Date:	02/12/2010
Decision:	GTD				
Location:	Osier Crescent N10				
Proposal:	Tree works to include crown lifting by 2.4m and cutting back of 3 x Oak trees				
Application No:	HGY/2010/1914	Officer:	Tara Jane Fisher	Decision Date:	03/12/2010
Decision:	GTD				
Location:	111- 113 Fortis Green N2 9HR				
Proposal:	Conversion of rear ground floor ancillary commercial storage area into single one bed studio flat including a side extension to accommodate a communal residential entrance lobby/access way.				
Application No:	HGY/2010/1961	Officer:	Jill Warren	Decision Date:	09/12/2010
Decision:	GTD				
Location:	50 Lanchester Road N6 4TA				
Proposal:	Tree works to include crown reduction by 30% of 1 x Oak tree.				
Application No:	HGY/2010/1978	Officer:	Subash Jain	Decision Date:	24/11/2010
Decision:	GTD				
Location:	16 Springcroft Avenue N2 9JE				
Proposal:	Erection of first floor rear extension over existing rear closet wing, and erection of glazed infill rear ground floor extension.				
Application No:	HGY/2010/2026	Officer:	Jill Warren	Decision Date:	10/12/2010
Decision:	GTD				
Location:	37 Aylmer Parade N2 0PE				
Proposal:	Non-material amendment following a grant of planning permission HGY/2009/1638 to relocate entrance door to one side of the front elevation, rather than centrally.				

WARD: Harringay

Application No:	HGY/2010/1810	Officer:	John Ogenga P'Lakop	Decision Date:	23/11/2010
Decision:	GTD				
Location:	Haringey United Church, Green Lanes N8 0RG				
Proposal:	Formation of opening with ramp into side garden area				

Application No: **HGY/2010/1830** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 25/11/2010
 Location: 73 Lothair Road South N4 1EN
 Proposal: Erection of second floor rear extension.

Application No: **HGY/2010/1867** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 01/12/2010
 Location: 15 Falkland Road N8 0NU
 Proposal: Erection of rear dormer and insertion of 3 rooflights to front roofslope

Application No: **HGY/2010/1894** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 01/12/2010
 Location: 144 Fairfax Road N8 0NL
 Proposal: Use of property as 2 self-contained flats

Application No: **HGY/2010/1919** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 07/12/2010
 Location: 10 Woollaston Road N4 1SD
 Proposal: Conversion into 2 x 2 bedroom self-contained flats.

Application No: **HGY/2010/1920** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/12/2010
 Location: 29 Willoughby Road N8 0JE
 Proposal: Change of use from former general practitioners surgery at ground floor level to one bedroom self contained flat

Application No: **HGY/2010/1936** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/12/2010
 Location: 567 Green Lanes N8 0RL
 Proposal: Erection of rear dormer window

Application No: **HGY/2010/1943** Officer: Oliver Christian
 Decision: GTD Decision Date: 02/12/2010
 Location: 130A Hewitt Road N8 0BN
 Proposal: Use of property from office to 2 x two bed self-contained flats

WARD: Highgate

Application No: **HGY/2010/1262** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/12/2010
 Location: 8 Wood Lane N6 5UB
 Proposal: The refurbishment of the existing building façade & external front garden space.

Application No:	HGY/2010/1563	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	02/12/2010
Location:	12 Causton Road N6 5ES		
Proposal:	Demolition of existing 2 single storey rear extensions and erection of single storey rear extension		
Application No:	HGY/2010/1793	Officer:	Subash Jain
Decision:	GTD	Decision Date:	23/11/2010
Location:	12 Herons Lea, Sheldon Avenue N6 4NB		
Proposal:	Installation of new security fence to front boundary		
Application No:	HGY/2010/1840	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/12/2010
Location:	18 Talbot Road N6 4QR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/1896	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/11/2010
Location:	Derwen, Compton Avenue N6 4LH		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2007/2339 for demolition of existing single storey sun room to rear and erection of new single storey rear extension.		
Application No:	HGY/2010/1900	Officer:	Jill Warren
Decision:	GTD	Decision Date:	02/12/2010
Location:	Fernwood, 54 North Hill N6 4RH		
Proposal:	Tree works to include crown lifting and cutting back of 4 x Ilex Oak trees to allow adequate clearance over public highway.		
Application No:	HGY/2010/1907	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/12/2010
Location:	3 Dukes Point, Dukes Head Yard N6 5JQ		
Proposal:	Erection of additional storey to provide further habitable rooms		
Application No:	HGY/2010/1908	Officer:	Jill Warren
Decision:	GTD	Decision Date:	01/12/2010
Location:	Flat 1, 29 Northwood Road N6 5TL		
Proposal:	Replacement of existing picture window with French windows to exterior patio area. Erection of a conservatory, bricking up of existing kitchen door and creation of patio area to rear.		
Application No:	HGY/2010/1918	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	07/12/2010
Location:	252 Archway Road N6 5AX		
Proposal:	Change of use from A1 (retail) to A3 (restaurant / cafe)		
Application No:	HGY/2010/1972	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/12/2010
Location:	5 Stormont Road N6 4NS		
Proposal:	Application for non-material amendments following a grant of planning permission HGY/2010/0660 to reduce existing window in flank wall and create new structural opening in flank wall to create new doorway for re-positioned utility room		

Application No: **HGY/2010/2103** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/12/2010
 Location: 10 Bishops Road N6 4HP
 Proposal: Non material amendment following a grant of planning permission HGY/2010/0845 to insert velux windows to roof of approved outbuilding

WARD: Hornsey

Application No: **HGY/2010/1860** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 22/11/2010
 Location: 61-63 Tottenham Lane N8 9BE
 Proposal: Change of use of ground and lower ground floors from A4 (drinking establishment) to B1 (office use).

Application No: **HGY/2010/1864** Officer: Oliver Christian
 Decision: GTD Decision Date: 26/11/2010
 Location: 127 Rathcoole Gardens N8 9PH
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2010/1916** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 02/12/2010
 Location: Flat A, 147 Nelson Road N8 9RR
 Proposal: Replacement of existing wood framed, single glazed windows and door at rear with uPVC framed double glazed windows / doors

Application No: **HGY/2010/1957** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 26/11/2010
 Location: 51 North View Road N8 7LN
 Proposal: Erection of single storey rear extension.

WARD: Muswell Hill

Application No: **HGY/2010/1638** Officer: Subash Jain
 Decision: GTD Decision Date: 08/12/2010
 Location: 42 Priory Avenue N8 7RN
 Proposal: Conversion of existing basement into habitable room and utility room, with addition of two windows to front bay at basement level

Application No: **HGY/2010/1661** Officer: Jill Warren
 Decision: GTD Decision Date: 29/11/2010
 Location: 22 Wood Vale N10 3DP
 Proposal: Replacement of existing timber framed garden room with new timber framed garden room

Application No: **HGY/2010/1693** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 23/11/2010
 Location: 2 Rookfield Avenue N10 3TS
 Proposal: Tree works to include crown thin by 25%, crown reduce 10-15%, reshape of 1 x Yew tree.

Application No:	HGY/2010/1767	Officer:	Subash Jain	Decision Date:	23/11/2010
Decision:	PERM DEV				
Location:	34A Park Avenue South N8 8LT				
Proposal:	Erection of dormer window (Certificate of Lawfulness).				
Application No:	HGY/2010/1850	Officer:	Ruma Nowaz	Decision Date:	30/11/2010
Decision:	REF				
Location:	19 New Road N8 8TA				
Proposal:	Retrospective application for the retention of a single storey rear extension				
Application No:	HGY/2010/1854	Officer:	Sarah Madondo	Decision Date:	25/11/2010
Decision:	PERM DEV				
Location:	59 Springfield Avenue N10 3SX				
Proposal:	Erection of rear dormer window with insertion of 3 x velux windows to front elevation to facilitate a loft conversion (Certificate of Lawfulness).				
Application No:	HGY/2010/1858	Officer:	Valerie Okeiyi	Decision Date:	25/11/2010
Decision:	GTD				
Location:	306 Park Road N8 8LA				
Proposal:	Demolition of existing rear buildings and erection of single storey rear extension and alterations to front elevations.				
Application No:	HGY/2010/1871	Officer:	Michelle Bradshaw	Decision Date:	26/11/2010
Decision:	GTD				
Location:	64 Muswell Hill Road N10 3JR				
Proposal:	Enlargement of existing rear dormer and provision of a Juliet balcony.				
Application No:	HGY/2010/1872	Officer:	Tara Jane Fisher	Decision Date:	25/11/2010
Decision:	PERM DEV				
Location:	34 Cranley Gardens N10 3AP				
Proposal:	Certificate of Lawfulness for demolition of existing dormer window and erection with dormer roof extension. Erection of ground floor infill extension.				
Application No:	HGY/2010/1954	Officer:	Valerie Okeiyi	Decision Date:	10/12/2010
Decision:	GTD				
Location:	18 Firs Avenue N10 3LY				
Proposal:	Demolition of existing single storey rear extension and erection of new single storey rear extension				
Application No:	HGY/2010/1997	Officer:	Sarah Madondo	Decision Date:	10/12/2010
Decision:	PERM REQ				
Location:	3 Topsfield Road N8 8SN				
Proposal:	Certificate of Lawfulness for demolition of existing conservatory and erection of single storey rear extension.				

WARD: **Noel Park**

Application No: **HGY/2010/1615** Officer: Jill Warren
 Decision: GTD Decision Date: 01/12/2010
 Location: 59 Moselle Avenue N22 6ES
 Proposal: Erection of single storey rear conservatory

Application No: **HGY/2010/1818** Officer: Jill Warren
 Decision: GTD Decision Date: 24/11/2010
 Location: Hornsey Central Health Centre, 151 Park Road N8 0JX
 Proposal: Erection of polytunnel.

Application No: **HGY/2010/1893** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 01/12/2010
 Location: 95 High Road N22 6BB
 Proposal: Installation of new shopfront

Application No: **HGY/2010/1905** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/12/2010
 Location: 95 High Road N22 6BB
 Proposal: Change of use from A1 to A2

Application No: **HGY/2010/1935** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 08/12/2010
 Location: 23 Alexandra Road N8 0PL
 Proposal: Conversion of property into 2 x 2 bed self contained flats

Application No: **HGY/2010/1946** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 09/12/2010
 Location: 42 Darwin Road N22 6PH
 Proposal: Partial demolition of garden wall and formation of vehicle crossover, installation of timber fencing on existing garden wall and hardstand in driveway.

Application No: **HGY/2010/1963** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/12/2010
 Location: R/O 65 Park Ridings N8 0LB
 Proposal: Installation of new green coloured telecommunications cabinet, 1600 mm (height) x 1200 mm (width) x 450 mm (depth) (Prior Notification - Part 24)

WARD: Northumberland Park

Application No: **HGY/2010/1102** Officer: Subash Jain
 Decision: GTD Decision Date: 03/12/2010
 Location: 673 High Road N17 8AD
 Proposal: Variation of condition 2 (operating hours) attached to planning permission HGY/29890 to permit the premises to be used by the tenant as a retail shop between the hours of 0600 hrs and 2300 hrs Monday to Saturday and 0630 hrs to 2230 hrs Sunday

Application No:	HGY/2010/1104	Officer:	Subash Jain	Decision Date:	03/12/2010
Decision:	GTD				
Location:	669-673 High Road N17 8AD				
Proposal:	Conversion of existing first floor dwelling into 2 x two bed dwellings with minor external alterations				
Application No:	HGY/2010/1346	Officer:	Matthew Gunning	Decision Date:	01/12/2010
Decision:	GTD				
Location:	816-818 High Road N17 0EY				
Proposal:	Change of use of property from college (D1) to supported accommodation for up to 6 people (C2)				
Application No:	HGY/2010/1879	Officer:	Subash Jain	Decision Date:	01/12/2010
Decision:	GTD				
Location:	841-843 High Road N17 8EY				
Proposal:	Display of 1 x externally illuminated fascia sign (trough lights) and 2 x externally illuminated projecting signs (trough Lights)				
Application No:	HGY/2010/1881	Officer:	Subash Jain	Decision Date:	01/12/2010
Decision:	GTD				
Location:	841-843 High Road N17 8EY				
Proposal:	Installation of new shopfront including remodelling of existing Public House to a Take-away (A5)				
Application No:	HGY/2010/1904	Officer:	Matthew Gunning	Decision Date:	01/12/2010
Decision:	GTD				
Location:	816-818 High Road N17 0EY				
Proposal:	Listed Building Consent in connection with application for change of use of property from (D1) to supported accommodation for up to 6 people (C2)				
Application No:	HGY/2010/1932	Officer:	Jeffrey Holt	Decision Date:	08/12/2010
Decision:	GTD				
Location:	2 Park Avenue Road N17 0HX				
Proposal:	Certificate of Lawfulness for erection of rear dormer window				

WARD: St Anns

Application No:	HGY/2010/1837	Officer:	Jeffrey Holt	Decision Date:	24/11/2010
Decision:	GTD				
Location:	20 Black Boy Lane N15 3AR				
Proposal:	Use of property as 3 self contained flats comprising of 1 x one bed and 2 x studio flats (Certificate of Lawfulness)				
Application No:	HGY/2010/1866	Officer:	Oliver Christian	Decision Date:	29/11/2010
Decision:	GTD				
Location:	1A Clinton Road N15 5BH				
Proposal:	Approval of details pursuant to condition 5 (Treatment) condition 8 (Energy strategy), and condition 6 (Provision of refuse) attached to planning permission HGY/2009/1480				

WARD: Seven Sisters

Application No: **HGY/2010/1898** Officer: Oliver Christian
 Decision: GTD Decision Date: 02/12/2010
 Location: 32 Moreton Road N15
 Proposal: Change of use from storage to residential use, including the erection of new building to provide 1 x two bed flat and 2 x one bed flat.

Application No: **HGY/2010/1925** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 07/12/2010
 Location: 34 Hillside Road N15 6NB
 Proposal: Erection of rear dormer and rear second floor extension, with insertion of 2 rooflights to front roofslope

Application No: **HGY/2010/1927** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 07/12/2010
 Location: 36 Hillside Road N15 6NB
 Proposal: Erection of rear dormer and rear second floor extension, with insertion of 2 x rooflights to front roofslope

Application No: **HGY/2010/1937** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/12/2010
 Location: Former Day Nursery, Plevna Crescent N15 6DX
 Proposal: Approval of Details pursuant to Condition 10 (central dish/aerial system) attached to planning reference HGY/2009/1039

Application No: **HGY/2010/1980** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 26/11/2010
 Location: 89 High Road N15 6DL
 Proposal: Installation of an ATM unit.

WARD: **Stroud Green**

Application No: **HGY/2010/1409** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 23/11/2010
 Location: 91 Lancaster Road N4 4PL
 Proposal: Demolition of existing conservatory and erection of single storey rear extension, infill side infill extension between no 89 & 91. Alterations to roof to accommodate a new staircase.

Application No: **HGY/2010/1917** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 07/12/2010
 Location: 80 Victoria Road N4 3SW
 Proposal: Re-cladding of existing building

Application No: **HGY/2010/1928** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 08/12/2010
 Location: 94 Weston Park N8 9PP
 Proposal: Certificate of Lawfulness for erection of rear roof extension

Application No: **HGY/2010/1974** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 26/11/2010
 Location: 174 Weston Park N8 9PN
 Proposal: Variation of Condition 3 (hours of operation) attached to planning permission reference HGY/2010/1507 to change opening hours to 9am to 8:30 pm.

Application No: **HGY/2010/1985** Officer: Jeffrey Holt
 Decision: REF Decision Date: 02/12/2010
 Location: Outside 91 Lancaster Road N4 4PL
 Proposal: Prior Approval application for installation of various open reach broadband cabinets within the public highway

Application No: **HGY/2010/1987** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 08/12/2010
 Location: Outside 51 Victoria Road N4 3SN
 Proposal: Prior Approval application for installation of various Openreach broadband cabinets within the public highway

WARD: **Tottenham Green**

Application No: **HGY/2010/1782** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 01/12/2010
 Location: 151-163, 167-203 Stonebridge Road N15 5PB
 Proposal: Replacement of existing windows timber/PVCU windows with PVCU white windows

Application No: **HGY/2010/1839** Officer: Elizabeth Ennin-Gyasi
 Decision: NOT DEV Decision Date: 25/11/2010
 Location: 7 Wakefield Road N15 4NN
 Proposal: Conversion of existing two flats into a single dwellinghouse.

Application No: **HGY/2010/1859** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/11/2010
 Location: Unit C1, Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Display of 1 x internally illuminated fascia sign.

Application No: **HGY/2010/1861** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/11/2010
 Location: Unit C1, Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Display of 1 x internally illuminated fascia sign

Application No: **HGY/2010/1923** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 07/12/2010
 Location: 19 Talbot Road N15 4DF
 Proposal: Conversion of existing property into two self contained flats comprising of 2 x 2 beds including erection of part single storey and part two storey rear extension

Application No: **HGY/2010/1934** Officer: Oliver Christian
 Decision: PERM DEV Decision Date: 08/12/2010
 Location: 22 Birstall Road N15 5EN
 Proposal: Certificate of Lawfulness for erection of single storey rear extension and roof extension

Application No: **HGY/2010/1960** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 02/12/2010
 Location: Flat A, 24 Dorset Road N15 5AJ
 Proposal: Replacement of existing windows with UPVC windows

Application No: **HGY/2010/1971** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 02/12/2010
 Location: 7 Wakefield Road N15 4NN
 Proposal: Erection of part ground and new first floor extension to provide 1 x five bedroom house

WARD: Tottenham Hale

Application No: **HGY/2010/1903** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 22/11/2010
 Location: 516 High Road N17 9SX
 Proposal: Installation of new shop front, awning and shutter

Application No: **HGY/2010/1931** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 08/12/2010
 Location: 23 Ladysmith Road N17 9AN
 Proposal: Erection of rear dormer and rear ground floor extension, with insertion of 2 rooflights to front roofslope(Certificate of Lawfulness)

Application No: **HGY/2010/1988** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/12/2010
 Location: 658-660 High Road N17 0AB
 Proposal: Approval of details pursuant to conditions 2f (elevations and sections of building abutting 662 High Road) and 2g (elevations and sections of corner bay of Block 1) attached to planning reference HGY/2007/2245

WARD: West Green

Application No: **HGY/2010/1886** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/12/2010
 Location: Downhills Primary School, Philip Lane N15 4AB
 Proposal: Replacement of existing internal railings (running north to south behind Gate 1) with 2m high railings. Renewal of existing Gate 1 and 3 with 2m high gates with detailing to match existing. Creation of opening to boundary brick wall and installation of new mesh pattern panelled gate and new footpath to park area.

Application No: **HGY/2010/1915** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 07/12/2010
 Location: 255 Lordship Lane N17 6AA
 Proposal: Removal of spray boot oven and fitting of MOT station into garage

Application No: **HGY/2010/1941** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/12/2010
 Location: 468 West Green Road N15 3PT
 Proposal: Amendment to a previously approved planning application (Ref HGY/2008/2378) for erection of a two storey rear extension at ground floor and first floor level replacing the existing disused garage and facilitating alterations to the 2 existing self-contained residential units (1&2 bed unit and 1 x 3 bed unit), to incorporate an additional residential unit to create 3 x 2 bed units at ground floor and the floors above with associated internal alterations.

WARD: **White Hart Lane**

Application No: **HGY/2010/1682** Officer: Subash Jain
 Decision: GTD Decision Date: 01/12/2010
 Location: 24 & 38 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: **HGY/2010/1827** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/11/2010
 Location: 1 Spigurnell Road N17 7PP
 Proposal: Article 4 Direction for replacement of existing white crittal casement windows/ timber entrance doors with timber windows to front elevation and PVCu windows to rear elevation / doors.

Application No: **HGY/2010/1829** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/11/2010
 Location: 23 Teynton Terrace N17 7PZ
 Proposal: Article 4 Direction for replacement of existing white crittal casement windows/ timber entrance doors with timber windows to front elevation and PVCu windows to rear elevation / doors.

Application No: **HGY/2010/1835** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/11/2010
 Location: 9 Kevelioc Road N17 7PR
 Proposal: Article 4 Direction for replacement of existing white crittal casement windows/ timber entrance doors with timber windows to front elevation and PVCu windows to rear elevation / doors.

Application No: **HGY/2010/1933** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 07/12/2010
 Location: 52 Lordship Lane N17 7QG
 Proposal: Addition of hand car wash facilities to forecourt of existing garage

Application No: **HGY/2010/1952** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 10/12/2010
 Location: 36 Gospatrick Road N17 7EG
 Proposal: Erection of single storey rear extension.

WARD: **Woodside**

Application No: **HGY/2010/1603** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/12/2010
 Location: Civic Centre, High Road N22 8LE
 Proposal: Relocation of 1 x free standing internally illuminated advertising panel outside the Civic Centre

Application No: **HGY/2010/1892** Officer: Valerie Okeiyi
Decision: REF Decision Date: 03/12/2010
Location: 102 Arcadian Gardens N22 5AD
Proposal: Conversion of property into 2 x two bedroom self contained flats

Application No: **HGY/2010/1895** Officer: Subash Jain
Decision: GTD Decision Date: 02/12/2010
Location: 122 Sylvan Avenue N22 5JB
Proposal: Use of property as 2 self-contained flats

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Planning Committee 11 January 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

November 2010 Performance

In November 2010 there were 194 planning applications determined, with performance in each category as follows -

There were no major applications determined in November

90% of minor applications were determined within 8 weeks (19 out of 21 cases)

93% of other applications were determined within 8 weeks (161 out of 173 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 November, there were 1258 planning applications determined, with performance in each category as follows -

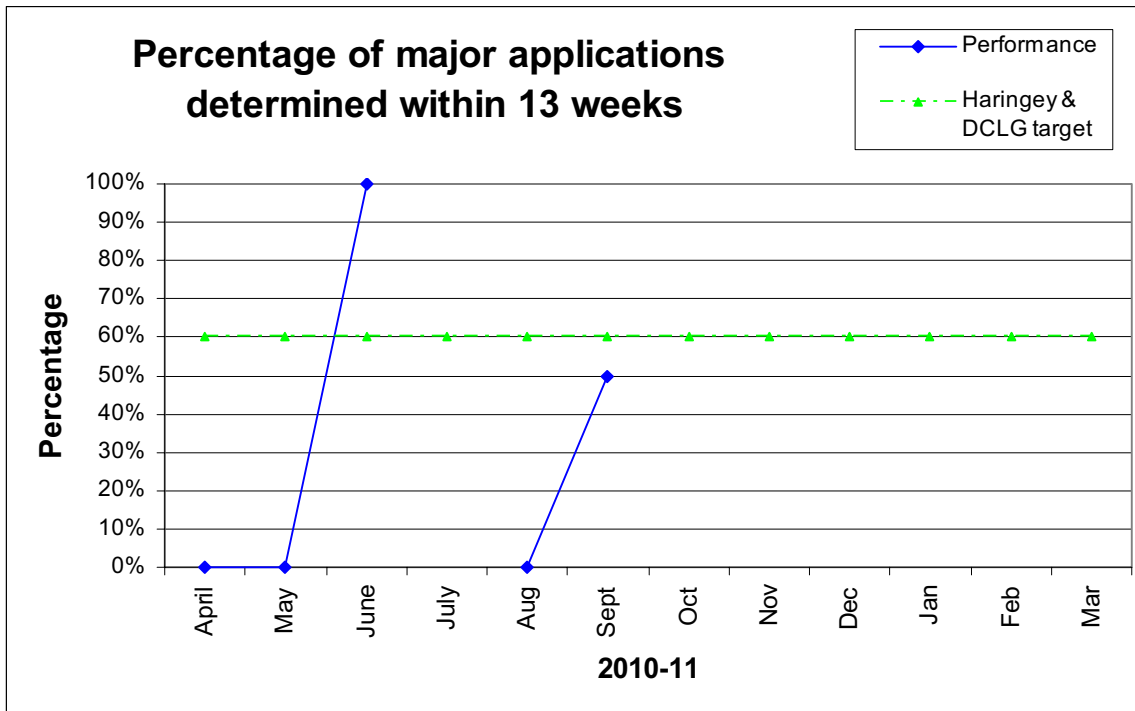
33% of major applications were determined within 13 weeks (2 out of 6)

80% of minor applications were determined within 8 weeks (200 out of 251 cases)

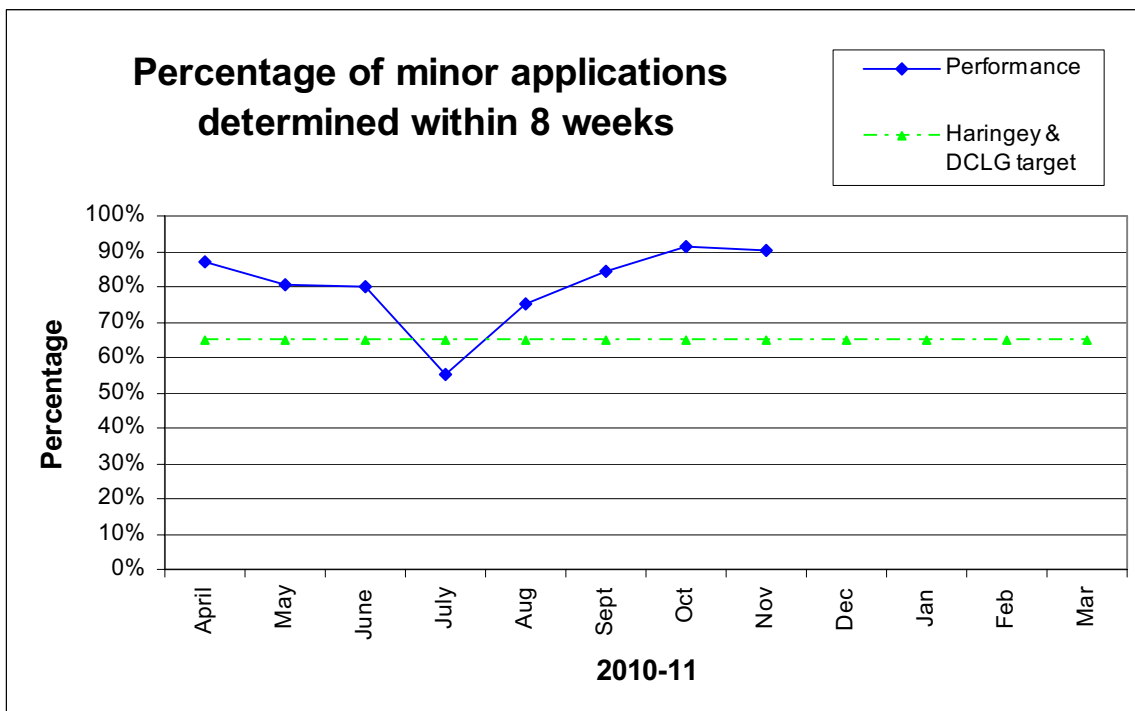
86% of other applications were determined within 8 weeks (864 out of 1001 cases)

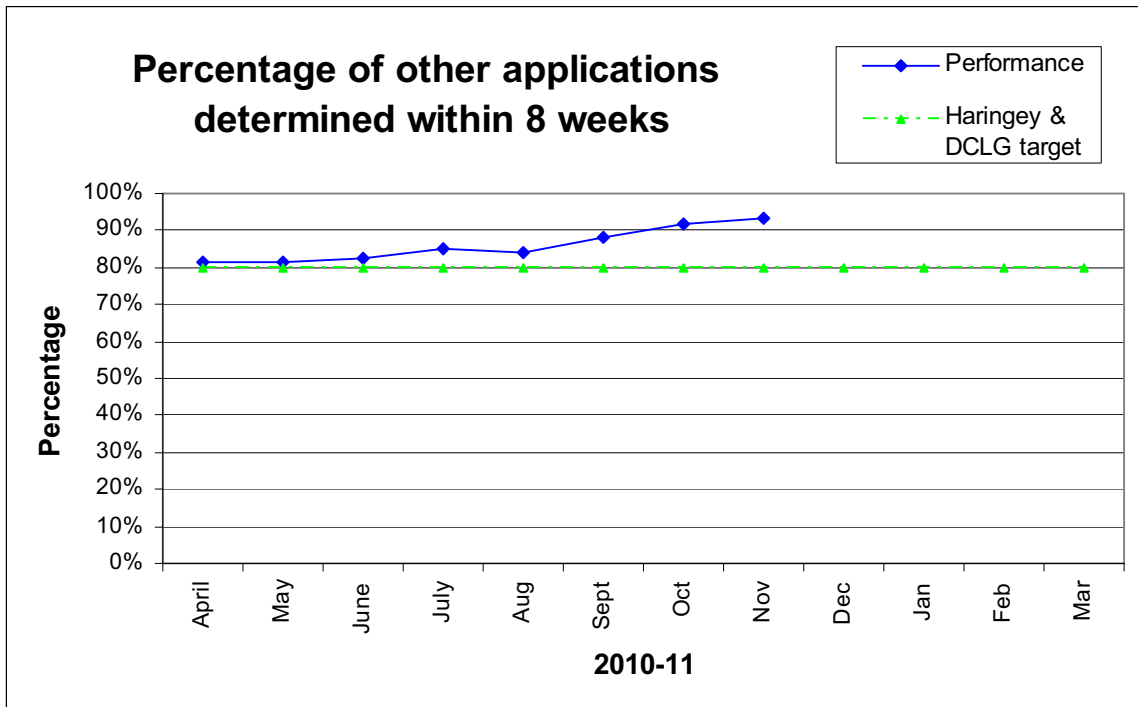
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11**Last 12 months performance – December 2009 to November 2010**

In the 12 month period December 2009 to November 2010 there were 1813 planning applications determined, with performance in each category as follows -

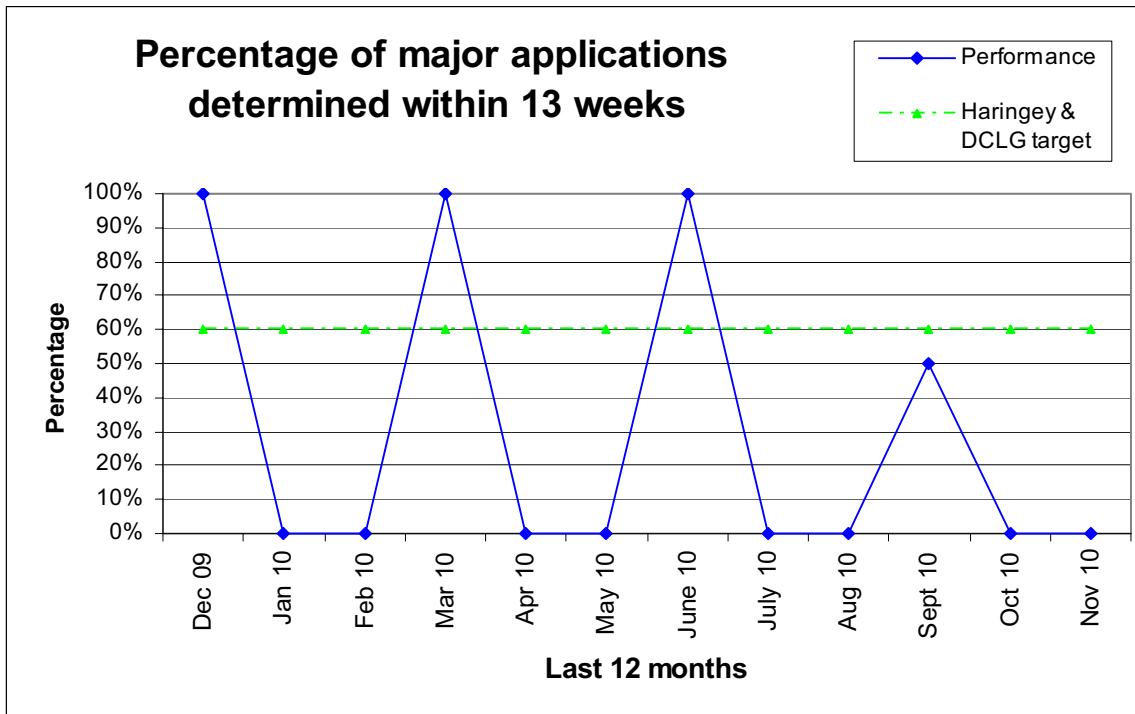
50% of major applications were determined within 13 weeks (7 out of 14)

79% of minor applications were determined within 8 weeks (298 out of 379 cases)

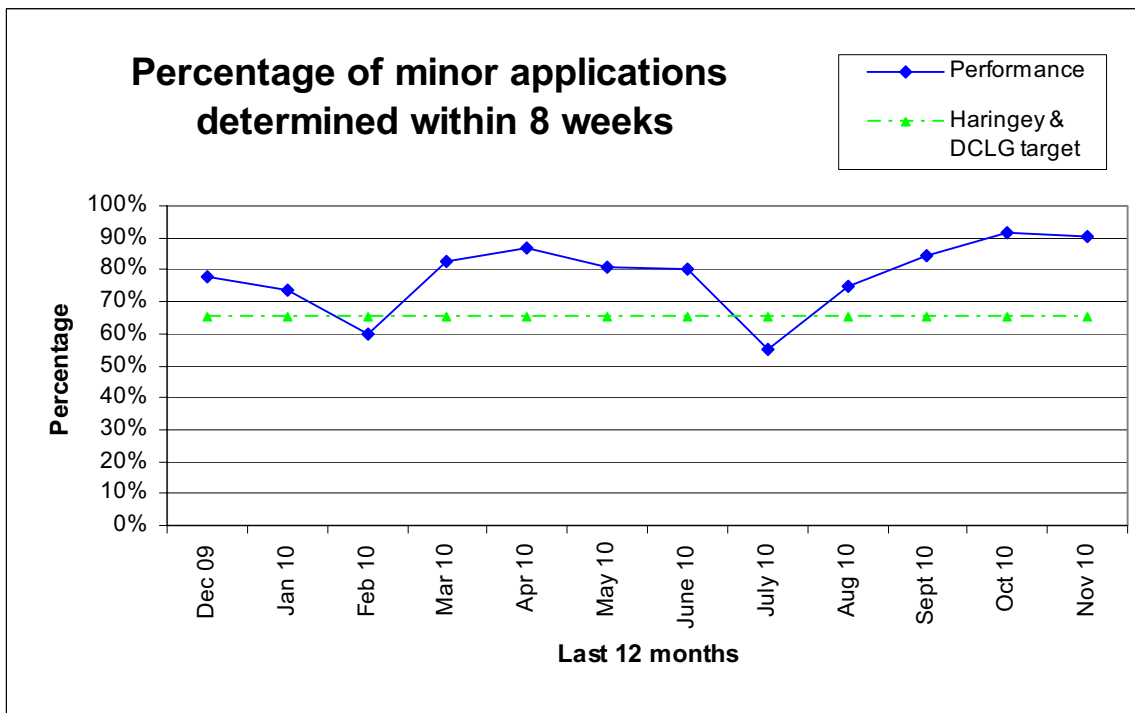
87% of other applications were determined within 8 weeks (1237 out of 1420 cases)

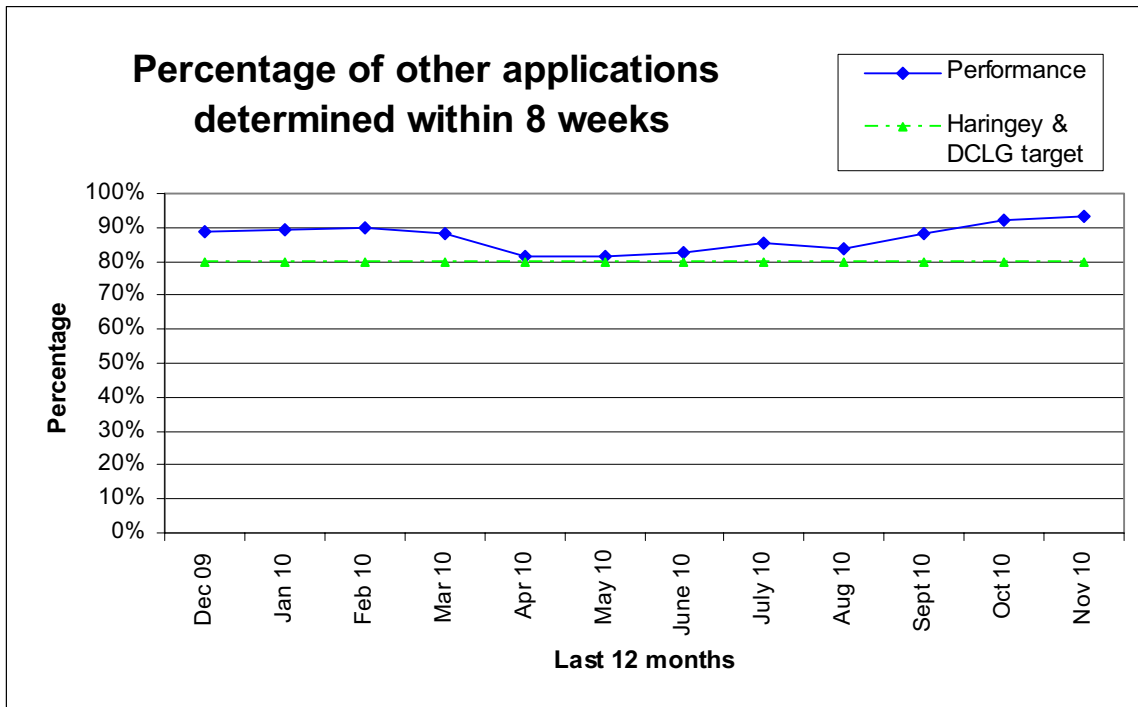
The 12 month performance for each category is shown in the following graphs:

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

November 2010 Performance

In November 2010, excluding Certificate of Lawfulness applications, there were 171 applications determined of which:

89% were granted (153 out of 171)

11% were refused (18 out of 171)

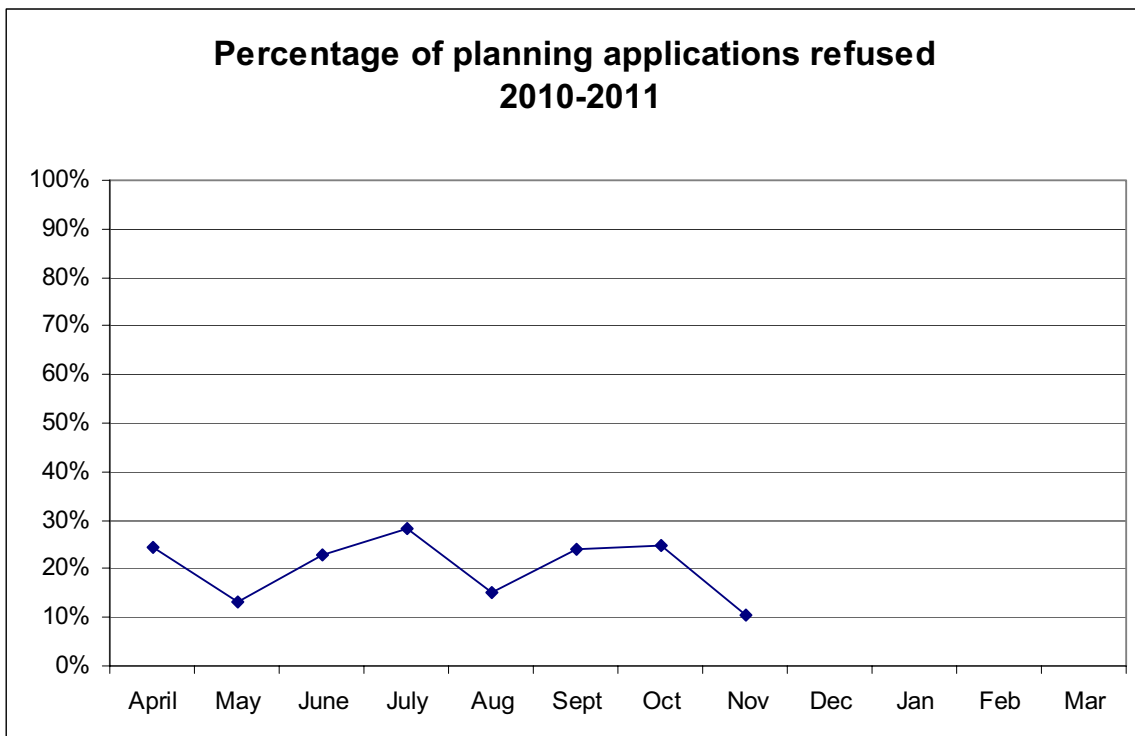
Year Performance – 2010/11

In the financial year 2010/11 up to the end of November, excluding Certificate of Lawfulness applications, there were 1063 applications determined of which:

80% were granted (851 out of 1063)

20% were refused (212 out of 1063)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

November 2010 Performance

In November 2010 there were 7 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

14.3% of appeals allowed on refusals (1 out of 7 cases)

85.7% of appeals dismissed on refusals (6 out of 7 cases)

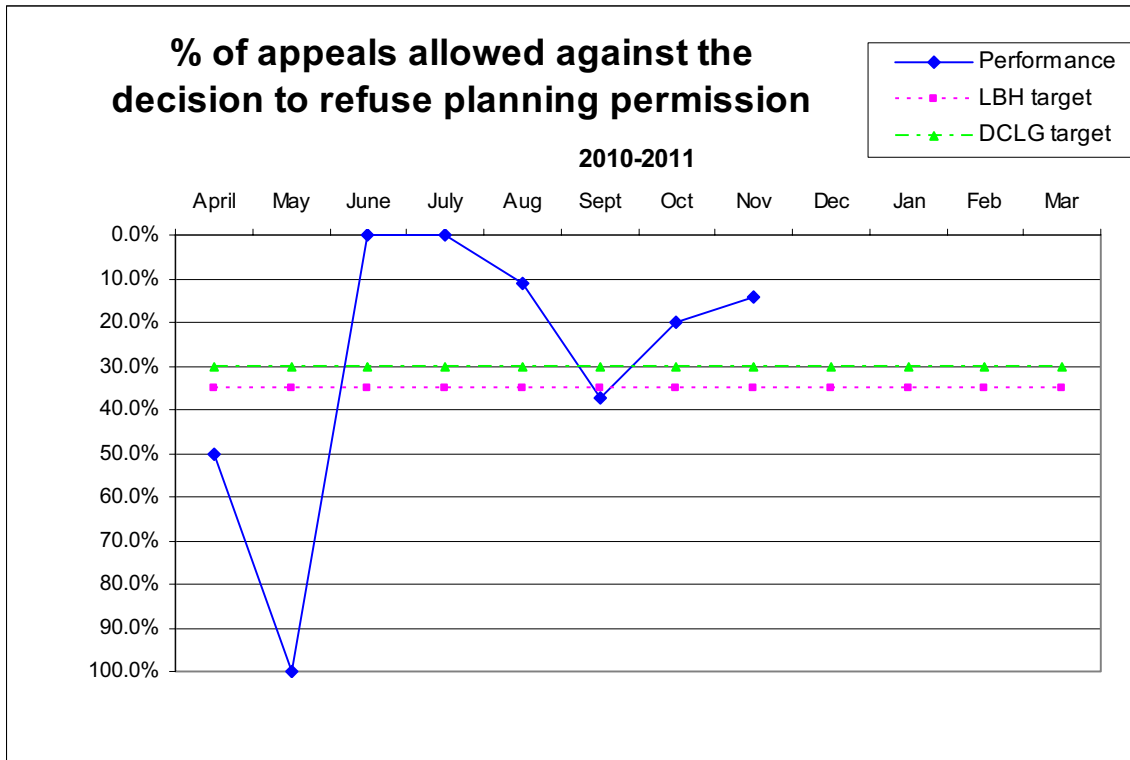
Year Performance – 2010/11

In the financial year 2010/11, up to the end of November, there were 54 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.9% of appeals allowed on refusals (14 out of 54 cases)

74.1% of appeals dismissed on refusals (40 out of 54 cases)

The monthly performance is shown in the following graph:



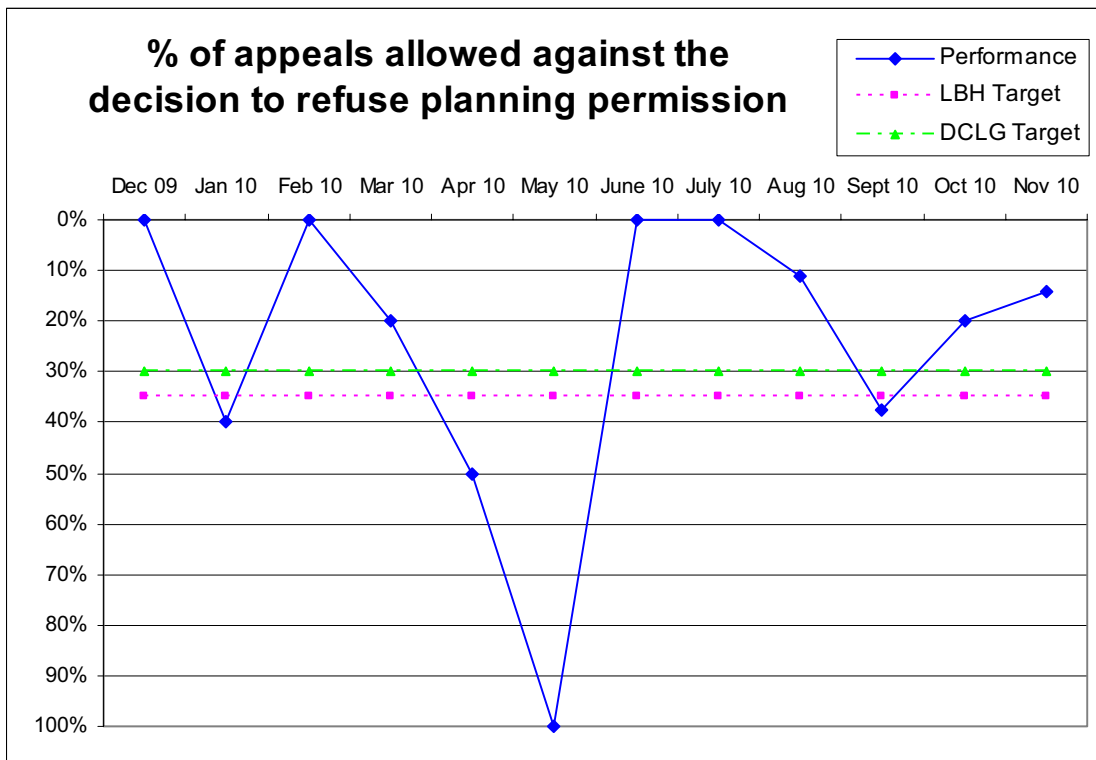
Last 12 months performance – December 2009 to November 2010

In the 12 month period December 2009 to November 2010 there were 82 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

24.4% of appeals allowed on refusals (20 out of 82 cases)

75.6% of appeals dismissed on refusals (62 out of 82 cases)

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



Background/Targets

This is no longer included in DCLG's National Indicator set. However it has been retained as a local indicator.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target that was set by DCLG in 2007/08 was 30%^

Haringey has set its own target for 2010/11 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

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

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

Planning Committee 11 January 2011

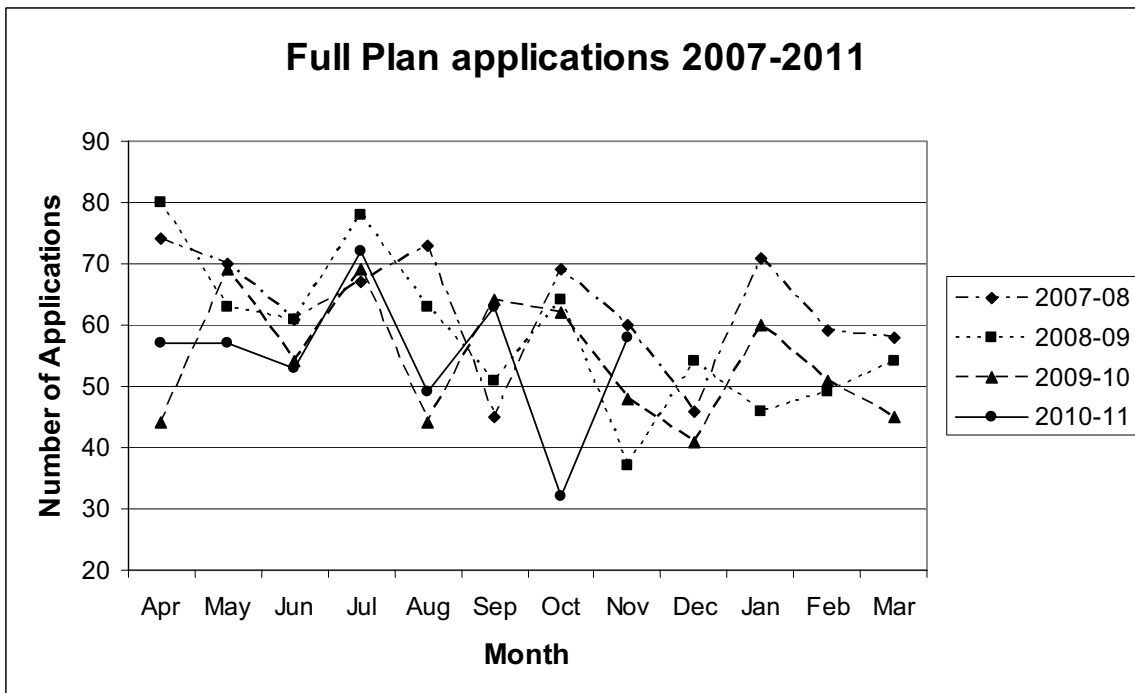
Building Control Performance Statistics

November 2010 Performance

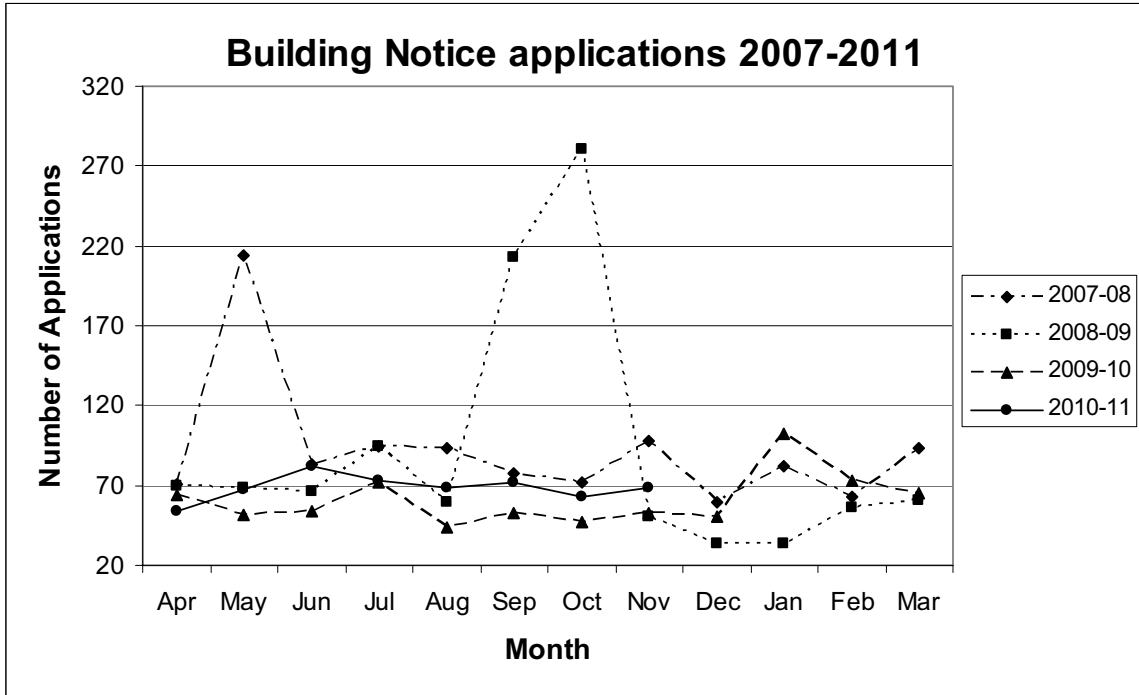
In November 2010 Building Control received 154 applications which were broken down as follows:-

- 58 Full Plans applications;
- 69 Building Notice applications;
- 27 Initial Notices and
- 0 Regularisation applications.

The trend for the number of Full Plan applications received in 2010-11 and for the previous three years is shown on the following graph:



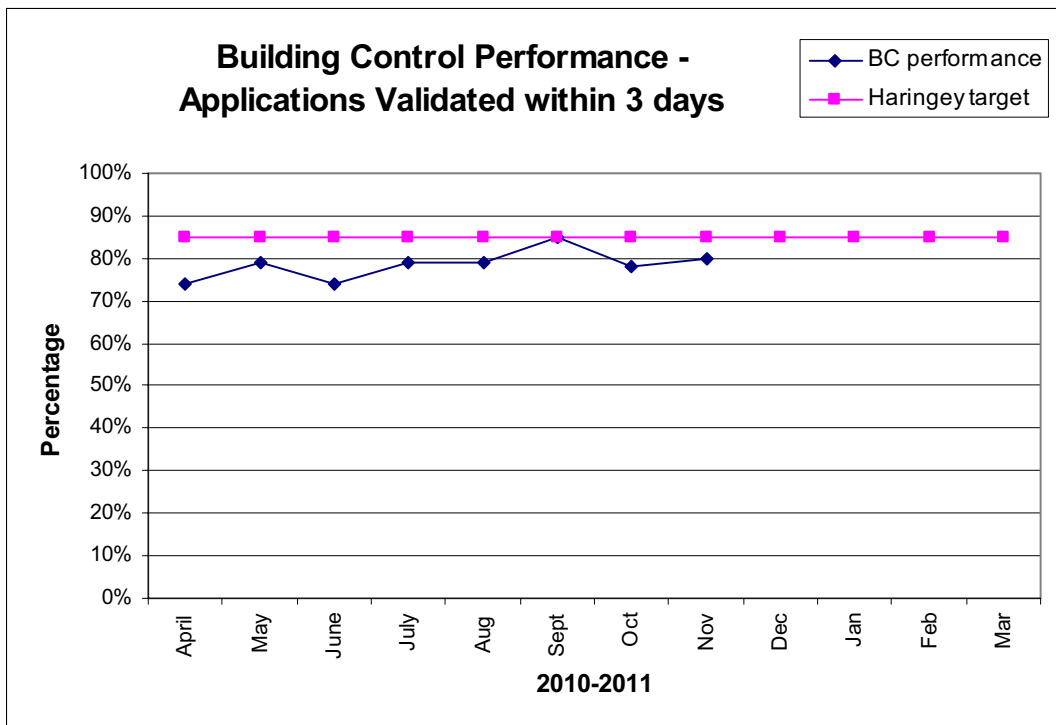
The trend for the number of Building Notice applications received in 2010-11 and for the previous three years is shown on the following graph:



Performance on applications received in November was as follows:

80% of applications were validated within 3 days (against a target of 85%)

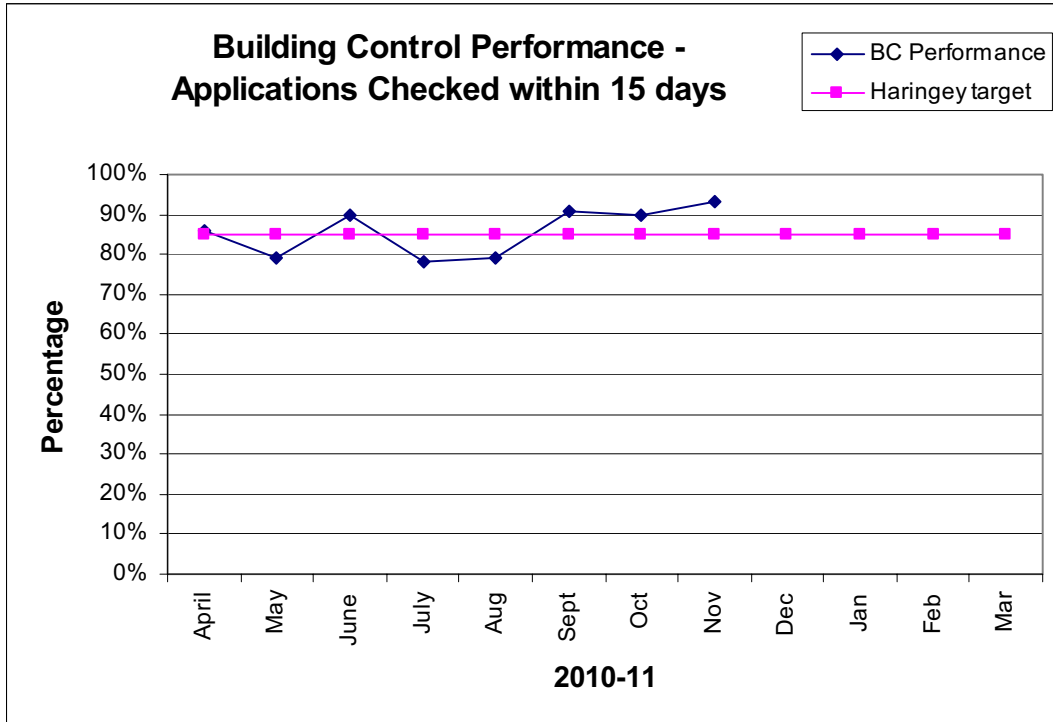
The monthly performance is shown in the following graph:



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

93% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



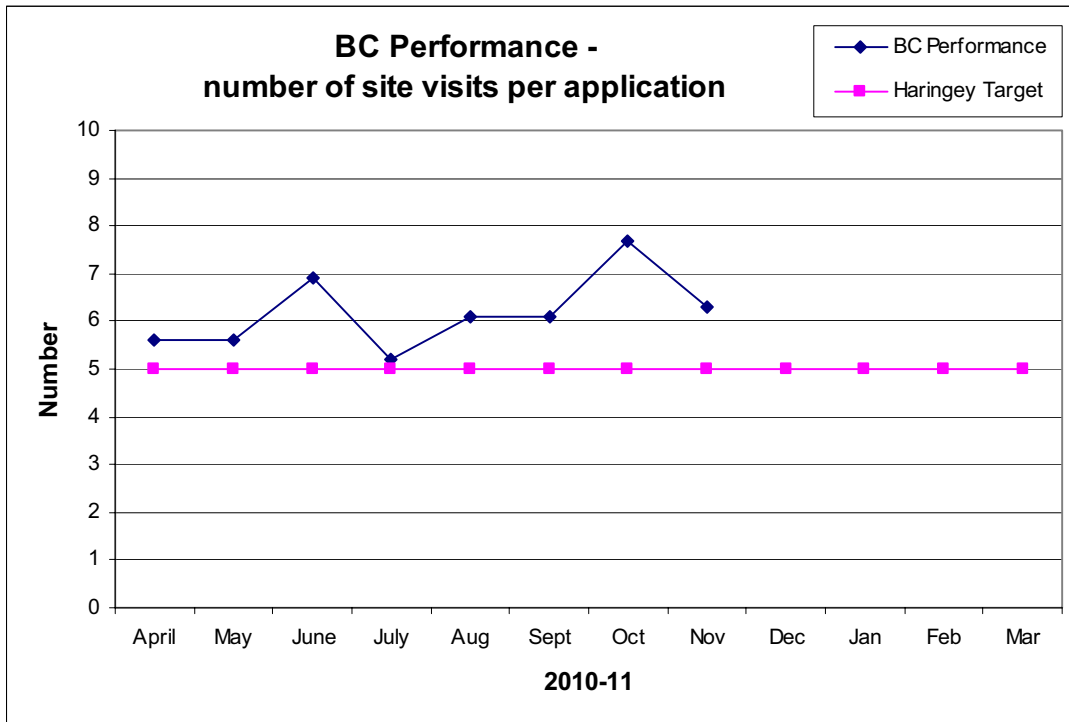
Within the same period, Building Control also received:

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

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

Also in November 2010, there were 67 commencements and 795 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in November 2010 the average number of site visits per application was 6.3 (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.

PLANNING COMMITTEE STATS FOR COMMITTEE MEETING
November 2010

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 22 Cumberton Road N17 - Unauthorised Replacement Door
2. 152 Weston Park-unauthorised erection of decking
3. 50 Weston Park- unauthorised conversion to 3 self-contained units

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 49 Downhills Park Road N17- unauthorised flat conversion
2. 122 Downhills Park Road N17-unauthorised flat conversion

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

None

APPEAL DECISION

1. 143 Myddleton Road- Appeal Dismissed
2. 1D Cromwell Road- Appeal Dismissed
3. Cara House 339 Seven Sisters Road- Appeal Dismissed

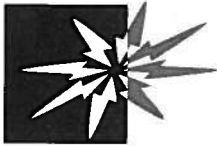
SUCCESSFUL PROSECUTIONS

None

CAUTIONS

None

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Haringey Council

Agenda item:

[No.]**Planning Committee****On 11th January 2011****Report Title. Planning Enforcement Update****Report of Director of Urban Environment**

Signed :

Stephen McDonnell
on behalf of Director of UE

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

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

- 1.1. To inform Members on Planning Enforcement's progress in maintaining service delivery up to the third quarter of 2010/11 and to inform members of the reduction in establishment following an in year budget reduction.

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

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

3. Recommendations

3.1. That members note the ongoing performance of the planning enforcement team and the reduction in the establishment following in year of budget reduction.

4. Reason for recommendations

4.1. The report identifies consistent performance updates and ongoing actions to improve and understand perception of the service.

5. Other options considered

5.1. Not applicable

6. Summary

6.1. This report advises members up to the third quarter service performance and the reduction in establishment from four to three planning enforcement officers, following withdrawal of 71K contribution from the planning service.

7. Chief Financial Officer Comments

7.1 Planning Enforcement service was part-funded from the Planning, Regeneration and Economy (PRE) Business Unit. Due to the economic downturn Planning income has fallen dramatically and PRE were required to identify savings in expenditure to offset this pressure. This lead to a reduction in funding for planning enforcement and the consequent reduction in staffing outlined within this report.

8. Head of Legal Services Comments

8.1 The report is noted

9. Equalities & Community Cohesion Comments

9.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance up to the third quarter of 2010/11, However, the service is continuing to develop its understanding of client perception and this includes a need to understand the impact of the service on different communities.

10. Consultation

10.1 The report identifies steps to consult service users.

11. Service Financial Comments

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

12. Use of appendices /Tables and photographs

Appendix 1 - The number of open cases by the year received

Appendix 2 – 1st-3rd Quarter 2010/11 Performance indicators

Appendix 3 - 1st-3rd Quarter 2010/11 Outcomes of Planning Enforcement Closed Cases

Appendix 4 – Table showing planning enforcement prosecution & caution outcomes

13. Local Government (Access to Information) Act 1985

13.1 Case files held by the Team Leader for Planning Enforcement

14. Planning Enforcement Performance

14.1 Appendix 1 provides a table showing cases still open by the year the case was opened. Our current caseload is 346. These include 229 cases received in 2010/11 and remain open. Nine cases opened before 2007 remain open and non compliant. Actions against these are ongoing.

14.2 Appendix 2 reports on Planning Enforcement's performance indicators. Performance remains consistent across the suite of indicators.

14.3 An action plan has been developed and is being implemented

- 14.4 Customer feedback response remained very low and did not provide any real insight into general perception by service users. The service has therefore developed and is implementing an action plan;
- A review of all our standard letters has taken place to make them clearer and more informative. Our acknowledgement letter will make reference to our website, with an invitation for the resident to contact the case officer for updates outside of our published contact points.
 - We have benchmarked our website content and this is being updated to contain more information on planning enforcement powers.
 - Increased monitoring is being undertaken to ensure that standard letters at key points of the investigation are being sent.
 - Customer service scripts have been reviewed to ensure residents and businesses receive as much information at the initial point of contact.
 - For a period of six months, the service manager has contacted a random sample of clients whose cases have been closed. Responses still remain too low to provide a representative sample.
- 14.5 Appendix 3 is a table of closed cases the 3rd quarter by outcomes. Of the cases closed 52% was due to no breach, or fell under permitted development. Of the case closed, 7% was due to immunity from enforcement action. In 18% of the cases closed, it was considered that enforcement action was not expedient and 23% was closed as a result of compliance, remediation or regularisation of the development.
- 14.6 Appendix 4 is a table of planning enforcement prosecution and caution outcomes
- 15. Enforcement Funding and future service options**
- 15.1 Prior to 2010/11 planning enforcement have received 71K contribution for planning enforcement costs from Planning and Regeneration. As this contribution will not be available in future the service has reduced its establishment by one planning enforcement officer and a reduction in administration support by half a post.
- 15.2 To mitigate against the impact of the reduction in the establishment, the service is currently reviewing its service provision and priorities.

Appendix 1 – Table demonstrating Planning Enforcement Caseload

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
sub total 2001/2 - 2003/4	2064	0
2004/2005	898	1
2005/2006	939	6
2006/2007	686	2
sub total 2004/5- 2006/7	2523	9*
2007/2008	914	9
2008/2009	1052	30
sub total 2007/8 - 2008/9	1966	39
2009-2010	878	69
2010-2011 (up to 13.12.10)	187	229
Total for all years		346

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

- 1 Compliance works undertaken- recommended closure
- 1 warrant case
- 2 re-prosecutions (1 trial March 2011) (bundle to be submitted to legal
- 4 convicted- 2 cases referred to Crown Court for confiscation proceedings under POCA
- 1 owner bankrupt- Further liaison with receivers to take place to ensure compliance.

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

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2010/11
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	47% (58 out of 124)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	10% of closed cases to be contacted by the service manager
ENF PLAN 4	Cases closed within target time of 6 months	80%	88% (109 out of 124)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	64% (89 out of 140)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	97%
Performance Indicator Number	Performance Indicator description	Performance output year 2010/11	
ENF PLAN 7	Number of Planning Contravention Notices served	62	
ENF PLAN 8	Number of Enforcement Notices Served	54	
ENF PLAN 9	Number of enforcement notices appealed	18	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	1	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	20	
ENF PLAN 12	Number of Notices (Other) served	24	

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

Closure reason	Output 3rd Quarter 2010/11
No breach/Permitted Development	294 (52%)
Not expedient	104 (18%)
Compliance/ Remediation/Regularisation	129 (23%)
Immune from enforcement action	40 (7%)
Total	567



Haringey Council

Appendix 4- Table demonstrating planning enforcement prosecution & caution outcomes

No	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Northumberland Park	Lorcan Lynch	s.179 TCPA 1990	1 Bruce Castle Road N17 PAKKOS POCA	Convicted. Referred to Crown Court for confiscation 15.12.10	N/A -	
Tottenham Hale	Myles Joyce	s.179 TCPA 1990	10 Hampden Lane N17	Convicted x3 2.5K fine 857 costs	Notice Complied With	Y
Seven Sisters	Myles Joyce	s.179 TCPA 1990	101 Lealand Road N15	Warrant case Trial 4.11.11 committal hearing	N/A	
Bounds Green	Patrick Sullivan	s.179 TCPA 1990	12 Buckingham Road N22	Caution accepted £606 costs	Notice Complied With	Y
Bruce Grove	Patrick Sullivan	s179 TCPA 1990	36 Downhills Park Road	Hearing 21.12.10	Complied with. Caution TBS	
Harringay	Myles Joyce	s.179 TCPA 1990	66 Wightman Road N4	Convicted 9k fine, 1,400 costs	Compliance site visit o/s	
Harringay	Myles Joyce	s179 TCPA 1990	11 Burgoyne Road N4	Adjourned until 2.3.11	Trial 2.3.11	
Harringay	Myles Joyce	s179 TCPA 1990	74 Umfreville Road	Convicted fine 8K 2,300 costs	Compliance site visit o/s	
Harringay	Lorcan Lynch	s179 TCPA 1990	8 Harringay Gardens N4	Adjourned to 15.12.10 for compliance	Hearing at court as no compliance 15.12.10	
Northumberland Park	Lorcan Lynch	s.179 TCPA 1990	9 Heybourne Gardens N17	Convicted Ref. to Crown Court	confiscation Hearing 15.12.10	
Noel Park	Lorcan Lynch	s179 TCPA 1990	98 Hewitt Avenue N22	Prosecuted 6K fine 1K costs	Compliance site visit o/s	

Bruce Grove	Patrick Sullivan	s.179 TCPA 1990	1 St Margarets Road N15	Warrant case	N/A	
Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Northumbe Park	Myles Joyce	s.179 TCPA 1990	180 Park Lane N17	Convicted 25.8.10. Fine 1K plus 1K costs	Site visit o/s with view to re-prosecute	
Seven Sisters	Lorcan Lynch	s.179 TCPA 1990	22 Gladesmore Road N15	Convicted 12.4.10. Fine 1K plus 1K costs	Liaising with receivers	
Tottenham Green	Myles Joyce	s.179 TCPA 1990	Unit 4 Gaunson Hse Markfield Road N15	Convicted Rightstock Ltd. 1K fine plus 1K costs Rev Donker £100 fine plus £100 costs	Notice complied with	Y
Harringay	Patrick Sullivan	s.179 TCPA 1990	41 Umfreville Road N4	Convicted 11.8.10 fine £300 plus 300 costs	Notice complied with	Y
Fortis Green	Myles Joyce	s.179 TCPA 1990	320 Dukes Mews N10	Convicted (2 nd time) 1K fine plus 1K costs	Notice complied with	Y
Grouch End	Myles Joyce	s.179 TCPA 1990	23 Mount View Road N8	Complied costs paid £1,580	Notice complied with	Y
Harringay	Myles Joyce	s.179 TCPA 1990	89 Burgoyne Road N4	Convicted 8.9.10 10K fine plus 2K costs Appeal in Cr Crt	Dismissed Fine reduced to £6K 21.12.10	
Harringay	Micheal Amadi-Wuche	s.179 TCPA 1990	23 Hewit Road N8	Convicted 8.9.10 10K fine plus 2K costs Appeal in Cr Crt	Dismissed Fine reduced to 6K 21.12.10	9
Report Template:	Formal Bodies					

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



Haringey Council

Agenda item:

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Planning Committee	On 11th January 2011
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Report Title: Town & Country Planning Act 1990	
Town & Country Planning (Trees) Regulations 1999	
Report of: Marc Dorfman Director of Urban Environment	
Wards(s) affected: Bounds Green & Crouch End	Report for: Planning Committee
1. Purpose The following reports recommend Tree Preservation Orders be confirmed.	
2. Summary Details of confirmation of Tree Preservation Orders against trees located at: <ol style="list-style-type: none"> 1. Scout Park, Gordon Road N11 2. 54 Avenue Road N6 	
3. Recommendations To confirm the attached Tree Preservation Orders. <div style="text-align: right; margin-top: 10px;"> </div>	
Report Authorised by: <div style="text-align: center; margin-top: 10px;"> Marc Dorfman Assistant Director Planning & Regeneration </div>	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file. The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.	

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: Scout Park, Gordon Road N11

Species: T1. Oak

Location: Side of 27 Woodfield Way N11

Condition: Fair

The Council's Arboriculturalist has reported as follows:

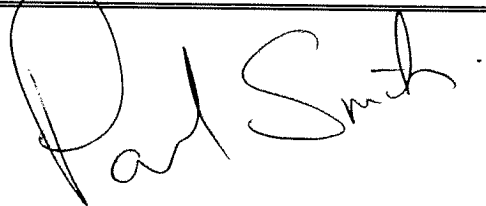
A Tree Preservation Order should be attached on the following grounds:

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

No objections have been received in regard to the TPOs.

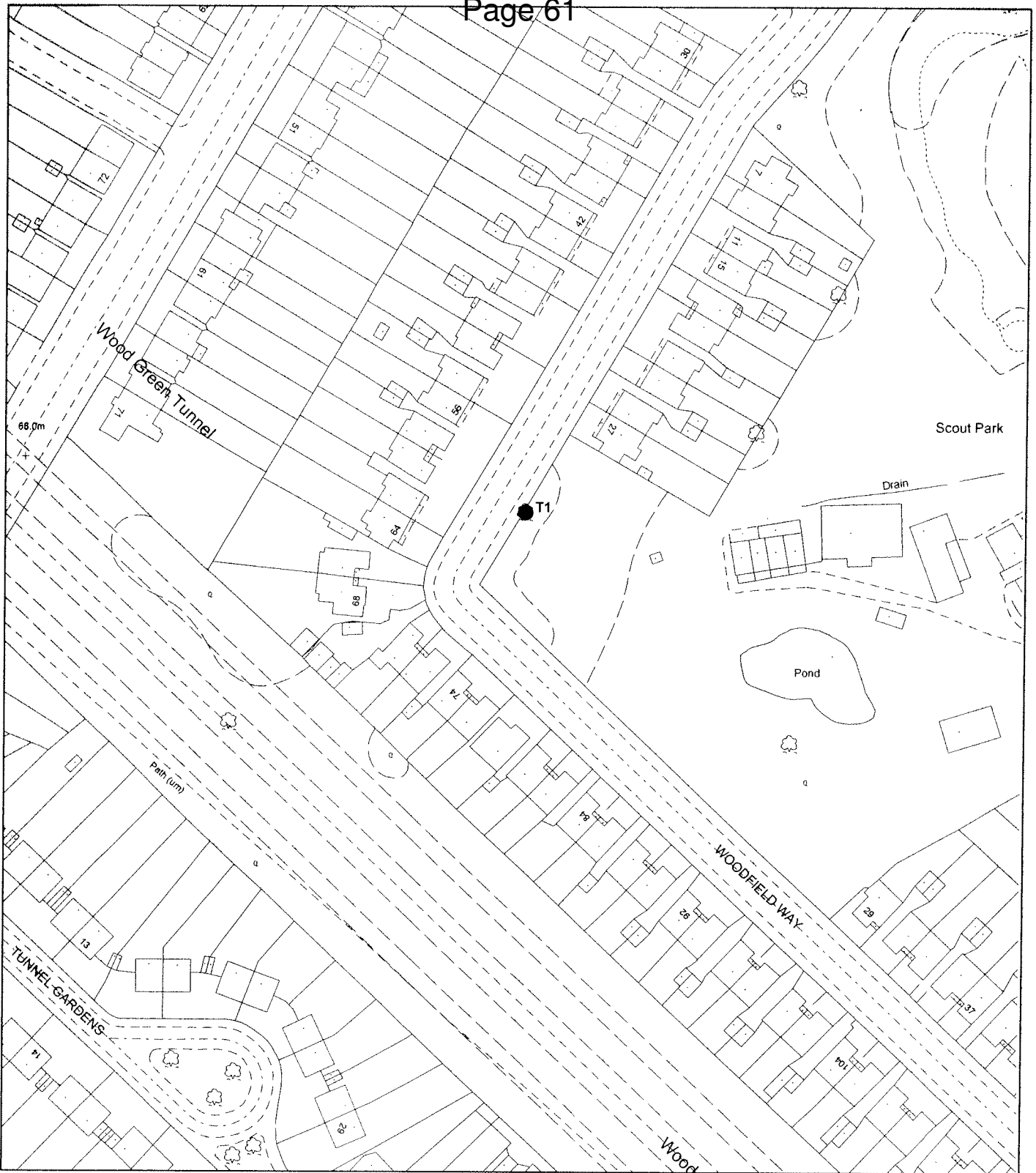
RECOMMENDATION

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



Paul Smith
Head Of Development Management

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**Site plan
Scout Park, Gordon Road N11
T1. Oak**

**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

	Drawn by	AA
	Scale	1:1250
	Date	11/01/2011

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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: 54 Avenue Road N6

Species: G1. 3 x Lime

Location: Front garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of high amenity value, being clearly visible from a public place.
2. The trees appear healthy for their species and age. They have a predicted life expectancy of 50-100 years.
3. The trees are suitable to their location and are native species, which contribute sufficiently to local bio-diversity.

1 objection letter received from 54 Avenue Road N6 as follows:

- Trees block out a substantial amount of light
- Root of all trees threatening the structure of the external garden wall
- Trees considerably restrict the amount of light available to the ground and lower ground floor rooms

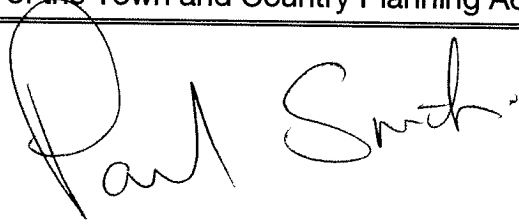
The Council Arboricultural Manager has commented on these objections as follows:

- The trees can easily be managed in the future by judicial pruning to allow sufficient light to filter through to the garden and living spaces within the adjacent building.
- The damaged boundary wall can be removed and rebuilt, taking into consideration the close proximity of the trees. The new wall can be designed to allow for future growth of the trees and avoid direct damage in the future.

Taking into account the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

RECOMMENDATION

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

A handwritten signature in black ink, appearing to read "Paul Smith". The signature is written in a cursive style with a large initial 'P'.

Paul Smith
Head Of Development Management

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Haringey Council

Agenda item:

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Planning Committee	On 11th January 2011
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose Planning applications submitted to the above Committee for determination by Members.	
2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.	
3. Recommendations See following reports. <div style="text-align: center; margin-top: 10px;"> </div>	
Report Authorised by: <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="font-size: 2em; margin-right: 10px;">pp</div> <div> Marc Dorfman Assistant Director Planning & Regeneration </div> </div>	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 11 January 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1883	Ward: Crouch End
Address: Monkridge, Crouch End Hill N8	
Proposal: Enlargement of existing roof areas of main buildings to create 3 x one bed flats and 1 x two bed flat (Building 1) and 2 x two bed flats (Building 2). Formation of 1 x one bed flat within unused garage space of Building 2 incorporating one bedroom from adjacent flat. Demolition of existing garage block to rear of site and erection of 2 x two bed flats. Associated landscaping and creation of 20 car parking spaces.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Ms Lissa Napolitano Loromah Estates Ltd	
Ownership: Private	
Date received: 07/10/2010 Last amended date: 14/12/2010	
Drawing number of plans: 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015	
Case Officer Contact: Oliver Christian	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Conservation Area	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
The current proposal seeks the enlargement of existing roof areas of main buildings to create 3 x one bed flats and 1 x two bed flat (Building 1) and 2 x two bed flats (Building 2). Formation of 1 x one bed flat within unused garage space of Building 2 incorporating one bedroom from adjacent flat. Demolition of existing garage block to rear of site and erection of 2 x two bed flats. Associated landscaping and creation of new car parking spaces and sheltered cycle bays.(revised scheme)	
The scheme has been revised from that originally submitted:	

1. SITE AND SURROUNDINGS

- 1.1.1 The application site is Monkridge Court is located on Haslemere Road, consists of two early C20 four storey residential blocks. These blocks feature brickwork clad elevations, and prominent white painted full height curved bays which have small hipped roofs over, and central staircase tower with a small gable roof over.
- 1.1.2 The blocks follow the alignment of other buildings on the street, with front gardens behind front boundary walls. These blocks are located close to the top of Crouch End Hill, and back onto the Parkland Walk, which is a Green Corridor on the borough boundary with L.B. Islington.
- 1.1.3 The site is within the designated Crouch End Conservation Area.

2. PLANNING HISTORY

- 2.1 **HGY/2009/1877** REF 29-12-09 Monkridge, Crouch End Hill London
Roof extensions of Building 01 / Building 02, Monkridge and formation of 3 x one bed flats and 3 x two bed flats.
- 2.2 **HGY/2009/1900** REF 29-12-09 Monkridge, Crouch End Hill London
Demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats. Formation of 1 x one bed flat within unused garage space of Building 02: Landscaping and formation of 9 car parking spaces and 20 bicycle bays.

3. RELEVANT PLANNING POLICY

3.1 Unitary Development Plan

UD2 Sustainable Construction
UD3 General Principles
UD4 Quality Design
UD8 Planning Obligations
HSG1 New Housing Developments
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation areas
CSV7 Demolition in Conservation Areas
HSG11 – restricted conversion area
M10 Parking for Development

3.2 Supplementary Planning Guidance / Documents

SPD-Housing
SPG10c 'Education needs generated by new housing'
SPG1a Design Guidance

4. CONSULTATION

Statutory	Internal	External
Conservation advert Ward Councillors	Building Control Conservation Officer Transportation Group	<u>Amenity Groups</u> Hornsey CAAC <u>Local Residents</u> <u>Total No of Residents</u> <u>Consulted: 160</u>

5. RESPONSES

Haringey Design Panel – The scheme did not go before the design panel.

- 5.1 Conservation Officer responded as follows - The proposed dormers still appear disproportionately large / over scaled / too bulky and visually prominent, and too close to the hips of the roof. I would therefore suggest that the side ‘splayed’ lights of the dormers be deleted to reduce the bulk, width and scale of the dormers. This would also result in a more vertically proportioned dormer, which would harmonize more with the vertical bays, gables and chimneys features at roof level.
- 5.2 There is still no lift provision to the top floor – poor access provision.
- 5.3 Increased density does affect the character and appearance of the Conservation Area. This proposal is for a significant intensification of residential use with additional dwellings which puts further pressure on amenity space and car parking. I am concerned that the proposed car parking on the frontage of Block 2 will result in a loss of front garden area adversely affect the amenity of the residents, and also parking bay No 20 may adversely affect the amenity of residents.
- 5.4 **Local Residents objections** summarised as follows: The development will increase parking at the top of the road right opposite the school. I know you were extremely helpful over the issue of a CPZ for this road, this has improved our parking enormously, but at pick up times in the afternoon it is still difficult to get out at the end of the road as many people collecting park in driveways and on the double yellow lines, more parking from Monkridge will only exacerbate this problem and cause safety issues.
- 5.5 The site lies within the Crouch End Conservation Area. The proposed two-bedroom flats represent an undesirable form of backland development at odds with the existing pattern of development in the area. The surrounding area is not characterised by backland development, or by single-storey dwellings. The presence of garages to the rear of the site cannot justify residential development to the rear of the site. Furthermore the proposed single-storey ‘lean-to’ addition to Building 2 (immediately adjacent to my clients’ property) would be an architecturally inept addition to the tall vertical wall of the building. As a consequence the proposed development would have a detrimental impact on the character and appearance of the conservation area

6. **Transportation Group** comments as follows on the original and the revised car parking layout.
- 6.1 The application site has a low PTAL of 2. It is therefore likely that the prospective residents of this development would use private vehicles for journeys to and from the site. Furthermore, this site falls within Crouch End Restricted Conversion Area (Adopted 2006 UDP Policy HSG 11). Policy HSG11 lists this section of Crouch End Hill as one of the areas where "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". We will subsequently apply Policy 1.3 of Appendix 1 UDP 2006 which requires that the applicant provides 10 car parking spaces (1 space per unit for the 1 bed units and 1.2 spaces per unit for the 2 bed units) for the additional residential units.

On the contrary the applicant has supplied an additional 2 off-street parking spaces. Although the parking survey supplied as part of the application has identified Haslemere Road and Waverley Road as streets that could accommodate the shortfall in off-street parking provision, it should be noted that both of these roads also fall within the Crouch End restricted conversion area.

In view of the lack of car parking provision by the applicant, in an area with severe parking pressure, this proposal cannot be supported from the highways and transportation points of view. Whilst the car parking requirement for the proposed conversion may be viewed in isolation as not significant, the effectiveness of the applicable policy relies on it being used consistently.

14/12/2010 – Revised comment following amendment of parking layout.

The applicant has re-assessed the current parking capacity and confirmed that the forecourt area can only cater for a maximum of 15 vehicles and not 18 as originally stated on the application form. It has also been noted that the revised plans detail secure covered storage for 20 cycles.

The applicant's agent has confirmed that the proposals have now been amended so that the current informal parking arrangement will be retained in order to serve the current residents as per the existing arrangement. It is intended that nine new bays will be created as part of the amended scheme and that the use of these new parking bays be dedicated for the use of the residents of the new development only. The applicant has submitted a car park management plan detailing the new arrangement.

However, the highway and transportation authority require that the measures for restricting the use of the new parking bays (as detailed in the Car Park management plan) be secured by agreement.

Given that parking provision for the new development meets parking standards as detailed within Haringey Council adopted UDP (2006), the highway and transportation authority would not be able to sustain the current objection against the above application.

Therefore, the highway and transportation authority wishes to remove its objection to the above proposal subject to the imposition of the following condition:

1. The use of the new car parking spaces shall be restricted for the use of the new development only as detailed in the submitted Car Park management plan. Reason: To ensure compliance with Council policy and therefore maintain a reasonable level of parking so as not to prejudice the free flow of traffic and conditions of general safety on the highway.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Loss of garages
- Impact on amenity of existing residents
- Impact on Conservation Area
- Standard of accommodation
- Waste Management
- Sustainability
- Car Parking and Transportation Issues
- Section 106 Contributions

7.1.1 Loss of garages

7.1.2 The application site comprises a small block of lock up garages at the rear of Monkridge.

7.1.3 The application site has a low PTAL and is located within the Crouch End Restricted Conversion Area (UDP Policy HSG 11). Although the loss of off-street parking provision is normally not considered acceptable in areas that have been identified as suffering from existing on-street parking pressure, we have taken into account comments made in relation to Planning Appeal Ref: APP/Y5420/A/08/2080208, in which the Inspector took the view that the garages can no longer be reasonably considered as providing for uses other than storage and therefore provide a very limited role in providing for off street parking in the area. In the Inspectors reasons for allowing the appeal it is stated that "It is therefore, my judgment that redevelopment of the site as proposed would lead to no appreciable change to the availability of on-street parking in the surrounding area." A very similar appeal decision exists on a nearby site at Gladwell Road/Cecile Park.

7.1.4 The application proposes the demolition of existing garages on the site. These garages are not of any historical value and their removal is not considered to have any adverse impact on the character and appearance of the Conservation Area.

7.1.5 The proposed development is therefore considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas'.

8.0 Impact on Amenity of existing residents

- 8.1 The proposal is not considered highly intrusive on the garden-like expanse when viewed from the existing units of the Monkridge and although could potentially obstruct open views across the gardens, it would not be any greater than that of the existing garages and as such would not cause detrimental harm to the visual amenity of the existing occupiers of Monkridge. Policy CSV1: Developments in Conservation Areas and SPG 1a states; all developments within a conservation area will need to take special account of the area's heritage factor. Any scheme needs to have regard to the physical and cultural context of the local area within which it is situated. The form, rhythm and massing of the building should reflect important features in the surrounding buildings.
- 8.2 In respect of the garage site at the rear: The design of the proposed development is considered consistent with the aims of Council policy in that it does not give rise to overlooking or a loss of privacy. It is considered that although being in close proximity to existing residential units, the development would not be detrimental to the living conditions of the neighbouring property.
- 8.3 It is considered that the proposal that is located at the rear of the block and within close proximity to residential units and has an acceptable relationship with the neighbouring block of flats and as such is not considered contrary to the requirements of the Unitary Development Plan Policies and supplementary guidance.
- 8.4 In respect of excessive density – The current density of the site is 470 habitable rooms to the hectare (hrh). The current proposal increases the density to 550hrh.
- 8.5 It is considered that this increase in density is not sufficient to cause harm or detriment to the conservation area in that the buildings are set within their own grounds and the quality of design, standard of accommodation and external amenity provided is of good quality.
- 8.6 The site is not within an area that has been defined as been open space deficient. The existing garden/amenity area of the flats backs onto Parkland Walk.
- 8.7 The existing amenity space has been redesigned incorporating landscaped areas including tree planting, shrub planting and areas of grass. Overall it considered that the proposed amenity provision would be adequate for the development consistent with Housing Supplementary Planning Documents (adopted October 2008).
- 9.0 Impact on Conservation Area**
- 9.1 The site of the proposed development is located very prominently on the corner of Crouch End Hill and Haslemere Road; as such the proposed alterations to the roof would form a small but visually prominent development within the Crouch End Conservation Area.
- 9.2 It is considered that the proposed dormers are relatively small and are of a design that picks up on the common and prominent features of Monkridge and as such is consistent with Unitary Development Plan Policies especially UD3 and UD4 that require Design Quality, requiring buildings that fit in with the surrounding area and that would preserve the character and appearance of the locality also adjoining Crouch End Conservation Area.

- 9.3 CSV5 states that where development is proposed, careful consideration will be given to all design issues with particular attention given to density and height of the proposal, privacy and outlook from existing houses and gardens, access arrangements, levels of traffic and reduction in sunlight to existing rear gardens.
- 9.4 It is considered that the proposed dormers and new build at the rear of the site on the former garages, by reason of siting, overall design and general appearance would be within keeping with the design and character of the existing building thereby not causing visual harm or detracting from the character and appearance of the immediate locality and conservation area. The proposal is considered to accord with policies CSV1, CSV5, UD4 'Quality Design' and SPG1a 'Design Guidance' of the Haringey Unitary Development Plan.

10.0 **Standard of Accommodation**

- 10.1 The scheme proposes the enlargement of existing roof areas of main buildings to create 3 x one bed flats and 1 x two bed flat (Building 1) and 2 x two bed flats (Building 2). Formation of 1 x one bed flat within unused garage space of Building 2 incorporating one bedroom from adjacent flat. Demolition of existing garage block to rear of site and erection of 2 x two bed flats.
- 10.2 SPD Housing recommends that 1 bedroom 2 person units have a floor area of 48m², 2 bedroom 3 person units should have a floor area of 60m². The one-bedroom unit in this development would have a floor area just over 45m². The two-bedroom units are 65m² and 58m².
- 10.3 It would be desirable to have a lift in blocks 1 and 2 to serve the new floor of each block. The London Housing Design Guide states that the provision of a lift is desirable rather than compulsory and applies new build developments more than existing refurbishment. Additionally it is considered that the integration of lift shafts into these two blocks would have an adverse impact on the layout of the existing flats whilst the requirement to provide an overrun at the head of the lift shaft would create an undesirable projection in the roof scape of the two buildings adversely affect their external appearance and amenity value to the conservation area.
- 10.4 It is considered that proposed units provide an acceptable layout and standard of accommodation and as such there are no planning objections.

11.0 **Waste Management**

- 11.1 The application section 7 indicates that no separate provision has been made for the domestic refuse and recycling that will be created by this proposed development. The proposed development will increase the refuse storage requirement by 1080ltrs.
- 11.2 The existing refuse and recycling is stored in the garage area to the rear of the flats. The increase in the refuse will require an additional 1100ltr bin, this has been provided.

12.0 Sustainability

- 12.1 It is a requirement that a sustainability checklist accompany all major planning application. Although the applicant has not provided a completed sustainability checklist as part of the application submission as required by SPG 8c “Environmental Performance” and SPG 9 “Sustainability Statement – Including Checklist” – The applicant has included sustainable feature in the design and outlined these in the submitted design and access statement.
- 12.2 Included are high efficiency boilers, thermal bridging to prevent heat loss, energy efficient lighting and use of environmentally friendly materials where appropriate. As such there are no planning objections.

13.0 Car parking and Transportation Issues

- 13.1 Within the UDP the development site has been identified as an area that is subject to high / extreme car parking pressure and has a significant adverse effect on residential amenity and as such the applicant is required to provide off street parking as part of development proposals.
- 13.2 The applicant has re-assessed the current parking capacity and confirmed that the forecourt area can only cater for a maximum of 15 vehicles and not 18 as originally stated on the application form. It has also been noted that the revised plans detail secure covered storage for 20 cycles.
- 13.3 The applicant’s agent has confirmed that the proposals have now been amended so that the current informal parking arrangement will be retained in order to serve the current residents as per the existing arrangement. It is intended that nine new bays will be created as part of the amended scheme and that the use of these new parking bays be dedicated for the use of the residents of the new development only.
- 13.4 The applicant has submitted a car park management plan detailing the new arrangement.
- 13.5 Loromah Estates Ltd has stated that they will undertake to ensure that the car parking facilities provided within the site are being appropriately used by residents in accordance with the details set out within this plan.
- 13.6 The management strategy for the additional parking spaces within the site will be secured within the lease agreement of each of the new apartments within the site. A summary of the parking regulation in operation on the site are provided below: Parking Regulations 1) Residents with an allocated car parking space will not be permitted to rent out or sell spaces to a third party. This will be enforced through the drafting of an appropriate planning condition and the insertion of an appropriate clause within their lease agreement or covenant. 2) In lined car parks, vehicles must park within designated parking places only; 3) Vehicles must not park on footpaths or areas of open space not intended for car parking; 4) Vehicles must not be parked in such a way that causes obstruction or inconvenience to other users (such as pedestrians and the movement of delivery vehicles throughout the car park).

13.7 There are no Transportation or planning objections to the amended layout and car parking arrangement.

14.0 Section 106 contributions – Education.

14.1 The development proposes an additional 5 x 2 bed family units and as such generates the need for an education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £17,275.

14.2 The scheme also incurs administration/recovery costs of £525.

14.3 This gives a total contribution figure of £17,800.

14.4 The scheme proposes 9 residential units – This is below the threshold when affordable housing is required.

15.0 Equalities Impact Assessment

15.1 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.

15.2 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. 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.

15.3 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.

16.0 CONCLUSION

16.1 The proposed dormers and roof alteration, also the development on the former garages at the rear in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties and the conservation area;

16.2 The development at rear will not be highly visible from the public realm and as such will not detract from the character and appearance of Conservation Area. Overall the scale, massing, height and alignment of the dormers and the development on the former garages have been designed sensitively so as to minimise any adverse impact on the amenity of neighbouring properties or the Conservation Area.

16.3 There is no transportation objection to the revised parking layout proposed, additionally, there would also be the provision of a secured cycle storage area to enable future occupiers to use sustainable modes for travel to and from the site.

16.4 The proposed development is considered to be in accordance with the requirement of policies UD3 'General Principles', UD4 'Quality Design', M10 Parking for Development, CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of Haringey Unitary Development Plan and SPG1a.

16.5 It would therefore be appropriate to recommend that planning permission be granted.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/1883 (“the Planning Application”), subject to a pre-condition that [the applicant and] [the owner(s)] 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:

Under Section 106:

- An education contribution as required under SPG10c ‘Education needs generated by new housing’ to a value of £17, 275.00
- An administration cost of £525.00

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 20 February 2011, planning application reference number HGY/2010/1883 shall be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD8 ‘Planning Obligations’ of the adopted Haringey Unitary Development Plan (2006) and SPG10c ‘Education needs generated by new housing’

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/1883 Applicant’s drawing No. (s) 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015.

Subject to the following condition(s)

GENERAL

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

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

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

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

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

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

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

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

SUSTAINABILITY

6. Prior to occupation of the residential development 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 current 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.

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

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

OTHER

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. 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.

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

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

REASONS FOR APPROVAL

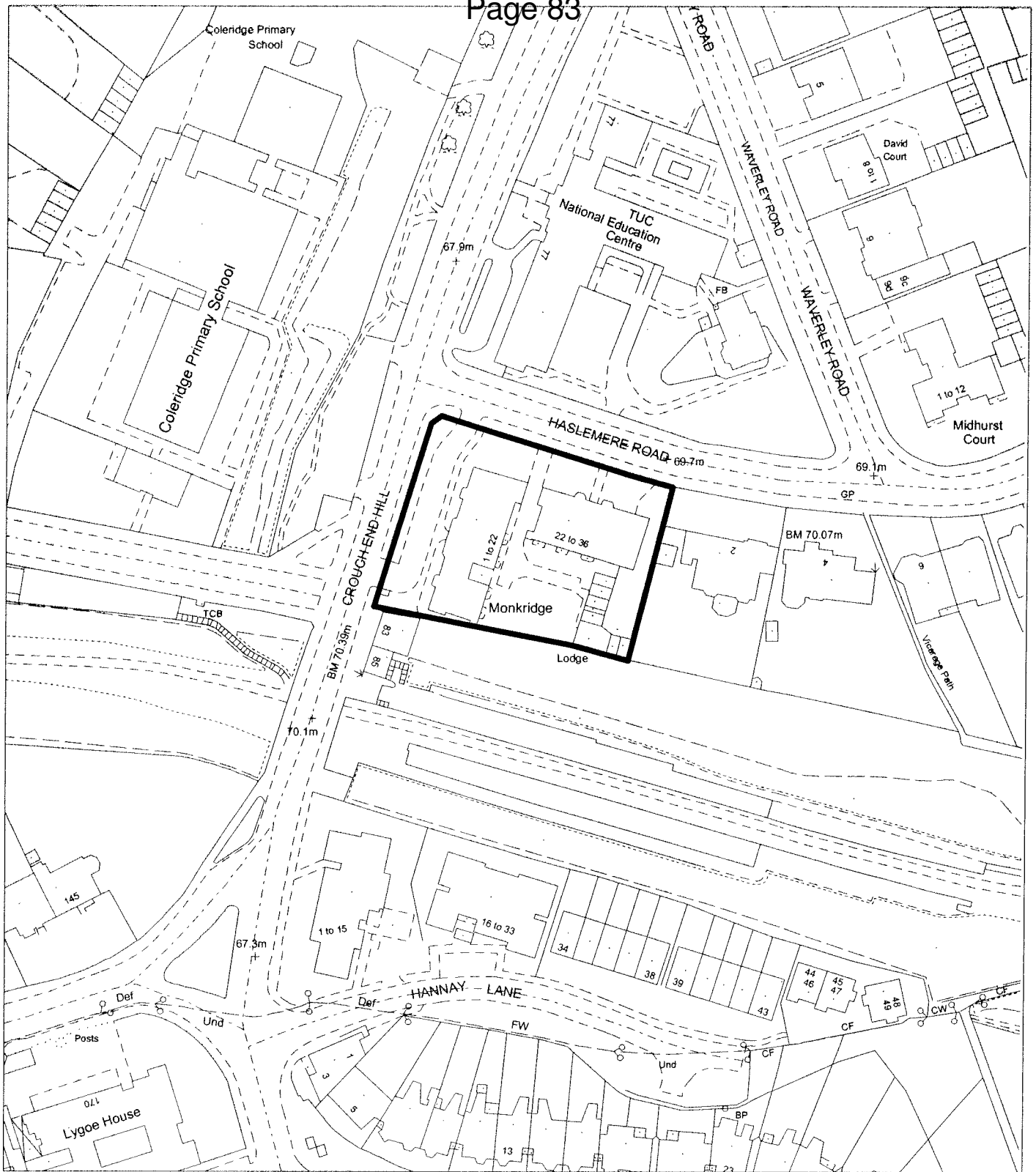
The proposed development is acceptable for the following reasons:

The proposed dormers and roof alterations in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties:

The proposed development on the former garages will be kept sufficiently away from the boundaries to ensure sufficient separation distances from adjoining neighbours to not cause harm additionally the building will not be highly visible from the public realm and as such will not detract from the character and appearance of Conservation Area.

The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', M10 'Parking for Development', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG1a 'Design Guidance and Design Statements' and SPG7c 'Transport Assessments'.

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Site plan

Monkridge, Crouch End Hill N8

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
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	Date	11/01/2011

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Planning Committee 11 January 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1885	Ward: Crouch End
Address: Monkridge, Crouch End Hill N8	
Proposal: Conservation Area Consent for demolition of existing garage block to rear of site and erection of 2 x two bed flats	
Existing Use: Residential	Proposed Use: Residential
Applicant: Ms Lissa Napolitano Loromah Estates Ltd	
Ownership: Private	
Date received: 07/10/2010 Last amended date: 14/12/2010	
Drawing number of plans: 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015	
Case Officer Contact: Oliver Christian	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Conservation Area	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
The current proposal seek the demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats.	

1. SITE AND SURROUNDINGS

- 1.1.1 The application site is located on Haslemere Road, consists of two early C20 four storey residential blocks. These blocks feature brickwork clad elevations, and prominent white painted full height curved bays which have small hipped roofs over, and central staircase tower with a small gable roof over.
- 1.1.2 The blocks follow the alignment of other buildings on the street, with front gardens behind front boundary walls. These blocks are located close to the top of Crouch End Hill, and back onto the Parkland Walk, which is a Green Corridor on the borough boundary with L.B. Islington.

1.1.3 The site is within the designated Crouch End Conservation Area.

2. PLANNING HISTORY

2.1 **HGY/2009/1877** REF 29-12-09 Monkridge, Crouch End Hill London
Roof extensions of Building 01 / Building 02, Monkridge and formation of 3 x one bed flats and 3 x two bed flats.

2.2 **HGY/2009/1900** REF 29-12-09 Monkridge, Crouch End Hill London
Demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats. Formation of 1 x one bed flat within unused garage space of Building 02. Landscaping and formation of 9 car parking spaces and 20 bicycle bays.

3. RELEVANT PLANNING POLICY

3.1 Unitary Development Plan

3.2 CSV7 Demolition in Conservation Areas

4. CONSULTATION

Statutory	Internal	External
Ward Councillors Conservation Advert	Transportation Group Conservation Team Building Control Waste Management	<u>Amenity Groups</u> Hornsey CAAC <u>Local Residents</u> <u>Total No of Residents</u> <u>Consulted: 160</u>

5. RESPONSES

5.1 Conservation – No objection to demolition

5.2 Local Residents – objects to the loss of garages.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The main issue in respect of this application are considered to be whether the garages contribute positively to the conservation area and whether a suitable replacement scheme has been submitted.

6.2 The application site has a low PTAL and is located within the Crouch End Restricted Conversion Area (UDP Policy HSG 11). Although the loss of off-street parking provision is normally not considered acceptable in areas that have been identified as suffering from existing on-street parking pressure, we have taken into account comments made in relation to Planning Appeal Ref: APP/Y5420/A/08/2080208 (Fairfield Road), in which the Inspector took the view that the garages can no longer be reasonably considered as providing for uses other than storage and therefore provide a very limited role in providing for off street parking in the area. In the Inspectors reasons for allowing the appeal it is stated that “It is therefore, my judgment that redevelopment of the site as

proposed would lead to no appreciable change to the availability of on-street parking in the surrounding area.” A very similar appeal decision exists on a nearby site at rear of 60-88 Cecile Park and also Gladwell Road garages.

6.3 This application should be viewed alongside the full application HGy2010/1883 for redevelopment of the site.

7.0 CONCLUSION

- 7.1 The application proposes the demolition of existing garages on the site. These garages are not of any historical value and their removal is not considered to have any adverse impact on the character and appearance of the Conservation Area.
- 7.2 An appropriate redevelopment has been submitted (HGY2010/1883).
- 7.3 The proposed development is therefore considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas'.
- 7.4 It would therefore be appropriate to recommend that Conservation Area Consent be granted for the demolition of the garages.

8.0 RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to condition

Applicant's drawing No. (s) 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015

Subject to the following condition:

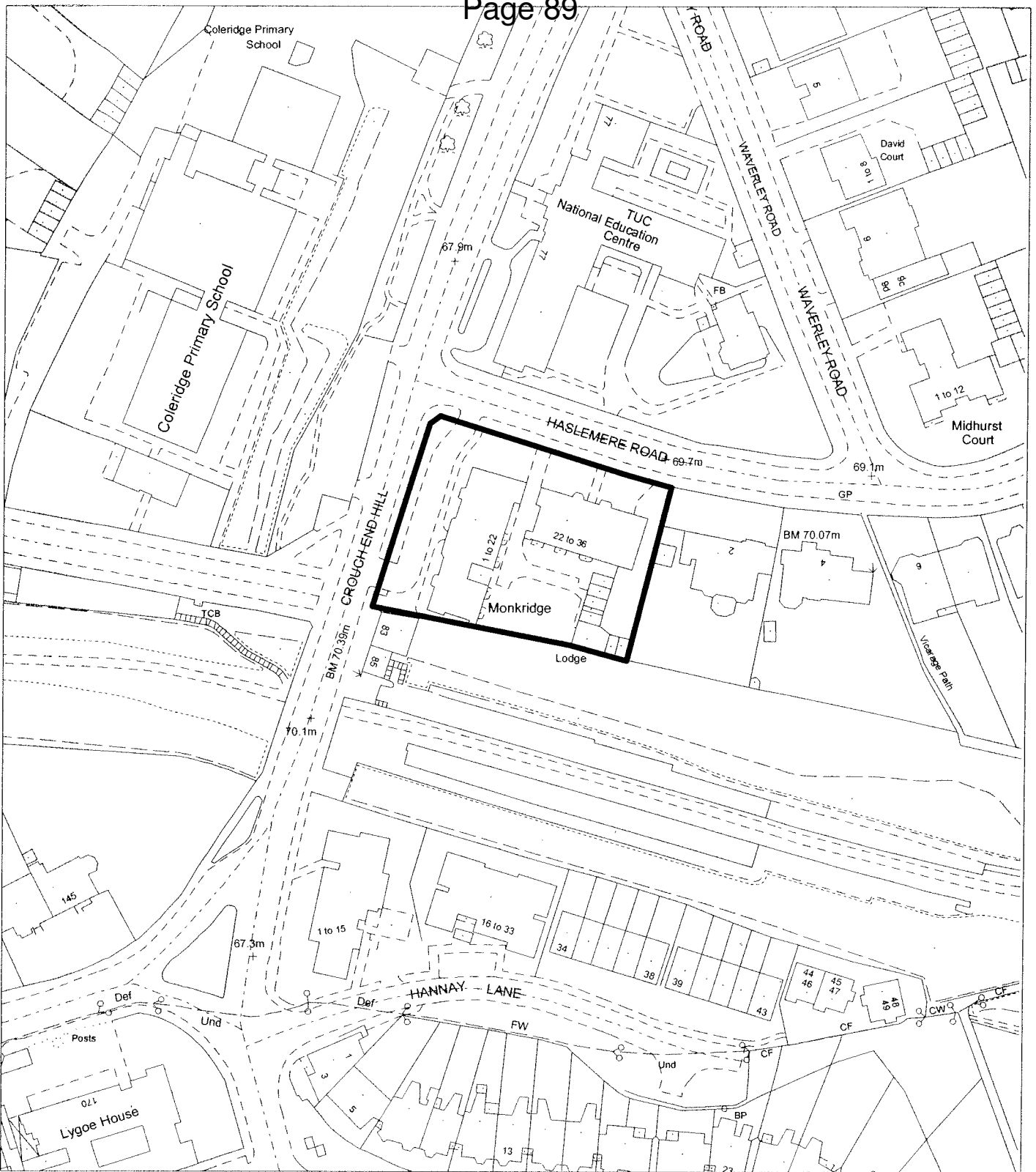
1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

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

REASONS FOR APPROVAL

The proposal is considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.

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Site plan

Monkridge, Crouch End Hill N8

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Planning Committee 11 January 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/2025	Ward: Tottenham Green
Address: Playground Site Adjoining Stainby Road N15	
Proposal: Residential redevelopment of playground site adjoining Stainby Road to provide 22 residential dwellings with associated landscaping, boundary treatment, bin store, cycle store and 2 car parking spaces for wheelchair users	
Existing Use: Disuse playground	Proposed Use: Residential
Applicant: MrLeslie Laniyan Shian Housing Association Ltd	
Ownership: Council / Shian H A	
Date received: 29/10/2010 Last amended date: N / A	
Drawing number of plans: J09.262/D90, 91, 92 and 100 - 106A- 113 incl.	
Case Officer Contact: Elizabeth Ennin-Gyasi	
PLANNING DESIGNATIONS: Classified Road Archeological Importance	
RECOMMENDATION GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT: The scheme proposes 22 residential units comprising of 3 X 4bed, 5 X 3bed, 7X 2bed and 7 X 1bed; it include 1x 4bed & 1x 3bed wheelchair accommodation. The proposed accommodation would provide for general needs rent, Intermediate and private housing. The scheme incorporates private garden space, balconies and communal amenity space for future occupiers. The scheme would be subject to a section 106 legal agreement for affordable housing, education contribution and contributions towards highway improvement nearby to the site. There will be a provision of two wheelchair car parking spaces but the remaining units will be car free. The proposed scheme has been referred to the Council involving the Planning & Regeneration Service, Strategic and Community Housing Service, Ward Members and the 'Design Panel' for a pre-application discussion and evaluation. It is considered that the height, scale, massing and overall design of the proposed development is acceptable and appropriate to the site. The capital receipt from the disposal of the playground site will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents. The Strategic and Community Housing service supports this scheme as it will provide much needed affordable housing and wheel chair units.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is an enclosed semi derelict playground, originally design for the use of Saltram Close Estate. It site is approximately 50.8m wide (east to west) and 31.8m long (north to south). The site is bounded directly to the north by Monument Way and Saltram Close Estate forms the south boundary. The cul-de-sac Stainby Road lies to the east of the site and Kwikfit forms the west boundary. This site is modulated in level with high walls and fences to all boundary edges. There is a locked gated access from Stainby Road and there is a pedestrian access point linking the central open play space of Saltram Close Estate to the playground.

2. PLANNING HISTORY

- 2.1.1 HGY/2005/1257- Regeneration of Saltram Close Estate comprising: Site A: i) erection of new community centre and Under 5's playground, ii) filling in of existing underpass and creation of 1 x 1 bed maisonette to Block A, 2 x 3 bed maisonettes to Block B & 4 x 1 bed, 4 x 3 bed flats to Block C, iii) demolition of existing garages & alterations to existing pedestrian access way. Site B: i) change of use of existing playground to residential comprising erection of 3 & 6 storey building comprising 6 x 4 bed houses, 5 x 3 bed flats and 4 x 1 bed flats with associated landscaping and ii) construction of new access road. Site C: demolition of existing factory buildings and erection of 3 storey building comprising 15 x 2 bed flats with associated landscaping. (Revised scheme) – approved 20/9/05
- 2.1.2 HGY/2008/1106 - Residential redevelopment of playground site adjoining Stainby Road comprising 15 units: 6 x four bed houses and a block of 9 flats comprising 4 x one bed and 5 x three bed flats (forming part of previously approved scheme, reference HGY/2005/1257) was refused on 29 July 2008.

3. PROPOSAL DESCRIPTION

- 3.1 The proposed scheme would provide 22 residential units comprising of 3 X 4bed, 5 X 3bed, 7X 2bed and 7 X 1bed including 2 wheelchair accommodations, 2 car – parking for wheelchair users, private garden space, balconies and communal amenity.
- 3.2 The scheme consists of a four - storey block of flats designed to match existing three to four storey dwellings on Stainby Road. It forms a continuation of the existing frontage on Monument Way and wraps around the corner of the site along Stainby Road.

4. RELEVANT PLANNING POLICY

- 4.1 National Planning Policy
PPS1 Delivering Sustainable Development

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the

importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.
PPS3 Housing

PPS3 2010 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes are well-designed and creates sustainable communities. The need for development to include affordable housing is also set out in PPS3.

4.2 London Plan

The current London Plan issued in February 2008 by the Greater London Authority, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital.

The London Plan sets housing targets for individual boroughs for the period up to 2016/2017. The target for Haringey is 6,800 additional 'homes' (680 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. The PTAL rating for this site as set out in the Council's Unitary Development Plan (adopted in 2006) is 4. The London Plan states that for a site such as this one with PTAL rating 4 to 6, within urban setting; the density range suggested is 200 – 700 habitable rooms per hectare.

The London Plan encourages residential developments to have lower car parking provision in areas with high PTAL scores and /or close to town centres. Also an element of car-free housing should be included where accessibility and type of housing allows.

With regards to affordable housing provision; the strategic target is 50 per cent, within which the London wide objective is 70 per cent for social housing and 30 per cent for intermediate housing provision.

4.3 Unitary Development Plan

G3 Housing Supply

- UD1 Planning Statements
- UD2 Sustainable Design and construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations

M9 Car-Free Residential Developments
M10 Parking for Development

HSG1 New Housing Developments
HSG 4 Affordable Housing
HSG 7 Housing for Special Needs
HSG10 Dwelling Mix

4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
Housing Supplementary Planning Documents (adopted October 2008)
SPG8a Waste and Recycling
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10b Affordable Housing
SPG10c Education needs generated by new housing

5. CONSULTATION

Statutory	Internal	External
London Fire Brigade English Heritage Greater London Archaeological Service	Ward Councillors Waste Management Building Control Crime Prevention Officer Transportation Group Strategic and Community – Housing Commercial Environmental - Health	<u>Amenity Groups</u> Tynemouth Residents Association The Green School Welbourne Primary School Welbourne Village Playcentre <u>Local Residents</u> A Development Control Forum was held on 18 November 2010 at the Welbourne Centre, Chestnut Road, and Tottenham N17. Minutes of the meeting have been attached as Appendix 1 <u>Total No of Residents</u> <u>Consulted: 241</u>

6. RESPONSES

- 6.1 Cllr. Watson - 'In principle this scheme for the provision of new 22 properties including social and intermediate housing looks good. However I am concerned that the application form for this housing development states that the current site is derelict which to me it does not appear to be but rather a children's playground. There are not many suitable play areas for children, particularly in the roads such as Stainby Rd which form the centre of the Tottenham Gyratory. As such, I would

like to know who currently owns this playground site, how well used it is and whether the play area can be either re-provided as part of this proposed development or the developers fund the creation of a new play area on another local site.

I think this is crucial to gaining the support of the local community and I know that the local resident association has similar concerns for this application. I would urge you to work with the developers to look into this matter before reaching a decision on this application.'

(Cllr. Watson comments have been noted. However, the site has been identified and agreed for disposal by Cabinet on 21 July 2009. It is considered that the playground in its current state is outdated, unsafe, lacking surveillance and security for children to play in. The capital receipt from the disposal of the playground will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents).

6.2 Local Residents:-

6.2.1 TARA- A petition letter with approximately 250 signatures –requesting the retention and improvement of the playground site.

(TARA comments have been noted. However, it is considered that the playground is inappropriately located, unsuitable & outdated, lacking surveillance and security for children to play in. Also the site has been identified and agreed for disposal by Cabinet on 21 July 2009. The capital receipt from the disposal of the playground will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents).

6.2.2 ADM Forum was held on 18 November 2010 at the Welbourne Centre, Chestnut Road, Tottenham, and N17. A copy of the minutes of the meeting is attached as appendix 1.

6.3 English Heritage:-

'The present proposals are not considered to have an effect on any significant historic assets of archaeological interest'. (English Heritage comments have been noted).

6.4 Transportation:-

'The application site has a medium PTAL and is located within walking distance of the busy bus route on High Road which provides some 94 buses per hour (two-way), for frequent bus connections to and from Seven Sisters underground station and other bus networks within and outside the Borough. It has also been noted that drawing number 7.1 (site layout) details a secure cycle storage area. It is considered that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site.

The site is not located within an area that has been identified within Haringey Council's adopted UDP (2006) as that suffering from high on-street parking pressure. Furthermore, the characteristics of this site fulfill the criteria set up in UDP Policy M9, for dedication as a car-free development. Therefore, the two disabled parking spaces are considered acceptable. In order to minimise any impact to on-street parking and encourage the use of sustainable transport, each unit should be supplied with one year's free membership to the existing "Car Club" scheme, which is operated by Zipcar. It is considered that the proposed development is unlikely to result in any significant increase in vehicular traffic or increase in parking demand generated by the proposal.

However, with the increased pedestrian/cycling activity expected from this development proposal, pedestrians and cyclists would benefit from improved walking/cycling conditions. The highway and transportation authority therefore seek contributions from the developer in order to provide improvements relating to a lack of street lighting and uneven footway surface within the immediate vicinity of the sites frontage onto Stainby Road.

The highway and transportation authority would not object to this application subject to the imposition of conditions requiring that:

The applicant enters into a S.106 stating that "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.

Additionally, the residents of the new development are provided with one year free membership to the "car club scheme" to help mitigate the non provision of off-street parking".

Reason: To ensure the use of sustainable travel modes by the residents of this development.

The applicant contributes, by way of a combined S106/S278 legal agreement, a sum of £30,000 (Thirty thousand pounds) towards the implementation of a highway lighting scheme and the resurfacing of the footways which would assist pedestrians/cyclists, in the immediate vicinity of this development.

Reason: To be a benefit to the public by improving pedestrian/cycle conditions in this area.

The width of the required vehicle crossover onto Stainby be restricted to a maximum of 4.8 metres.

Reason: To ensure that the use of the access does not prejudice pedestrian safety.

The necessary works to construct the crossovers will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: To ensure safe access/egress to and from the site and facilitate the passage of vehicular traffic in highways

Informatives:

1. "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO for this purpose.

2. Any necessary works affecting the public highway 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.

3. The new development will require 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.'

(The Transportation Officer's comments have been noted. The legal requirement requested in relation to contributions for highways improvements and conditions have been incorporated in this report).

6.5 Environmental Health - Pollution:-

'I have reviewed the air quality assessment submitted in support of the above planning application for 22 residential dwellings with landscaped areas adjacent Monument Way gyratory, N15.

The report is, in general, satisfactory, however the diffusion tube (HR16) located at the exit to Tottenham Hale Retail Park could be used for model validation. The annual average for this site for 2009 is $67\mu\text{g}/\text{m}^3$, bias adjusted is $69\mu\text{g}/\text{m}^3$, an exceedence of the hourly mean. However the location of this monitoring site is closer to the roadside than the proposed development. I note that the average daily traffic counts along Monument Way are 29,749 and Ferry Lane average daily traffic counts are 19,363, as monitored by DfT for 2009.

The report states that the predicted concentrations fall within APEC Category B for Receptors 1 and 2. The definition of APEC B is "there may not be sufficient air quality [NO₂] grounds for refusal, however, appropriate mitigation must be considered". 6.3 of the report refers to building mitigation against "potential exposure of the building occupants to poor air quality from road traffic emissions". Building ventilation is considered within the report as good practice against poor air quality and advises a building ventilation strategy. I recommend the following conditions for mitigation against exposure to air pollution:

Before development commences:

- a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.
- b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.
Reasons: To protect the amenity of future occupants against poor air pollution

Informative:

Air Quality Management Area

The proposed development lies within Haringey's Air Quality Management Area that was declared in March 2002.

Control of Construction Dust:

No works shall be carried out on the site until proof of registration that either the site or Contractor Company is registered with the Considerate Constructors Scheme.

'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.

(The Environmental & Health Officer's comments have been noted. The requested conditions have been incorporated in this report.)

6.6 Strategic & Community Housing:-

Affordable Housing Provision

'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 number of units provided will accord with the requirements of the Supplementary Planning Document (SPD) which states that the *Council will seek to 'maximise the Provision of Affordable housing by requiring developments capable of providing 10 or more residential units to provide affordable housing to meet an overall Borough wide target of 50% of habitable rooms.*

The scheme does comply with the adopted London Plan strategic target of 50% of Additional housing should be affordable.

Dwelling Mix

The proposed development will offer a good supply of much needed 3 & 4 beds family units. It will yield in total 22 new homes; 7x1, 7x2, 5 x 3 & 3x4beds with not less 50% of the total habitable rooms (40 habitable rooms 2x1, 2x2, 3x3 and 3x4)

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

Wheelchair Provision

The development complies with the SPD (10%) requirement and will yield 2 wheel chair units 1 X 4bed and 1 x 3 beds.

Consultation

There have been pre- application consultations with Strategic and Community Housing, wards members, design panel and the local community.

Code for Sustainable Homes

Strategic and Community Housing wishes to see this development achieving a Minimum code level 4.

Conclusion

The capital receipt from the disposal of the playground site will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents.

The Strategic and Community Housing service supports this scheme as it will provide much needed affordable housing and wheel chair units.’
(The Strategic and Community Housing Officer’s comments have been noted).

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 The application has been submitted on behalf Shian Housing Association; (registered social landlord). The capital receipt from the disposal of the playground site will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents. The scheme for the regeneration of Saltram Close, which should enhance and make a better environment for the residents, was developed following consultation in the form of workshops & meetings with local residents and community groups.

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

- The principle of residential use on site
- Density
- Dwelling mix and room sizes
- Affordable housing
- Size, bulk & design
- Privacy and overlooking
- Parking
- Amenity provision
- Noise and Air quality
- Waste disposal
- Sustainability
- Equalities Impact Assessment
- Section 106 Agreement

7.2.1 The principle of residential use on site

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

7.2.3 National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of brownfield sites. The pressure for new housing in the borough means that brownfield sites, i.e. previously developed sites, are increasingly considered for housing development.

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

7.2.5 The London Plan sets housing targets for individual boroughs for the period up to 2016/2017. The target for Haringey is 6,800 additional ‘homes’ (680 per year). These targets are generally reflected in Unitary Development Plan Policy G3.

7.2.6 Given that the site is currently derelict & unsafe for its original purpose, it is considered that the proposed use for residential is acceptable; also it would contribute towards the Council’s housing target. Furthermore, the site forms part of a previous approved scheme granted planning permission for residential use in 2005 (HGY/2005/1257).

7.3.1 Density

- 7.3.2 The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated February 2008. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 4 within urban setting; the density range suggested is 200 – 700 habitable rooms per hectare.
- 7.3.3 The proposed scheme would provide 22 residential units comprising of 3 X 4bed, 5 X 3bed, 7X 2bed and 7 X 1bed. This would have 81 habitable rooms and create and create a density of 554 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'London Plan'.
- 7.4.1 Dwelling mix and room sizes
- 7.4.2 In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected. In particular HSPD encourages affordable housing of three and four bedroom properties to meet the Borough's need for large units. This is based on 'The Housing Needs Survey' undertaken in 2007 which identifies a shortfall for all sizes of accommodation but particularly affordable housing for three and four bed properties.
- 7.4.3 This scheme would provide 3 X 4bed, 5 X 3bed, 7X 2bed and 7 X 1bed, which is considered suitable for the particular site and location. Also the Council's Strategic & Community Housing supports the scheme and considers that the provision will contribute to meeting the need in the Borough for larger units.
- 7.4.4 Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and site.
- 7.4.5 A typical one- bedroom units internal floor area would be 48m²; for two-bedroom units internal floor area would be 73.0m² and for the three-bedroom units internal floor area would range from 85m² -114m². The four-bedroom units would allow between 99m² - 128m², which would exceed the Councils standard as set out HSPD. These room sizes generally conform to the Councils standard as set out HSPD. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation. All the units/rooms are considered to have adequate light and ventilation. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).
- 7.5.1 Affordable housing
- 7.5.2 PPS3 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' require that a development of this size include affordable housing. Therefore this scheme would provide not less than 50% of the total habitable rooms for affordable housing. The tenure will be 70/30 split, providing 70% for

social renting and 30% for Intermediate (rent to homebuyer). The tenure breakdown for the affordable units are 3 X 3beds & 3 X 4beds for social renting and 2 X 1beds & 3 X 2beds for intermediate (rent to homebuy).

7.5.3 This will accord with the Council's tenure policy and the aims of providing accommodation to meet the particular needs of the Borough for large units for renting.

7.6.1 Size, bulk & design

7.6.2 Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

7.6.3 The scheme consists of a four - storey block of flats designed to match existing three to four storey dwellings on Stainby Road. It forms a continuation of the existing frontage on Monument Way and wraps around the corner of the site along Stainby Road.

7.6.4 The design of the scheme is modern in appearance with the use of brickwork with horizontal white bands of concrete to break up the height and mass of the building. This is further enhanced by designing vertical breaks created by floor to ceiling windows and slightly projected window bays which will cast linear shadows onto the brickwork. The recessed terraces and the undercroft area will be clad in high pressure laminate board to create a robust low maintenance environment but will be pleasant aesthetically. The choice of buff/brown multi colour brick which would be laid in a range of bonding patterns, will contrast with the crisp white banding and the window frames. The proposed materials would link in well with the existing materials of the surrounding area. Also the building has been designed with a flat roof to compliment the contemporary and strengthen the horizontal and vertical appearance. The flat roof will also provide a useable space for Pv arrays to achieve the renewable energy targets.

7.6.5 The proposed building has been set back along Monument Way to create a defensible space away from the pavement and the road. The position of the build form results in an enclosed southerly aspect space, which is ideally designed as communal courtyard. This space also serves to as visual amenity for houses on Stainby Road.

7.6.6 The scheme have been designed to conform to 'Lifetime Homes Standards' and exceeds HQI minimum spaces standards. It has also been subject to the 'Building for Life' criteria and presents a well-designed scheme under that assessment. Also the scheme has been design to conform to 'Secured by Design' specification ensuring that the scheme contributes towards improved surveillance of the surrounding streets. Further, the scheme was initially referred to the 'Design Panel',

who 'considered that the proposals presented were of a very high design standard.'

7.6.7 The proposed scheme is modern in design and would connect with the design approach of the adjacent development on the former Rose and Crown Public House site and nearby new developments. The scale and massing has been designed to relate to the nearby buildings. As such it is considered that the height & scale of the proposed scheme conforms to existing buildings and should not have an adverse effect on the surrounding area in line with policies UD3 'General Principles' & UD4 'Quality Design'.

7.7.1 Privacy and overlooking

7.7.2 Policy UD3 'General Principles' and Housing Supplementary Planning Documents (adopted October 2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.

7.7.3 The proposed development has been designed with consideration for the adjacent properties regarding daylight /overshadowing and loss of privacy. To this effect, in both flank wall elevations (the south-west elevation); adjacent to Kwik Fit and (south-east elevation) adjacent to platform houses on Saltram Close, where issues of overlooking may arise obscure windows have been provided. These windows are secondary windows only designed to provide additional sunlight into the dwellings, but not to allow views out. This would mitigate any problems of overlooking/ loss of privacy. There is no issue in terms of loss of light to the existing Saltram Close flats along the south-east elevation side, because the site's position north of these flats means that shadows will be cast in the direction of Monument Way.

7.7.4 Therefore positioning of the new building in relation to existing properties means that none of the nearby properties would be significantly overlooked or be adversely affected by overshadowing/loss of light in line with policies policy UD3 'General Principles' and HSPD 2008.

7.8.1 Parking

7.8.2 National planning policy seeks very clearly 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 the local policies M9: 'Car -Free Residential Developments' & M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

7.8.3 The proposed development would be car free; however, there would be the provision of two car parking spaces for wheelchair users. There would also be the provision of a secured cycle storage area to enable future occupiers to use sustainable modes for travel to and from the site. Vehicle access will be from Stainby Road. It is considered that the proposed car-free development is acceptable, because of the closeness of the site to public transport links. The site

benefits from several bus links, on the High Road, as well as the tube and British Railway line within close proximity at Bruce Grove, Tottenham Hale and Seven Sisters.

7.8.4 Further, the Council's Transportation Team has no objection to the proposed development subject to a legal agreement for car-free scheme, one year free car club membership for residents and contributions for highway lighting scheme and the resurfacing of the footways which would assist pedestrians/cyclists, in the immediate vicinity of the development.

7.9.1 Amenity provision

7.9.2 Amenity space has been designed into scheme in the form of private garden space, balconies and communal courtyard. The scheme also incorporates landscaped areas including tree planting, shrub planting and areas of grass. Overall it considered that the proposed amenity provision would be adequate for the development consistent with Housing Supplementary Planning Documents (adopted October 2008).

7.10.1 Noise and Air quality

7.10.2 The applicant has undertaken Noise and Air quality assessment because of the location of the site close to Monument Way. The assessment concluded that on the noise issue, the inclusion of appropriate mitigation measures incorporated into the design of the proposed units would ensure noise should not be a detrimental issue for future residents of the scheme.

7.10.3 With regards to the air quality assessment the findings concluded that: 'Despite predicated exceedences of the annual mean objective for No₂ in 2009, it is considered that the site is suitable for development given the design of the proposed building. The design adopts a best practice approach to minimising the potential air quality impacts on the occupants of the proposed development. As such, based on the results of this assessment, it is considered that the site is suitable for development'.

7.11.1 Waste disposal

7.11.2 The scheme has been design with a refuse management system by allocating an area for storage of recyclable waste products and external waste collection accessible from Stainby Road. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

7.12.1 Sustainability

7.12.2 The re-use of under utilised land and the provision of affordable housing are regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. In addition, the scheme is car free (with provision of 42 secure cycle parking bays)

and the configuration of the proposed buildings, for example all the units are provided with good natural ventilation and daylighting.

- 7.12.3 In terms of assessment of this type of development, the BRE Ecohomes Assessment procedure is regarded as most appropriate. The approach is used to benchmark the overall sustainability of developments. This approach is based on an assessment of nine key areas; (including energy, surface water run-off, pollution, materials, health and wellbeing, waste and ecology).
- 7.12.4 This scheme includes particular features to improve its energy efficiency/sustainability including: improved u values to minimise heat loss (through insulation and material selection), 20% renewable energy produced on site (potentially through the use of photo voltaics), enough cycle storage to meet 2 credits for the code for sustainable homes (there is the potential for 43 vertically hung bikes) and low energy lighting and efficient plumbing fittings (to minimise additional energy losses)The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.
- 7.13.1 Equalities Impact Assessment
- 7.13.2 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.
- 7.13.3 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.
- 7.13.4 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.
- 7.14.1 Section 106 /278 Agreement
- 7.14.2 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 national guidance set out in Circular 05/2005
- 7.14.3 The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 to include provision to achieve improvements to the local environment and facilities in the Borough. The main features of the S106 Agreement and Section 278 are:

7.14.4 Under Section 278

7.14.4.1 An agreement under section 278 of the Highway Act 1980 for a monetary contribution towards the implementation of a highway lighting scheme and the resurfacing of the footways in the immediate vicinity.

7.14.5 Under Section 106

- The provision of affordable housing at 50% = 40 habitable rooms to achieve 70% for social renting and 30% for Intermediate (rent to homebuyer). The total habitable rooms = 81. The tenure breakdown for the affordable units are 3 X 3beds & 3 X 4beds for social renting and 2 X 1beds & 3 X 2beds for intermediate (rent to homebuy).
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £131, 219.00
- Car-free development – contribution of a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.
- To provide the residents of the new development with one year free membership to the "car club scheme" to help mitigate the non provision of off- street parking".
- An administration cost of £3,900 .00

8. CONCLUSION

8.1 The scale and position of the proposed buildings is such that, any loss of amenity to existing occupiers would be minimised. The proposed height of the buildings at four storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character of the local area in general. The proposed density conforms to current guidelines as set out in the London Plan and the proposed housing provision would contribute the Council's housing target. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.

8.2 The capital receipt from the disposal of the playground site will be ring fenced for estate improvement works on Saltram Close housing estate, which will include the re-provision of a secure playground for the benefit of the estate residents. The Strategic and Community Housing service supports this scheme. The scheme would be subject to a section 106 legal agreement for affordable housing, education contribution and contributions towards highway improvement nearby to the site.

8.3 Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, 'Dwelling Mix', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

9. RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/2025 (“the Planning Application”), subject to a pre-condition that [the applicant and] [the owner(s)] 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] [and] [under Section [278] of the Highways Act 1980] in order to secure:

Under Section 278:

An agreement under section 278 of the Highway Act 1980 for a monetary contribution towards the implementation of a highway lighting scheme and the resurfacing of the footways in the immediate vicinity.

Under Section 106:

- The provision of affordable housing at 50% = 40 habitable rooms to achieve 70% for social renting and 30% for Intermediate (rent to homebuyer). The total habitable rooms = 81. The tenure breakdown for the affordable units are 3 X 3beds & 3 X 4beds for social renting and 2 X 1beds & 3 X 2beds for intermediate (rent to homebuy).
- An education contribution as required under SPG10c ‘Education needs generated by new housing’ to a value of £131, 219.00
- Car-free development – contribution of a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.
- To provide the residents of the new development with one year free membership to the “car club scheme” to help mitigate the non provision of off- street parking”.
- An administration cost of £3,900 .00

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 27 January 2011, planning application reference number HGY/2010/2025 be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD8 ‘Planning Obligations’ of the adopted Haringey Unitary Development Plan (2006) and SPG10c ‘Education needs generated by new housing’

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/2025 Applicant's drawing No.(s) J09.262/D90, 91, 92 and 100- 106A -113 incl.

Subject to the following condition(s)

GENERAL

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

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

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

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

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

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

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

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

SUSTAINABILITY

6. Prior to occupation of the residential development 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 current 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.

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

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

8. The proposed development must achieve level 4 Code for Sustainable Homes.

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

OTHER

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

property and the approved scheme shall be implemented and permanently retained thereafter.

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

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

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

11. 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.

12. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

13. The development hereby permitted shall construct the Wheelchair housing units in accordance with the Design and Quality Standards laid down by Greater London Authority 'Best Practice Guidance' September 2007.

Reason: To ensure the wheelchair units meet the appropriate standard for wheelchair users.

14. 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.

15. No works shall be carried out on the site until proof of registration that either the site or Contractor Company is registered with the Considerate Constructors Scheme in relation to construction dust.

Reason: To protect the amenity of future occupants against poor air.

16. The width of the required vehicle crossover onto Stainby shall be restricted to a maximum of 4.8 metres.

Reason: To ensure that the use of the access does not prejudice pedestrian safety

17. Before development commences:

a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.

b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, and noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants against poor air pollution

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

INFORMATIVE: The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.

INFORMATIVE: Any necessary works affecting the public highway 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: That the applicant be aware that the proposed development lies within Haringey's Air Quality Management Area, which was declared in March 2002.

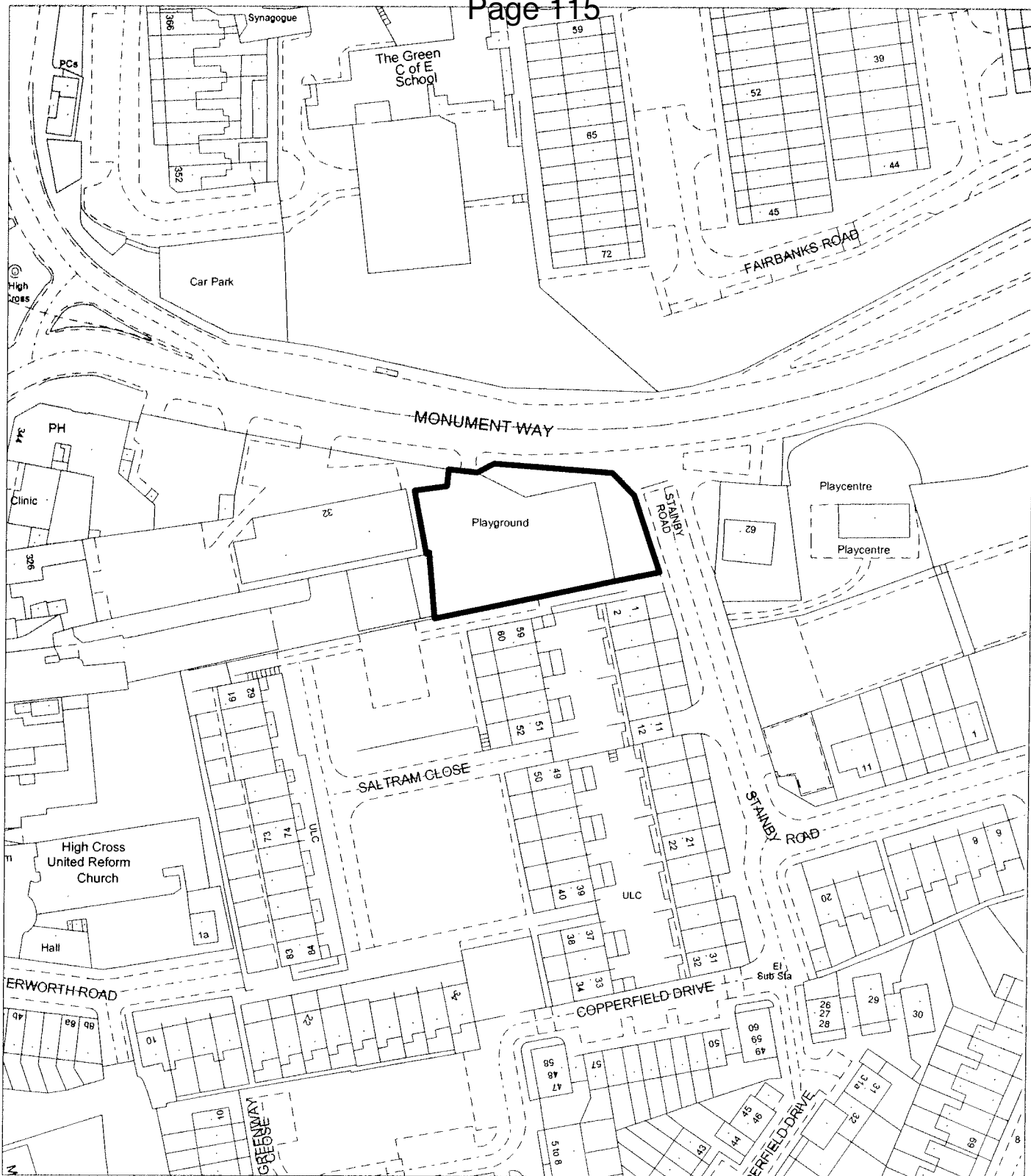
REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to existing occupiers would be minimised. The proposed height of the buildings at four storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character of the local area in general. The proposed density conforms to current guidelines as set out in the London Plan and the proposed housing provision would contribute the Council's housing target. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.

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Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, 'Dwelling Mix', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

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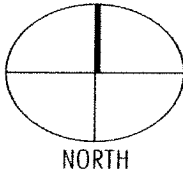
Site plan

Playground Site Adjoining Stainby Road N15

**Directorate of
Urban
Environment**

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London N17 8BD

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