



NOTICE OF MEETING

Planning Committee

MONDAY, 14TH FEBRUARY, 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, Rice and Wilson

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

AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 48)

To confirm and sign the Minutes of the Planning Committee held on 11 January 2011 and the Special Planning Committee held on 24 January 2011.

6. APPEAL DECISIONS (PAGES 49 - 54)

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

7. DELEGATED DECISIONS (PAGES 55 - 84)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 13 December 2010 and 23 January 2011.

8. PERFORMANCE STATISTICS (PAGES 85 - 104)

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 11th January 2011 Planning Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 105 - 114)

To confirm the following Tree Preservation Orders:

1. 6 North Hill, N6
2. 29 Cranley Gardens, N10

10. PLAYGROUND SITE ADJOINING STAINBY ROAD, N15 4EA

To amend the s106 agreement to allow the playground to be provided after occupation of the new housing development but before December 2012.

TO FOLLOW

11. PLANNING APPLICATIONS (PAGES 115 - 116)

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. 120 - 128 MAYES ROAD, N22 6SY (PAGES 117 - 132)

Change of use of ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 4 x two bed flats and 1x three bed flat.
RECOMMENDATION: Grant permission subject to conditions and subject to Sec. 106 Legal Agreement.

13. REAR OF 108-126 STATION ROAD, N22 7SX (PAGES 133 - 156)

Erection of single storey 3 bedroom dwellinghouse with green roof and associated landscaping.
RECOMMENDATION: Grant permission subject to conditions.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

Monday, 14th March 2011, 7pm.

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04 February 2011

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TUESDAY, 11 JANUARY 2011**

Councillors: Peacock (Chair), McNamara (Vice-Chair), Christophides, Waters, Beacham, Schmitz and Egan

Also Present: Councillor Winskill

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC119.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Rice, for whom Cllr Egan was substituting, from Cllr Reece, for whom Cllr Hare was substituting and from Cllr Reid, for whom Cllr Newton was substituting.</p>	
PC120.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC121.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Schmitz declared a personal interest as he had previously contacted Cllr Winskill to ask for a copy of the representation he was going to make to the Committee in respect of application for Monkridge.</p>	
PC122.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC123.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 13 December 2011 be approved and signed by the Chair.</p>	
PC124.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during November 2010.</p> <p>NOTED</p>	
PC125.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and</p>	

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	<p>the Chair between 22 November and 12 December 2010.</p> <p>NOTED</p>	
PC126.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement since the 13th December 2010 Planning Committee meeting.</p> <p>In response to a question from the Committee, it was agreed that information on the breakdown of planning applications outstanding after 3 months, 6 months and 12 months would be provided to Cllr Egan outside the meeting.</p> <p>NOTED</p>	
PC127.	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee considered a report on Planning Enforcement's progress in maintaining service delivery up to the third quarter of 2010/11 and the reduction in establishment following an in-year budget reduction.</p> <p>In response to a question from the Committee, Myles Joyce, Team Leader Planning Enforcement, advised that the cases at 1 Bruce Castle Road and 9 Heybourne Road had been referred to court under the Proceeds of Crime Act. It was confirmed that the Council should receive a share of any funds recovered as a result of successful legal action.</p> <p>NOTED</p>	
PC128.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending Tree Preservation Orders against trees located at Scout Park, Gordon Road N11 and 54 Avenue Road, N6. There were no objections in relation to the proposed TPO at Scout Park, however an objection had been received in relation to 54 Avenue Road.</p> <p>Mr Keeley, a freeholder of 54 Avenue Road, addressed the Committee in objection to the proposed TPO as the trees were causing damage to the property and would cause further damage as they grew, as well as blocking light to the property. It was reported that the freeholders of the property would be happy to replace the trees with other species which would not cause the same problems. Mr Keeley answered questions from the Committee.</p>	

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	<p>In response to questions from the Committee, officers advised that a TPO would not prevent necessary work from being undertaken to the trees, but would mean that any work would need the approval of the Council.</p> <p>The Chair moved the recommendation that the TPO be approved and on a vote of 8 in favour, 1 opposed, the motion was carried.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders at Scout Park, Gordon Road, N11 and 54 Avenue Road, N6 be confirmed.</p>	
<p>PC129.</p>	<p>MONKRIDGE, CROUCH END HILL, N8</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and its environment, planning history, consultation and relevant planning factors and policies. The officer gave a presentation outlining the key issues, in particular the differences between the current application and the previously refused application relating to the same site, and suggested that additional conditions be imposed requiring the submission of a parking management plan, and the protection of existing trees during construction work.</p> <p>In response to questions from the Committee, it was confirmed that the window design had not altered since the Conservation Officer had made their response to the consultation, but that it was felt that the proposed design was an improvement on the previous application and was satisfactory. It was reported that details of how parking arrangements at the site would be enforced would be covered in the parking management plan, and that a fuller plan than the version already submitted would be required by condition, were the application granted. In response to concerns expressed that the issue of hard landscaping was not adequately addressed in the report, despite accounting for a large number of responses to the consultation, the Committee was advised that the presentations made by all parties at the meeting and the responses to questions should also be taken into account when making its decision, and not just the written report.</p> <p>Two local residents, Ms Hessel and Mr Hoyle, spoke in objection to the application. Ms Hessel outlined the number of schools and community facilities in the vicinity of the site, and emphasised the existing road safety issues which the application would exacerbate were it to be granted, putting local primary school children at risk. Mr Hoyle told the Committee that there was no local support for the development, which would make the existing building more dominating and more dense than at present, and reduce the amount of open space on the site. Mr Hoyle expressed concern that the parking management plan showed</p>	

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that access to the car park would be via the entrance directly opposite the entrance to a busy school. It was stated that the scheme was fundamentally the same as the previous scheme which had been refused and that this development should also be refused permission.

Cllr Winskill, Ward Councillor for Crouch End, addressed the Committee in objection to the application, and showed some photographs illustrating existing traffic problems in the vicinity of the site, which was one of the key objections from local residents. Cllr Winskill reported that the proposals would have an adverse effect on the Conservation Area and should be refused outright, as it was almost the same as the previous scheme which was refused, just with more parking spaces. Concern was also expressed regarding the impact on residents of the loss of front gardens to accommodate the new parking spaces, and the environmental impact of replacing lawn with hard surfaces.

In response to questions from the Committee, the objectors reported that traffic would not be as bad as pictured outside of school drop-off and collection hours, however the road safety concerns attached to such congestion were significant, even if it were only for a brief period. It was reported that even a very modest increase in the number of vehicles, given the current congestion in the area, would have an impact. In response to questions regarding the design of the development, the objectors felt that there had been no significant improvement since the previous application that had been refused, and that there was no reason why this application should be granted.

The applicants addressed the Committee in support of the application and stated that, as a result of the feedback they had received from local residents, the scheme had been revised to take into account the issues raised. It was reported that at present the buildings on the site had a neutral impact on the Conservation Area, and it was hoped that the proposals would enhance the Conservation Area by improvements such as the introduction of pitched roofs to the rear and the improved design of the dormer windows. It was reported that concerns raised by the Planning Committee when the application was previously refused had been taken on board and that the current scheme had been improved accordingly. The applicants advised that the increased number of parking spaces had been proposed following extensive consultation with the Council, and that the proposed access to the car park was via an existing entranceway which it was not proposed to be widened. It was reported that the creation of an internal access route would improve safety in the area, as vehicles would have sufficient space to turn and exit the site in forward gear rather than having to reverse onto the footway. The applicants reported that they did not expect the development to have any impact on parking locally.

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In response to a question from the Committee regarding the possibility of marketing the flats to non-car owners, the applicants reported that this was a possibility but that there would be no legal mechanism to ensure that tenants complied. In response to further questions from the Committee regarding parking and road safety, the applicants stated that they felt that, by enabling vehicles to turn around within the site, vehicles would be able to exit the site more safely. The Committee also asked about the impact of the proposed pitched roofs at the rear, to which the applicants responded that these would significantly improve the appearance of the site from the rear. In response to a question regarding why the proposals did not include a lift, the applicants reported that the insertion of a lift would have a significant impact on all existing units on the site, and would also have a significant impact on the roofline, which would be to the detriment of the Conservation Area.

The Committee examined the plans.

The Committee asked about the measures that would be put in place to ensure that residents were not disturbed during the period of any works and to protect existing trees from the landscaping works; officers suggested that conditions be added to address both of these issues. The Committee asked for assurance that the application complied with all the relevant policies such as the Local Development Framework, transport plan and Greenest Borough strategy in respect of the transport aspects, in response to which Malcolm Smith, Team Leader Transportation, advised that it was not felt that the development would not have an impact, for example, in respect of CO2 emissions, as a result of the development.

The Chair moved the recommendation that the application be approved and on a vote with 5 in favour, 3 against and 1 abstention it was:

RESOLVED

- 1) That planning permission be granted in accordance with planning application reference number HGY/2010./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:

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- 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

2) That, in the absence of the agreement(s) referred to in resolution (i) above being completed by 20 February 2011, planning application 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'.

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 (i) above to secure the obligations specified therein .

4) That following completion of Agreement referred in (i) above, planning permission be granted in accordance with planning application no. HGY/2010/1883 Applicants' drawing No. (s) 169.(1)0.010 – 020 incl.; 196.(1)1.101a – 014 incl.; 196.(1)2.010 – 015 incl.; 196.(1)3.010 – 012 incl. and 015.

Subject to the following conditions, and additional conditions for a parking management plan, a condition to ensure that disturbance to residents during construction work was minimised and a condition that trees be protected during the landscaping work.

Conditions:

GENERAL

1. The development hereby authorised must be begun not

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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

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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.

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

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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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	Section 106: Yes	
PC130.	<p>MONKRIDGE, CROUCH END HILL, N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application for Conservation Area Consent, the site and its environment, planning history and relevant planning policy and consultation responses.</p> <p>RESOLVED</p> <p>That, subject to condition, application HGY/2010/1885 be approved.</p> <p>Condition:</p> <ol style="list-style-type: none"> 1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal is considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
PC131.	<p>PLAYGROUND SITE ADJOINING STAINBY ROAD, N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history, consultation and relevant planning policies and factors. The Planning Officer gave a presentation outlining key issues, and responded to questions from the Committee.</p> <p>The Committee asked who the users of the current play area were, in response to which officers advised that the equipment provided was for children aged five and under, but that the space itself was open for anyone to use. Officers advised that, at present, the space was rarely used. In response to questions from the Committee regarding the proposal to change the road from one-way to two-way traffic and the relocation of the play area, officers advised that the proposed location for the play area</p>	

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was better as it was more secure and more enclosed and it was hoped that this would lead to it being more used. It was reported that the introduction of two-way traffic was unlikely to change the overall volume of traffic but might reduce the average speed on the road, which would be beneficial. The Committee asked whether there would be a time when the old play area had been removed and the new area was not yet completed, in response to which it was reported there may be some gap in provision of play facilities on the site. Sandra Lawrence, Housing, advised that it could take 6 months from the granting of the application for new facilities to be in place; consultation with local residents regarding what they wanted in respect of play facilities was ongoing.

Two local residents, Ms Benson and Mr Barnes spoke in objection to the application. Ms Benson told the Committee that residents had not had a sufficient opportunity to engage with the development forum, as they had been told about it at short notice. Ms Benson advised that the current playground should be improved and extended, and that the development was inappropriate as it would put pressure on existing community facilities such as schools, as the additional community infrastructure to support new development was not in place. Mr Barnes reported that he was in favour of the development in principal, but felt that it should include a community facility, such as a training facility for young people in the area, so that residents would benefit from the development. Mr Barnes felt that any money generated from the development should be reinvested in community facilities for local residents.

In response to questions from the Committee, Ms Benson advised that she was opposed to the relocation of the play area, as the proposed new site was one of the only open green spaces in the vicinity, which would be lost. She also felt that the issue of overdevelopment in the area was a key issue. In response to further questions from the Committee, Ms Benson reported that the issue of lack of community facilities was more of an issue than any potential improvements to the streetscape, and that the existing open green space should be retained and improved to make it more enticing for use by local residents. The Committee asked Mr Barnes about the use of the existing play area, and he responded that the existing provision was rarely used due to its location, and that the proposed new location would be better.

The applicant, Mr Gilling, addressed the Committee in support of the application and advised that the concern regarding the lack of community facilities was being addressed by means of the section 106 agreement. In response to residents' suggestions regarding training for local young people, Mr Gilling advised that they could look at ensuring that the contractors used local labour and offered training opportunities during the construction of the development. It was reported that the proposed communal space

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within the estate would improve the amenity for local residents, and that measures to address the issues of pollution and noise from the road would be incorporated into the design.

The Committee examined the plans.

Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised the Committee that the section 106 could be amended such that the development could not be occupied until such time as the new play area was available for use. In response to local residents' concerns regarding the lack of health facilities in the area, Mr Dorfman reported that a new health centre was being built as part of the Hale Village development, and that the Council was working with the PCT and potential GPs to secure health provision at this site. In response to a question from the Committee regarding the nature of the new play facilities to be provided, Ms Lawrence advised that consultation with local residents regarding their needs was ongoing. It was also suggested that information could be provided to local residents on safe routes to local parks.

The Chair moved the recommendation that the application be approved, including the suggested amendment to the section 106 agreement, and on a unanimous vote in favour it was:

RESOLVED

i) That Planning Permission be granted in accordance with planning application reference number HGY/2010/2025 ("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 (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 3 beds and 3 x 4 beds for social renting and 2 x 1

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- beds and 3 x 2 beds 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

ii) 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 educational provision the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and SGG10c 'Education needs generated by new housing'.

iii) In the event that the Planning Application is refused for the reasons set out in resolution ii) 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 (i) above to secure the obligations specified therein.

iv) That following completion of Agreement referred in (i) 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.

Conditions:

GENERAL

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

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

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

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

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.

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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

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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

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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

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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 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

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	<p>Management Area, which was declared in March 2002.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>Section 106: Yes</p>	
<p>PC132.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee asked for an update on the request at the previous meeting that the rules regarding visitor permits in Controlled Parking Zones be reviewed. Malcolm Smith, Transport, reported that it had been agreed that residents of defined car free developments within CPZs would be allowed to apply for visitor parking permits, but would not be allowed resident parking permits.</p>	

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PC133.	DATE OF NEXT MEETINGS Special Planning Committee, Monday 24 th January, 7pm. Planning Committee, Monday 14 th February, 7pm. The meeting closed at 21:40hrs.	
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COUNCILLOR SHEILA PEACOCK

Chair

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Councillors: Peacock (Chair), Christophides, Waters, Beacham, Reid, Schmitz, Demirci, Egan and Solomon

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC134.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr McNamara, for whom Cllr Demirci was substituting, from Cllr Rice, for whom Cllr Egan was substituting and from Cllr Reece, for whom Cllr Solomon was substituting.</p>	
PC135.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business, however an addendum report, amending elements of agenda items 4 and 5, had been laid round for all Committee Members.</p>	
PC136.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC137.	<p>GLS SUPPLIES DEPOT, FERRY LANE, LONDON N17 ('HALE VILLAGE')</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and surroundings, planning history, relevant planning policy, consultation and relevant factors for consideration. The Planning Officer presented the report, highlighting key issues, and advised the Committee of amendments which had been made to the application description, drawing numbers, cluster numbers, proportion of rooms facing north and the size of the central courtyard as set out in the tabled addendum report. The Committee was advised that, since the circulation of the report, the proposed South block had now been removed in response to the GLA comments on the application.</p> <p>The Committee examined the plans and were advised on the recommendations in respect of the section 106 agreement, as set out in the addendum report, and how this related to the wider section 106 for the Hale Village development as a whole, which the Committee would be considering later on the agenda.</p> <p>The Committee asked questions of the officers. In response to a question regarding the difference between the existing s106 agreement and what was proposed, it was reported that the overall amount for the site remained the same (index-linked), but that, as proposed in the report later on the agenda, each plot owner would have a proportion of the overall liability, including for</p>	

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the NW2 block. The proposals set out later in the agenda were reported as increasing the probability of the Council receiving a large part of the appropriate contributions under the Section 106 agreement. Cllr Demirci expressed concern at the number of applications and variations that had been submitted in relation to this development subsequent to initial planning permission being granted in 2006, and hoped strongly that this trend would not continue.

In response to a question from the Committee regarding the impact of the application on public transport provision, it was reported that TfL and the Council's transportation department had assessed that the proposal would have a very limited impact on public transport. The Committee also asked about cycling provision, and the possibility of increasing the number of parking spaces for disabled students in response to demand, in response to which officers responded that there were 261 cycle spaces for block NW2, approximately one for every two units, which was within the guidelines recommended by TfL. It was confirmed that the number of parking spaces for disabled students could be reviewed, in response to demand. In response to a question regarding the provision of units for disabled students, the Committee was advised that there was a small number of units available for immediate use, and a further number which could be adapted in response to specific needs as required.

The Committee asked whether the development of a further student block would have any impact on the demand for open market housing in the development, in response to which it was reported that occupier interest in open market housing on the site was beginning to increase; developers had taken on Pavilions 1 and 2 with full knowledge of the existing and proposed student accommodation on the site. In response to a question from the Committee regarding the views of the Design Panel, it was reported that the application had been reported up to the Design Panel at an early stage, and that their comments had been incorporated into the final application being brought before the Committee.

In response to a question from the Committee regarding s106 payments received to date, it was reported that when the previous student block had been granted consent, Unite were granted an exemption from s106 contributions as an incentive to attract investment at that time. This issue would be discussed further elsewhere on the agenda, however it was confirmed that the Council were not intending to repeat such exemptions. The Committee expressed concern that there was no evidence of local labour being used for the development to date, in response to which it was reported that employment was taking place from the local area, as defined in the terms of the previous section 106 agreement. The Committee requested that future reports should

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give an indication of how conditions such as this were being complied with by developers, and officers agreed to take this on board.

The Chair moved the recommendations of the report, as amended by the addendum, and it was:

RESOLVED

That, subject to any direction from the Mayor of London and the applicant and the owners of the application site entering into an agreement 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 that will replace the s106 agreement dated 9 October 2007 insofar as it relates to Plot NW2 and that;

- will include appropriate provisions of the existing Hale Village-wide s106 agreement (dated 9 October 2007) insofar as they apply to this NW2 land plot including (though not exclusively) local labour, travel plan, construction management, considerate contractor scheme and sustainability; and
- grants, consistent with the proposed revisions to the 2007 s106 agreement or, alternatively, a new site-wide consolidated s106 agreement (reported elsewhere on this Agenda), proportionate liability to the applicant and plot landowner (not Hale Village Properties Ltd.) for specific s106 funding obligations (excluding the Education Contribution)

planning permission be GRANTED in accordance with planning application reference number HGY/2010/2090 subject to conditions:

Conditions:

1. 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.

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

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

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accumulation of unimplemented planning permissions.

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

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

4. 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.

5. 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.

6. A landscape management plan, including management responsibilities and maintenance schedules for the landscaped areas, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development.

Reason: To ensure the proper provision and maintenance of the landscaped areas.

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

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

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development.

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

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

9. 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.

10. That full details of the external lighting proposed within the scheme hereby approved shall be submitted, and approved in writing by, the Local Planning Authority, prior to the commencement of the development.

Reason: To protect the amenity of the surrounding area.

11. At least one disabled "blue badge" parking space shall be dedicated and clearly identified for use by disabled visitors to the development hereby approved.

Reason: To ensure adequate disabled parking provision.

12. Prior to the commencement of the development hereby approved, an Accessibility Management Plan, to ensure room adaptations are available for disabled students where required, is submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fully accessible.

13. That provision for 283 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure adequate provision for cycle storage is provided within the scheme.

14. Prior to the development hereby approved being occupied, a Parking Management Plan, including identification of the location

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of the off-street blue badge parking space, and a mechanism to ensure that the supply and demand of blue badge bays are regularly monitored and reviewed, is submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate disabled parking equates with demand and is enforced.

15. Notwithstanding the details submitted with the scheme hereby approved, the applicant shall submit full details of the external areas within the scheme, including the approaches, entrances and amenity areas, showing how they will be fully accessible to disabled people, including visually impaired students through appropriate lighting provision and provision of level thresholds and power assisted main entrance sliding doors.

Reason: To ensure that the development hereby approved is full accessible to all users.

16. Notwithstanding the details submitted with the application hereby approved, a further Energy Statement including an estimate of the regulated carbon emissions of the development in tonnes of CO₂ per year, and an estimate of the overall carbon dioxide savings in tonnes of CO₂ per year, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure the development achieves the appropriate levels of energy efficiency for the development.

17. The development hereby approved shall be connected to the central energy centre serving the whole Hale Village development.

Reason: To ensure that the development complies with the energy strategy for the whole of the Hale Village development.

18. The development hereby approved shall include 300 square metres of photovoltaic panels.

Reason: To ensure an adequate provision of renewable energy provision is achieved by the development.

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

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

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	<p>20. That the development hereby approved shall be for use by students in full-time higher education only.</p> <p>Reason: To ensure the proper use of the development.</p> <p>REASONS FOR APPROVALThe development hereby approved is considered to comply with the relevant national, regional and local policies including the policy AC2: Tottenham International of the Unitary Development Plan 2006 and SPG: Tottenham Hale Masterplan 2008.</p> <p>Section 106: No</p>	
<p>PC138.</p>	<p>HALE VILLAGE, TOTTENHAM HALE, N17 - REVISING THE S106 AGREEMENT TO FUND LOCAL INFRASTRUCTURE WHILE SUPPORTING CONTINUED DEVELOPMENT</p> <p>The Committee considered a report, previously circulated, which set out the background and current position, the proposed revisions to the s106 agreement, the potential benefits and implications of agreeing these s106 revisions and other relevant factors. The presentation of the report highlighted the key issues, and advised the Committee of the proposed amendments to the recommendations of the report, which were covered in the tabled addendum. The Committee was advised of the revisions proposed in the report, which included provisions that £2.6m would be paid within 21 days of signing the new agreement, with a further £0.5m to be paid within 4 months of the new agreement, phased payments of up to £2.647m linked to future land sales, 60% of sales overage receipts (subject to conditions) for the balance of up to £3.664m and proportionate liability for plot leaseholders. The revisions provided for up to £10.2m s106 contributions, indexed to November 2010. The Committee was advised that receipt of the contributions would be dependent on the performance of the housing market and that there was a risk that the full £10.2m would not be delivered. Officers felt that the current proposals, however, offered the best prospect of securing the optimum amount of contributions.</p> <p>The Committee expressed concern that this would be an issue that was referred back to the Committee for further revision in future, and sought assurance that this would not be the case, in response to which officers advised that they were seeking an end to the renegotiations; it was felt that the proposed revisions offered the best chance of reaching a final agreement on this issue, enabling the development to move forward on a stable basis. The Committee asked about the position with the health centre, in response to which it was reported that the Core Strategy stated that this site should have a health facility, the applicant was committed to having a health facility on the site and</p>	

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construction of a building for a health facility was due to be completed within the year; the Council was meeting with the PCT on a quarterly basis to encourage them to occupy the site, however current changes to the NHS arrangements meant that this work would be ongoing.

The Committee asked whether agreeing the proposals would put the Council in a less favourable position than at present, in response to which it was reported that it was felt that this approach would give the Council the best chance of receiving the maximum level of contributions. In response to a question from the Committee, it was confirmed that any successive owners of the site would be bound by the Section 106 agreement. The Committee expressed concern that amounts owed to Anglo Irish Bank (AIB) and the Homes and Communities Agency (HCA), as mentioned in the report, might take precedence over s106 contributions to the Council, in response to which officers reported that, while detailed figures could not be discussed in public, the current projections indicated that, while repaying those loans did have to take priority, currently projected land sale receipts should still enable a large part of the s106 contributions to be paid, although this was dependent on the actual performance of the housing market. In respect of possible overage receipts, the Committee was advised that current estimates suggested that sales could exceed the trigger for the Council receiving overage payments, however this again depended on the performance of the housing market at the time the units were made available. In response to a question from the Committee regarding the terms of the debt owed to AIB, officers advised that this was not on an 'all sums due' basis and related only to the Hale Village Development.

The Committee asked about the previous decision to exempt leaseholders from s106 obligations in respect of particular plots, and it was confirmed that this decision had been made at an officer level in 2008; the proposed revisions to the s106 agreement provide that all future owners would have proportionate liability. In response to a question from the Committee regarding the likely demand for open market housing on the site, with particular reference to the previous discussion regarding Block NW2, officers advised that the arguments regarding the low demand for open market housing related specifically to the NW2 plot, but that other areas of the development were felt to be more attractive for open market housing.

The Chair moved the recommendations of the report, as revised in the addendum report and it was:

RESOLVED

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	<ol style="list-style-type: none"> 1) That the reasons for needing to revise the s106 funding and other obligations set out in para 4.7 and the conclusion in Section 9 of the report be noted; 2) That a Deed of Variation to the s106 agreement dated 9 October 2007 be approved or, alternatively, a new consolidated s106 agreement incorporating appropriate provisions of the original 2007 agreement and the two previous Deeds of Variation, relating to land at Hale Village, Ferry Lane, London N17 based on the terms as outlined in the report and in more detail in the heads of terms attached to the report and incorporating an agreement under s278 Highways Act 1980 to complete site access and junction improvements; 3) That, following the Committee's decision on 26 October 2010 to grant planning permission subject to a s106 legal agreement for two 10-storey residential buildings at Pavilions 1 and 2 in Hale Village (Appln. No. HGY/2010/1427), the incorporation into that agreement of the principle of proportionate liability for the Education, Transport, Local Transport Infrastructure and Bus Service Enforcement Contributions and for 50% of the Tottenham Hale Urban Centre Masterplan Contributions consistent with the proposed terms of the Deed of Variation / consolidated s106 agreement in Recommendation 3.2 be approved. 4) That the Assistant Director (Planning and Regeneration) be authorised, in conjunction with the Head of Legal Services and in consultation with the Chair of the Committee, to finalise the detailed terms of the Deed of Variation / consolidated s106 agreement approved in Recommendation 3.2 and the s106 agreement approved in Recommendation 3.3, including consequential and any other changes necessary to both following continuing negotiations and detailed drafting, and to approve the completion of those agreements. 	
<p>PC139.</p>	<p>GLS SUPPLIES DEPOT, FERRY LANE, LONDON N17 ('HALE VILLAGE')</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and surroundings, planning history, consultation, planning policy and other relevant factors. The Planning Officer presented the report, outlining the key issues.</p> <p>The Chair moved the recommendation and it was:</p> <p>RESOLVED</p>	

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That the development be granted in accordance with the application dated 8 October 2010, (reference number HGY/2010/1897) subject to the following conditions and subject to a pre-condition that the applicant and the owners of the application site shall first have entered into a Deed of Variation to the legal agreement dated 9 October 2007 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 as detailed in the separate report on this agenda to:

- Secure a firm date for payment of much of the “triggered” funding obligations that are currently owed;
- Re-profile some of the remaining funding obligation payments;
- Make some of the funding obligation payments subject to achieving increased open market residential sales values;
- Clarify that specific plot leaseholders should have proportionate liability for some of the funding obligations; and
- Incorporate other appropriate amendments to reflect scheme changes.

Conditions:

1. This permission is granted in OUTLINE, in accordance with the provisions of Regulations 3 & 4 of the Town & Country Planning (General Development Procedure) 1995 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely: a) design, b) external appearance, d) means of enclosure, f) landscaping. Full particulars of these reserved matters, including plans, sections and elevations, all to an appropriate scale, and any other supporting documents indicating details of B1) the materials to be used on all external surfaces, B2) details of boundary walls, fencing and other means of enclosure, B3) the provision for parking, loading and turning of vehicles within the site, shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

2. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission, not later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect: a) The expiration of 5 years from the date of this permission. or b) The expiration of 2 years from the final date of approval of any of the reserved matters.

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Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

3. The residential development hereby permitted shall not exceed 1210 separate dwellings, whether flats or houses.

Reason: To ensure a comprehensive and sustainable development in order to control the overall density levels within the development in accordance with policy HSG9 of London Borough of Haringey's Unitary Development Plan 2006.

4. At least 10% of the dwelling should be capable of being converted for wheelchair access and 100% of the dwellings should be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure adequate accessibility for disabled and mobility impaired throughout their lifetime in accordance with policy HSG1 of London Borough of Haringey's Unitary Development Plan 2006.

5. Before any works commence on the road and walkways, open spaces or the individual buildings shown on the plans hereby approved, the following details in respect of each of the said areas or buildings shall be submitted to and agreed in writing by the local planning authority:

a. samples of all external materials comprising roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving

b. elevational drawings, plans, roof plans, and sections at 1:100 scale of all the buildings, sample elevations and sections at 1:20 scale of bays, windows and doors, balconies, parapets and eaves

c. drawings at 1:1 scale of sectional profiles of the window and door frames, cornices, string courses and other decorative mouldings

d. detailed drawings indicating the means of screening roof mounted plant and equipment.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with the Design Code and the Environmental Impact Assessment, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006

6. For each part of the development, full details, including 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

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commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with the Design Code and the Environmental Impact Assessment, and in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006

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

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning out Crime' and in accordance with policy UD4 of the London Borough of Haringey Unitary Development Plan 2006.

8. Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.

Reason: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

9. Any trees or areas of planting which, within a period of 5 years from the completion of the relevant phase of landscaping, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment, in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

10. Where steps are to be constructed within the landscaping to

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change level, gentle inclines and ramps (at a gradient of 1 in 20 or less) and/or lifts shall also be incorporated, to provide an equally commodious alternative for all members of the public.

Reason: To ensure that the development provides good access for all in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

11. Applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explain how it addresses each of the relevant sections of the Design Code.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with the Design Code and the Environmental Impact Assessment, in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

12. Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant Reserved Matters approvals for each part of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with policies UD3, UD4 and ENV13 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

13. The proposed development shall have no more than 2 central dishes / aerial systems per block (equating to a total of 28) 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 in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

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14. A Travel Plan segregated into residential, educational and commercial elements of the development shall be submitted and approved by the local Planning Authority prior to the commencement of the development such agreed travel plan to be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to minimise the traffic impact on the adjoining highway network and to encourage walking and cycling in accordance with policies M3, M4 and M5 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

15. Prior to the occupation of each part of the development details of the accommodation for car parking and/or loading and unloading facilities and cycle parking facilities related to each individual block shall be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority such accommodation shall be permanently retained for of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes without the prior approval of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway in accordance with policies M3, M4 and M5 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

16. Unless otherwise agreed in writing by the Local Planning Authority, the car parking provision within the development shall not exceed 800 car parking spaces.

Reason: In order to ensure the appropriate levels of car parking in the scheme are not exceeded in accordance with policies M3, M4 and M5 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

17. Unless otherwise agreed in writing by the Local planning authority, within each part of the site no preparatory or development ground works in that part of the site shall commence until a full site investigation, history, details of previous and present usage, risk assessment and details of any remediation required have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive and sustainable development in accordance with the Environmental Impact Assessment, and in accordance with policies ENV7 and ENV11 of the London Borough of Haringey Unitary Development Plan 2006

18. Unless otherwise agreed in writing by the Local Planning

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Authority, within each part of the site, no development shall commence in that part of the site until a Ground Contamination, Soil Remediation and Disposal Strategy supported by site history has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive and sustainable development in accordance with the Environmental Impact Assessment, and in accordance with policies ENV7 and ENV11 of the London Borough of Haringey Unitary Development Plan 2006.

19. Within each part of the site, no development shall commence until details of on site drainage works including an Impact Study of existing Sewerage infrastructure, suitable connection point of foul water drainage system and details of surface water discharge for that part of the site has been submitted to and approved by, the Local Planning Authority in consultation with the Sewerage undertaker.

Reason: To ensure a comprehensive and sustainable development and to enhance and protect the water environment in accordance with the Environmental Impact Assessment, and policies ENV2, ENV4, ENV5 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

20. Within each part of the site no development shall be commenced until an Impact Study including full details of anticipated water flow rates, and detailed site plans have been submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water).

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policy ENV3 of the London Borough of Haringey Unitary Development Plan 2006.

21. No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1200 hours on Saturday and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been sought and obtained prior to works taking place.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

22. Lorries delivering plant or materials during the construction

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phase of the development will only use designated routes agreed in advance with the Local Planning Authority

Reason: To minimise the impact of lorry traffic in local residential roads in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

23. Vehicles may arrive, depart, be loaded or unloaded during the construction phase of the development within the general area of the application site only between 0700 hours and 1900 hours Monday to Friday and 0700 hours and 1300 hours on Saturday and not at all on Sunday or Bank Holidays except with the prior written approval of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway or effect the amenity of local residents in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

24. Within each part of the site no development shall take place within that part of the site until the developer has secured the implementation of a programme of archaeological recording of the standing historic buildings, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide an opportunity for the recording of archaeological evidence and further research and in accordance with policy CSV8 of the London Borough of Haringey Unitary Development Plan 2006.

25. Unless otherwise agreed in writing by the Local Planning Authority the quantum of built floorspace across the development shall not exceed a total of 135,000 square metres gross floorspace comprising: Residential (Class C2/C3) 97,500 square metres/1210 units Employment (Class B1) 3,200 Square metres Retail (Class A1/A2/A3/A4/A5/B1) 5,500 Square metres Health care (Class D1) 600 square metres Creche (Class D1) 600 square metres Hotel (Class C1) 3,200 square metres/100 rooms Primary School (Class D1) 5,300 square metres Student Accommodation (Class D2) 700 rooms

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policy UD6 of the London Borough of Haringey Unitary Development Plan 2006.

26. Unless otherwise agreed in writing by the Local Planning

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Authority, the quantum of built floorspace across the development shall not comprise less than 2500m² of Retail (Use Class A1) and not more than 30% of the total retail floor space to be provided to be none retail (A2, A3, A4, A5).

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policy UD6 of the London Borough of Haringey Unitary Development Plan 2006.

27. Within each part of the site no development shall take place within that part of the site until full details of the design and method statement for the foundation design have been submitted to and approved by the Local Planning Authority. Such agreed details to be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the appropriate foundation design for the development and to protect the amenities of adjoining residents in relation to the foundation construction process.

27a. Within each part of the site details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such detailed scheme to be implemented to the satisfaction as agreed of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

28. Within each part of the site no development shall be commenced until a Construction and Environmental Management Plan has been submitted to and approved by the Local Planning Authority. Such agreed plan shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

29. Development shall not begin until drainage details (foul and surface water), incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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Reason: In order to ensure the satisfactory surface water drainage of the site in accordance with the Environmental Impact Assessment and policies UD4, ENV1 and ENV2 of the London Borough of Haringey Unitary Development Plan 2006.

30. Prior to the commencement of development within each part of the site petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities

Reason: In order to prevent the pollution of the surface water drainage system in accordance with the Environmental Impact Assessment and policies UD4, ENV1, ENV2 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

31. Unless otherwise agreed in writing by the Local Planning Authority full details of a site wide ecology management strategy and associated pollution prevention strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to ensure that the proposed development maximises the ecological potential of the site and prevents pollution of the environment prior to the commencement of development in accordance with the Environmental Impact Assessment and policies ENV7 and OS11 of the London Borough of Haringey Unitary Development Plan 2006.

32. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme and details to be implemented and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenity of the locality and to ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policy UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

33. Prior to the commencement of development within each part of the site full details of a Japanese Knotweed eradication programme shall be submitted to and approved by the Local Planning Authority. Such agreed scheme shall be implemented to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the eradication of Japanese Knotweed from the site.

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34. That all buried services shall be placed in a service corridor and surrounded with clear uncontaminated material

Reason: In order to reduce the impact of the proposed development on the local environment.

35. That there shall be no stationing of caravans or mobile homes on the site without the prior consent in writing of the Local Planning Authority

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

36. Within each part of the site no development shall be commenced until full detail of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development provides a safe and sound environment for the future occupiers and patrons in with the Environmental Impact Assessment and policy ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

37. Within each part of the site no development shall be commenced until a full detailed acoustic report for that part of the site has been submitted to and approved by the Local Planning Authority detailing the sound attenuation methods that will be required to protect local amenity including the need for the use of noise limiting devices in relation to any proposal for a potential student bar or hotel bar. Such methods and details agreed shall be implemented and permanently maintained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

38. Unless otherwise agreed in writing by the Local Planning Authority no commercial roof top facilities open to the general public shall be in use between the hours of 2300 - 0700 hours any day of the week.

Reason: In order to protect the amenities of the locality

39. That the restaurant which is (A3) public house and wine bar (A4) and takeaway (A5) uses hereby permitted shall not be operated before 0800 or after 2400 hours on any day of the week.

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Reason: In order to ensure that the proposed development does not prejudice the amenities of the future occupiers of the development in accordance with policy TCR5 of the London Borough of Haringey Unitary Development Plan 2006.

40. Details of the materials handling facility including the access and location at each phase of the construction process shall be submitted and approved by the Local Planning Authority prior to the commencement of the works.

Reason: To ensure that the proposed handling facility does not prejudice the free flow and safety of traffic and pedestrians on the neighbouring highway and the amenities of the locality.

41. Applications (or groups of related applications) for the Reserved Matters approval in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:

- (a) How the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;
- (b) The reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted;
- (c) The specification for any green and/or brown roofs;
- (d) How energy shall be supplied to the building(s), highlighting;
 - i. how the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;
 - ii. how the building(s) relate(s) to the strategy for using biofuel boilers to supplement the energy supplied through district heating systems;
 - iii. the assessment of the cost-effectiveness and reliability of the supply chain for biofuels;
 - iv. any other measures to incorporate renewables.
- (e) How the proposed building(s) have been designed to to achieve a BREAM and /Or Ecohomes rating of excellent unless not feasible in relation to design concerns (or an equivalent assessment method and rating).
- (f) The incorporation of bird boxes, bat roosts and other wildlife features on buildings.

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact

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Assessment, in accordance with policies G1, UD1, UD2, ENV2, ENV3, ENV9 and ENV10 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

42. Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies UD6, M2 and M3 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

43. Details of the positioning and detailed design of the wind turbines shall be submitted to and approved in writing by the local planning authority before they are constructed and they shall be constructed only in accordance with the details so approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006

44. Prior to construction of the wind turbines hereby approved, further investigations shall be undertaken of:

- (a) Their 'shadow flicker' on existing and future residential occupants within nearby buildings; and
- (b) The impact of operating the turbines on local television and radio reception, microwave and other telecommunications links and radar signals.

Reason: To ensure the development can be undertaken without impact on television and/or radio reception to protect residential amenity and in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy UD11 of the London Borough of Haringey Unitary Development Plan 2006

45. In the event that those further investigations confirm that shadow flicker or impact on reception would occur and cause loss of amenity or interference, then the turbines shall not be used until such time as all necessary remedial measures have been put in place in accordance with details approved in writing by the local planning authority.

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Reason: To ensure the development can be undertaken without impact on television and/or radio reception to protect residential amenity and in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy UD11 of the London Borough of Haringey Unitary Development Plan 2006

46. Any Reserved Matters application in relation to residential accommodation shall specify whether the proposed accommodation is for the use of students. Any units constructed pursuant to any Reserved Matters approval so specified shall be used primarily for the occupation of students.

Reason: To ensure a sustainable development and to protect amenities and to ensure that the development complies with the outline permission and the Environmental Impact Assessment, in accordance with policies AC2, UD6, and HSG10 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

47. Unless otherwise approved in writing by the Local Planning Authority any Reserved Matter applications pursuant to this permission and provided for use as student accommodation shall include no more than 700 rooms in total.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, and to achieve integration, regeneration and good design, and accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies AC2, UD6 and HSG10 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

48. The detailed design of the tall building shall be the subject of an architectural design competition. Details of the competition and selection criteria shall be submitted for approval by the Council within 3 years of the date of this permission.

Reason: To ensure that the Tall building is designed and constructed to the highest possible design standards in accordance with policies UD3, UD4 and UD9 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

49. The location of the CHP flues illustrated on parameter plan 01MP016B is not hereby approved. Full details of the flues, height, design, location and sitting shall be submitted to and approved by the Local Planning Authority before work on the CHP commences.

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Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies UD3, UD4 and ENV7 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

50. Finished floor levels should be set at least 300mm above the 1 in 100 year climate change flood level of 8.47 metres above Ordnance Datum.

Reason: To protect the development from flooding.

51. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: The surface geology (comprising alluvium, silt, and gravels) is classified as a minor aquifer and is likely to be in connection with the adjacent surface waters.

52. Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.

53. During construction no solid matter shall be stored within 10 metres of the banks of the Pymmes Brook and thereafter no storage of materials shall be permitted in this area.

Reason: To prevent solid materials from entering the Pymmes Brook and causing pollution.

54. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

55. Any planting scheme within the Eco Park shall be of locally native species of UK genetic stock only, and appropriate to the ecology of the area.

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Reason: To maintain/enhance the character and ecology of the Moselle Brook with its buffer zone and provide undisturbed refuges for wildlife using the river corridor.

56. The planting scheme for the site, including the green roofs, shall include locally native plant species, of UK genetic origin.

Reason: Use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the regions natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little to our native wildlife. Local plants are the essence of regional identity and preserve the character of the British landscape. Local plants are adapted to local soils and climate, so have low maintenance requirements. In addition, planting locally native plants helps to prevent the spread of invasive plants in the region.

57. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Reason: To protect/conserves/enhance the natural features and character of the area.

58. Any artificial lighting within the development shall be of a focused and directional nature to ensure that there is no light spill into the river corridors of the Moselle Brook or the adjacent Pymmes Brook.

Reason: Artificial light can harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

59. Within each part of the site, no development shall commence until details of Water Efficiency measures for that part of the site have been submitted to and approved by the Local Planning Authority.

Reason: The development should adhere to Policy 4A.11 Water Supplies of the London Plan. Water Efficiency is particularly important as the sources of water in the area are classified as either over abstracted or over licensed within the Catchment Abstraction Management Strategy.

60. Notwithstanding the details shown on the illustrative plans hereby granted, no development shall occur alongside the western boundary of the application site adjoining the Network

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Rail land which prejudices the delivery of the fourtracking of the Lea Valley Line and the delivery of a new station interchange at Tottenham Hale without having first obtained the written approval from the Local Planning Authority and Transport for London. This area for the station / four tracking safeguarding is taken from the actual property boundary and measures a distance of 8.2 metres wide for the first 12.5 metres of the platform's length, beyond which a central section of some 6.4 metres wide with the northern end reducing to 5.4 metres.

Reason: In order to ensure that land for the four tracking of the Lea Valley Line and the deliver of a new Station Interchange at Tottenham Hale is safeguarded for the future in response to the requirement to increase the capacity , quality and integration of public transport to meet London's needs as expressed in policy 3C.9 of the London Plan.

61. Details of a scheme to ensure highway safety at the point where Jarrow Road intersects with the access road to the underpass to the proposed development shall be submitted to and approved by the LPA prior to the commencement of the development. Such agreed scheme to be implemented and permanently retained to the satisfaction of the LPA.

Reason: In order to ensure that the proposed development does not prejudice to safety and free flow of traffic on the highway.

62. That the provision of a pedestrian access from Jarrow Road under Ferry Lane into the proposed development shall be reconsidered after the occupation of the first phase of the development.

Reason: In order to ensure satisfactory pedestrian access to the proposed development from the Ferry Lane Estate.

63. That the proposed development shall result in a reduction in carbon emissions of at least 20% of the baseline carbon emissions for the proposed development measured in relation to the Building Regulations 2006 minimum requirements.

Reason: In order to ensure that a satisfactory standard of carbon emission reduction is achieved by the proposed development.

64. That details of a scheme for provision of green roofs and details of a scheme for the provision of satisfactory balcony space shall be included in the Design Code being prepared and agreed by the LPA in relation to the proposed development.

Reason: In order to ensure that the satisfactory provision of green roofs and balcony space within the proposed development.

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65. The landscaped area to the west of blocks W and NW as shown in the parameter plans shall remain permanently linked to the West Anglia rail side green corridor.

Reason: In order to ensure that the ecological importance of the remaining land is not diminished.

INFORMATIVE: The historic buildings are of intrinsic archaeological interest and any alteration or demolition of the historic structures should be recorded before they are damaged or destroyed by the development hereby permitted.

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

INFORMATIVE: Haringey Council - Building Control department request that the developer contact them on 0208 489 5504 in order that Fire Fighting access be included in the scheme.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: Under the Land Drainage Act (1991), our prior written consent is required for works that will affect the flow of the Moselle Brook. This is in addition to any planning permission granted. To be acceptable to the Environment Agency, the channel must:

" Be a two-stage design containing features such as meanders and riffles

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	<p>" Provide a hydraulic capacity to match the existing culvert</p> <p>" Demonstrate that the watercourse will work hydraulically when tied in with the culvert at either end of the site</p> <p>" Contain naturalised banks, planted in accordance with Agency advice.</p> <p>" Plans, cross sections and calculations should be provided to demonstrate the works.</p> <p>Under Section 30 of the Water Resources Act 1991 the developer is required to inform the Environment Agency of any intention to dewater any quarry or excavation. We may issue a 'conservation notice' setting out measures that the person responsible for the dewatering work must take to conserve water. Contact Kelly Pottle on 01707 632 306 for further details. In accordance with Section 34 of the Environmental Protection Act and the Duty of Care in respect of waste , any waste generated on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Contact Andrew Grant on 01707 632450 for further details.</p> <p>INFORMATIVE: That representatives nominated from London wide and local cycling organisations shall be consulted in relation to the detail provision of cycling routes and facilities in the development at the details pursuant stage of approval of the proposed development.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development has been assessed against and found on balance to comply with all the relevant Governmental, National, Regional Sub-Regional and Local Planning Policies including the Urban centre Master Plan which within considered constraints support the regeneration of GLS site and the locality. The proposed development has also been assessed in relation to the Environmental Statement accompanying the application. The Environmental statement makes clear those areas where the proposed development will or will not result in the need for mitigation measures to prevent any adverse effect on the environment and such measures to prevent any adverse effect on the environment and such measures will be undertaken at the appropriate time.</p> <p>Section 106: No</p>	
<p>PC140.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday, 14th February, 2011 at 7pm.</p>	

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	The meeting closed at 9pm.	
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COUNCILLOR SHEILA PEACOCK

Chair



Haringey Council

Agenda item:

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Planning Committee	On 14th February 2011
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Report Title: Appeal decisions determined during December 2010	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during December 2010.</p>	
<p>2. Summary Reports outcome of 8 planning appeal decisions determined by the Department for Communities and Local Government during December 2010 of which 2 (25%) were allowed and 6 (75%) were dismissed.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: <i>Paul Smith</i></p> <p style="margin-left: 100px;"><i>PP</i> Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to ‘planning’ and ‘view planning applications’ to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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APPEAL DECISIONS DECEMBER 2010

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2010/1119
Decision Level:	Delegated

26 Richmond Road N11 2QR

Proposal:

Erection of a first floor rear extension

Type of Appeal:

Written Representation

Issue:

Whether the proposal would harm the living conditions of the occupiers of the adjacent property by reason of an overshadowing and overbearing effect

Whether the proposal would prejudice the character and appearance of the terrace of which the property forms a part

Result:

Appeal **Allowed** 14 December 2010

Ward:	Fortis Green
Reference Number:	HGY/2009/1982
Decision Level:	Delegated

Chessing Court, 46 Fortis Green N2 9ER

Proposal:

Formation of additional floor to create 2 no. additional flats

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the living conditions of the occupiers of neighbouring properties with particular reference to loss of privacy

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

Result: Appeal **Dismissed** 3 December 2010

Ward:	Harringay
Reference Number:	HGY/2010/0054
Decision+ Level:	Delegated

107A Pemberton Road N4 1AY**Proposal:**

Replacement of existing lean to roof (polycarbonate) glazed infill with new infill extension and conservatory

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the surrounding

The effect on the living conditions of the occupiers of the adjoining property no.109 Pemberton Road by reason of loss of light

Result:

Appeal **Dismissed** 9 December 2010

Ward:	Highgate
Reference Number:	HGY/2010/1133
Decision Level:	Delegated

20 Denewood Road N6 4AJ**Proposal:**

Erection of first floor extension to provide fourth bedroom and en suite bathroom

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the host dwelling

Whether or not as a consequence it would preserve or enhance the character or appearance of the Highgate Conservation Area

Result:

Appeal **Dismissed** 10 December 2010

Ward:	Tottenham Hale
Reference Number:	HGY/2009/2138
Decision Level:	Delegated

Land Adjacent 38 Siddons Road N17 9UT**Proposal:**

Demolition of existing garages and erection of 2 no. two bedroom residential units

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 3 December 2010

Ward:	Stroud Green
Reference Number:	HGY/2010/1149
Decision Level:	Delegated

100B Mount View Road N4 4JX**Proposal:**

Erection of black iron 1 metre high railings around roof terrace, fit wooden decking to roof terrace, fit timber joists to construct timber frame to which decking boards and handrail will be fixed

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the property and the Stroud Green Conservation Area

The effects of the proposal on the living conditions of the occupiers of the nearby residential properties

Result:

Appeal **Dismissed** 22 December 2010

Ward:	White Hart Lane
Reference Number:	HGY/2009/1882
Decision Level:	Delegated

Land Adjacent 224 The Roundway N17 7DE

Proposal:

Erection of a new dwelling house

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the area

The effect on the living conditions of the occupiers of Nos. 224 and 226 The Roundway, with particular reference to visual impact and loss of light

Whether the proposal would provide an acceptable living environment for future occupiers of the dwelling

Result:

Appeal **Dismissed** 2 December 2010

Ward:	Woodside
Reference Number:	HGY/2010/0521
Decision Level:	Delegated

513 Lordship Lane N22 5DL

Proposal:

Replacement of all windows

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character and appearance of the Lordship Lane Conservation Area

Result:

Appeal **Dismissed** 17 December 2010



Haringey Council

Agenda item:

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Planning Committee	On 14th February 2011
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Report Title: Decisions made under delegated powers between 13 December 2010 and 23 January 2011		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To 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 13 December 2010 and 23 January 2011.		
3. Recommendations See following reports.		
Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/12/2010 AND 23/01/2011

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2010/2058	Officer:	Jill Warren	Decision Date:	24/12/2010
Decision:	GTD				
Location:	46 The Avenue N10 2QL				
Proposal:	Formation of basement extension with front and rear lightwells, and railings and bay window to front.				
Application No:	HGY/2010/2067	Officer:	Tara Jane Fisher	Decision Date:	30/12/2010
Decision:	GTD				
Location:	19 & 19a Barnard Hill N10 2HB				
Proposal:	Demolition of lower ground floor extension to rear and refurbishment of the existing house including new construction at lower and upper ground floors to provide 3 self-contained flats				
Application No:	HGY/2010/2087	Officer:	Subash Jain	Decision Date:	04/01/2011
Decision:	GTD				
Location:	151 Albert Road N22 7AQ				
Proposal:	Replacement of existing timber framed sash windows with new UPVC windows				
Application No:	HGY/2010/2096	Officer:	Sarah Madondo	Decision Date:	14/01/2011
Decision:	GTD				
Location:	5 Crescent Rise N22 7AW				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2010/2106	Officer:	Valerie Okeiyi	Decision Date:	05/01/2011
Decision:	PERM DEV				
Location:	95 Victoria Road N22 7XG				
Proposal:	Erection of rear dormer				
Application No:	HGY/2010/2107	Officer:	Valerie Okeiyi	Decision Date:	05/01/2011
Decision:	GTD				
Location:	95 Victoria Road N22 7XG				
Proposal:	Rebuilding and enlargement of existing rear extension				
Application No:	HGY/2010/2113	Officer:	Ruma Nowaz	Decision Date:	04/01/2011
Decision:	PERM DEV				
Location:	56 Winton Avenue N11 2AT				
Proposal:	Roof extension to facilitate a loft conversion				
Application No:	HGY/2010/2148	Officer:	Jill Warren	Decision Date:	13/01/2011
Decision:	GTD				
Location:	9A Methuen Park N10 2JR				
Proposal:	Erection of single storey rear extension to existing garden flat.				

Application No:	HGY/2010/2162	Officer:	Valerie Okeiyi	Decision Date:	11/01/2011
Decision:	PERM DEV				
Location:	63 Victoria Road N22 7XA				
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front roofslope				
Application No:	HGY/2010/2170	Officer:	Subash Jain	Decision Date:	20/01/2011
Decision:	GTD				
Location:	81 Muswell Avenue N10 2EH				
Proposal:	Erection of rear dormer window with insertion of 2 rooflights to front roofslope to facilitate a loft conversion				
Application No:	HGY/2010/2174	Officer:	Subash Jain	Decision Date:	17/01/2011
Decision:	GTD				
Location:	12 Coniston Road N10 2BP				
Proposal:	Creation of lightwell in front garden				
Application No:	HGY/2010/2188	Officer:	Valerie Okeiyi	Decision Date:	19/01/2011
Decision:	GTD				
Location:	63 Victoria Road N22 7XA				
Proposal:	Installation of new sliding folding doors at rear ground floor level and erection of new terrace with frameless glass balustrade at rear second floor level				
Application No:	HGY/2010/2196	Officer:	Valerie Okeiyi	Decision Date:	21/01/2011
Decision:	GTD				
Location:	23 Muswell Avenue N10 2EB				
Proposal:	Extension to existing single storey rear 'addition'				
Application No:	HGY/2010/2229	Officer:	Jill Warren	Decision Date:	07/01/2011
Decision:	REF				
Location:	9 Elms Avenue N10 2JN				
Proposal:	Application for non-material amendments following a grant of planning permission HGY/2010/0260 for changing window for a Juliet Balcony on the dormer				

WARD: Bounds Green

Application No:	HGY/2010/1959	Officer:	Michelle Bradshaw	Decision Date:	14/12/2010
Decision:	GTD				
Location:	Land Rear of 24 Maidstone Road N11 2TL				
Proposal:	Erection of three storey residential block comprising of 3 x 2 bedroom flats including 3 parking bays.				
Application No:	HGY/2010/1998	Officer:	Michelle Bradshaw	Decision Date:	17/12/2010
Decision:	REF				
Location:	Top Floor Flat, 48C Lascotts Road N22 8JN				
Proposal:	Erection of rear dormer window.				

Application No:	HGY/2010/2041	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/12/2010
Location:	16 Myddleton Road N22 8NR		
Proposal:	Erection of roof extension including a rear dormer with insertion of 3 x rooflight to front roofslope		
Application No:	HGY/2010/2131	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	11/01/2011
Location:	49 Lascotts Road N22 8JL		
Proposal:	Erection of rear dormer (Certificate of Lawfulness)		
Application No:	HGY/2010/2153	Officer:	Jill Warren
Decision:	GTD	Decision Date:	11/01/2011
Location:	5 Queens Road N11 2QJ		
Proposal:	Certificate of Lawfulness for erection of rear dormer window with insertion of two rooflights to front roofslope to facilitate a loft conversion.		
Application No:	HGY/2010/2175	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/01/2011
Location:	Warwick Court, Bounds Green Road N11 2EB		
Proposal:	Demolition of existing garages and erection of single dwelling house.		
Application No:	HGY/2010/2177	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	17/01/2011
Location:	21 Imperial Road N22 8DE		
Proposal:	Erection of a rear dormer window to facilitate a loft conversion.		
Application No:	HGY/2010/2182	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/12/2010
Location:	1 Queens Road N11 2QJ		
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2008/0806 for minor changes to the internal layout of the proposed houses		

WARD: Bruce Grove

Application No:	HGY/2010/1662	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/12/2010
Location:	491A High Road N17 6QA		
Proposal:	Erection of first and second storey extension to provide 2 x two bed self-contained flats		
Application No:	HGY/2010/1737	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/12/2010
Location:	453 High Road N22 8JD		
Proposal:	Conversion of upper floors into 1 x four bed self contained flat.		

Application No:	HGY/2010/1999	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/12/2010
Location:	25A Lordship Lane N17 6RU		
Proposal:	Change of use from D2 to A5 (hot food takeaway).		
Application No:	HGY/2010/2033	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	16/12/2010
Location:	202 Philip Lane N15 4HH		
Proposal:	Certificate of Lawfulness for retention of Studio B and C in the back addition and Flat A in the main building.		
Application No:	HGY/2010/2039	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/12/2010
Location:	89 Bruce Grove N17 6UZ		
Proposal:	Use of rear of shop unit as a control office for 24 hour radio controlled mini cab		
Application No:	HGY/2010/2061	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/12/2010
Location:	198 Philip Lane N15 4HH		
Proposal:	Retention of Studio B & C in the back addition and Flat A in the main building.		
Application No:	HGY/2010/2112	Officer:	Subash Jain
Decision:	GTD	Decision Date:	11/01/2011
Location:	Elm Place, 15-16 Bruce Grove N17 6UU		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2008/2103.		
Application No:	HGY/2010/2144	Officer:	Jill Warren
Decision:	REF	Decision Date:	12/01/2011
Location:	1 Woodside Gardens N17 6UY		
Proposal:	Demolition of existing garage and erection of 1 x one bedroom single dwelling house with garden.		
Application No:	HGY/2010/2151	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	12/01/2011
Location:	59 The Avenue N17 6TB		
Proposal:	Conversion of property into 2 x 2 bedroom flats.		
Application No:	HGY/2010/2154	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	21/12/2010
Location:	539 High Road N17 6SD		
Proposal:	Display of 1 x internally illuminated sign		
Application No:	HGY/2010/2253	Officer:	Oliver Christian
Decision:	REF	Decision Date:	20/01/2011
Location:	Coleshill Drayton Road N17 6HJ		
Proposal:	Erection of single storey rear extension and erection of two storey side extension		

WARD: **Crouch End**

Application No:	HGY/2010/1899	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/01/2011
Location:	44-50 Coleridge Road N8 8ED		
Proposal:	Non-material amendment following a grant of planning permission HGY/2008/0736 to vary car parking layout		
Application No:	HGY/2010/1981	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	14/12/2010
Location:	20a Stanhope Gardens N6 5TS		
Proposal:	Provision of basement accommodation to existing lower ground floor storage, incorporating new sash windows to front lightwell. Provision of roof lights at ground floor level and new basement level door to rear elevation to provide garden access.		
Application No:	HGY/2010/1991	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	17/12/2010
Location:	7 Tregaron Avenue N8 9HA		
Proposal:	Certificate of Lawfulness for erection of single storey detached studio building to rear of property.		
Application No:	HGY/2010/1996	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	16/12/2010
Location:	40 Stanhope Road N6 5NG		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2010/2003	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/12/2010
Location:	21-23 The Broadway N8 8DU		
Proposal:	Installation of 8.0 m public staircase tower cuplok including a fence.		
Application No:	HGY/2010/2004	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/12/2010
Location:	Upper flat, 134 Crouch Hill N8 9DX		
Proposal:	Conversion of existing self contained unit on two upper floors from office use to residential use comprising of 1 x 2 bedroom maisonette with own separate entrance over at street level.		
Application No:	HGY/2010/2017	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/12/2010
Location:	Land adjacent to 2 Fairfield Road N8 9HG		
Proposal:	Demolition of 2 existing garage blocks on site, and construction of single storey house with basement		
Application No:	HGY/2010/2018	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/12/2010
Location:	Land adjacent to 2 Fairfield Road N8 9HG		
Proposal:	Conservation Area Consent for demolition of 2 existing garage blocks on site, and construction of single storey house with basement		

Application No:	HGY/2010/2021	Officer:	Oliver Christian	Decision Date:	21/12/2010
Decision:	GTD				
Location:	Montague House, 120 Crouch Hill N8 9DY				
Proposal:	Demolition and rebuilding of brick garden wall to front boundary				
Application No:	HGY/2010/2022	Officer:	Oliver Christian	Decision Date:	21/12/2010
Decision:	GTD				
Location:	Montague House, 120 Crouch Hill N8 9DY				
Proposal:	Conservation Area Consent for demolition and rebuilding of brick garden wall to front boundary				
Application No:	HGY/2010/2023	Officer:	Oliver Christian	Decision Date:	21/12/2010
Decision:	GTD				
Location:	Montague House, 120 Crouch Hill N8 9DY				
Proposal:	Listed Building Consent for demolition and rebuilding of brick garden wall to front boundary				
Application No:	HGY/2010/2029	Officer:	Jeffrey Holt	Decision Date:	21/12/2010
Decision:	REF				
Location:	10 Broadway Parade, Tottenham Lane N8 9DE				
Proposal:	Change of use from retail (A1) to estate agent (A2)				
Application No:	HGY/2010/2054	Officer:	Jeffrey Holt	Decision Date:	14/12/2010
Decision:	GTD				
Location:	2 The Broadway N8 9SN				
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x non-illuminated hanging sign, 1 x non-illuminated aluminium sign and 1 x internally illuminated aluminium / glass sign.				
Application No:	HGY/2010/2076	Officer:	Jeffrey Holt	Decision Date:	22/12/2010
Decision:	GTD				
Location:	10 Christchurch Road N8 9QL				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/2078	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	22/12/2010
Decision:	GTD				
Location:	Flat A, 126 Tottenham Lane N8 7EL				
Proposal:	Erection of third floor mansard roof extension				
Application No:	HGY/2010/2104	Officer:	Jeffrey Holt	Decision Date:	17/12/2010
Decision:	GTD				
Location:	Flat 3 Priory Court, 47 Shepherds Hill N6 5QN				
Proposal:	Replacement of existing porch to Flat 3 Priory Court entrance.				
Application No:	HGY/2010/2130	Officer:	John Ogenga P'Lakop	Decision Date:	21/12/2010
Decision:	GTD				
Location:	42 The Broadway N8 9SU				
Proposal:	Conversion of upper floors into three self contained flats				

Application No:	HGY/2010/2133	Officer:	Jeffrey Holt	Decision Date:	17/12/2010
Decision:	GTD				
Location:	7 Highgate Spinney, Crescent Road N8 8AR				
Proposal:	Tree works to include various works to various trees.				
Application No:	HGY/2010/2135	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	11/01/2011
Decision:	GTD				
Location:	8 Glasslyn Road N8 8RH				
Proposal:	Formation of rear dormer and installation of two velux rooflights to front roofslope/rear roofslope to create a loft conversion.				
Application No:	HGY/2010/2141	Officer:	John Ogenga P'Lakop	Decision Date:	11/01/2011
Decision:	REF				
Location:	49A Landrock Road N8 9HR				
Proposal:	Basement conversion plus alterations to front garden to incorporate a front lightwell with safety railings.				
Application No:	HGY/2010/2146	Officer:	John Ogenga P'Lakop	Decision Date:	10/01/2011
Decision:	GTD				
Location:	87B Ferme Park Road N8 9SA				
Proposal:	Extending of existing extension by 1.4 meters.				
Application No:	HGY/2010/2169	Officer:	Jeffrey Holt	Decision Date:	17/01/2011
Decision:	PERM REQ				
Location:	3 Landrock Road N8 9HP				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/2172	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/01/2011
Decision:	REF				
Location:	42 Birchington Road N8 8HP				
Proposal:	Formation of vehicle crossover				
Application No:	HGY/2010/2202	Officer:	Oliver Christian	Decision Date:	18/01/2011
Decision:	GTD				
Location:	39 Birchington Road N8 8HP				
Proposal:	Change of use of property from 7 self-contained studios and 1 non-self-contained unit to C3 (single dwellinghouse) incorporating a single storey rear extension and alterations to rear elevation				
Application No:	HGY/2010/2226	Officer:	Jeffrey Holt	Decision Date:	20/01/2011
Decision:	GTD				
Location:	11 Clifton Road N8 8HY				
Proposal:	Erection of single storey rear addition				
Application No:	HGY/2010/2241	Officer:	Jeffrey Holt	Decision Date:	20/01/2011
Decision:	PERM DEV				
Location:	24 Stanhope Road N6 5NG				
Proposal:	Conversion of integral garage to habitable space				

WARD: Fortis Green

Application No: **HGY/2010/1663** Officer: Ruma Nowaz
Decision: GTD Decision Date: 15/12/2010
Location: 43 Grand Avenue N10 3BS
Proposal: Installation of photovoltaic system on rear flat roof.

Application No: **HGY/2010/1930** Officer: Jill Warren
Decision: REF Decision Date: 17/12/2010
Location: 40 Colney Hatch Lane N10 1DU
Proposal: Replacement of existing inward opening wooden window with outward opening automatic door.

Application No: **HGY/2010/1968** Officer: Ruma Nowaz
Decision: GTD Decision Date: 15/12/2010
Location: 39C Woodside Avenue N6 4SP
Proposal: Installation of electric, sliding, wrought iron gate.

Application No: **HGY/2010/1973** Officer: Ruma Nowaz
Decision: GTD Decision Date: 14/12/2010
Location: 171 Fortis Green Road N10 3BG
Proposal: Installation of shelter over sand pit including installation of new hand rails to staircase.

Application No: **HGY/2010/1990** Officer: Ruma Nowaz
Decision: REF Decision Date: 16/12/2010
Location: 12 Lynmouth Road N2 9LS
Proposal: Erection of rear dormer

Application No: **HGY/2010/2005** Officer: Jill Warren
Decision: REF Decision Date: 21/12/2010
Location: 1 Beech Drive N2 9NX
Proposal: Erection of front dormer and alterations to side and rear fenestration at roof level

Application No: **HGY/2010/2006** Officer: Ruma Nowaz
Decision: GTD Decision Date: 21/12/2010
Location: 19 Twyford Avenue N2 9NU
Proposal: Roof conversion with rear and side gables and rear and side dormers

Application No: **HGY/2010/2014** Officer: Valerie Okeiyi
Decision: REF Decision Date: 21/12/2010
Location: 46 Grand Avenue N10 3BP
Proposal: Erection of first floor extension

Application No:	HGY/2010/2057	Officer:	Ruma Nowaz	Decision Date:	22/12/2010
Decision:	GTD				
Location:	39 Birchwood Avenue N10 3BE				
Proposal:	Erection of rear dormer window to facilitate a loft conversion				
Application No:	HGY/2010/2062	Officer:	Valerie Okeiyi	Decision Date:	23/12/2010
Decision:	GTD				
Location:	8 Fortismere Avenue N10 3BL				
Proposal:	Erection of rear dormer in place of existing rooflight				
Application No:	HGY/2010/2064	Officer:	Subash Jain	Decision Date:	24/12/2010
Decision:	GTD				
Location:	15 Creighton Avenue N10 1NX				
Proposal:	Erection of ground floor extension, alterations to front garden, new access to front door, alteration to car parking arrangement, alteration to rear of the building, alterations to windows on first floor level, new windows / small balcony on second floor level. Replacement of existing timber windows with timber windows.				
Application No:	HGY/2010/2084	Officer:	Jill Warren	Decision Date:	07/01/2011
Decision:	GTD				
Location:	Bomarsund, 94 Fortis Green N2 9EY				
Proposal:	Erection of front boundary wall matching imperial gaunt bricks and provide timber gates				
Application No:	HGY/2010/2101	Officer:	Tara Jane Fisher	Decision Date:	04/01/2011
Decision:	GTD				
Location:	26 Ringwood Avenue N2 9NS				
Proposal:	Erection of single storey rear extension, addition of two side dormers and one rear domer with alterations to entrance/internal alterations				
Application No:	HGY/2010/2121	Officer:	Jill Warren	Decision Date:	11/01/2011
Decision:	PERM DEV				
Location:	4 Greenham Road N10 1LP				
Proposal:	Certificate of Lawfulness for roof extension from hipped to gable.				
Application No:	HGY/2010/2122	Officer:	Jill Warren	Decision Date:	05/01/2011
Decision:	GTD				
Location:	44 Osier Crescent N10 1QW				
Proposal:	Tree works to include crown reduction by 35 - 40 % of 1 x Robinia Pseudocacia Frisia Tree				
Application No:	HGY/2010/2155	Officer:	Jill Warren	Decision Date:	13/01/2011
Decision:	GTD				
Location:	321-335 Osier Crescent N10 1RD				
Proposal:	Tree works to include repollarding of 2 x Horse Chestnut trees.				
Application No:	HGY/2010/2164	Officer:	Jill Warren	Decision Date:	17/12/2010
Decision:	GTD				
Location:	21 Twyford Avenue N2 9NU				
Proposal:	Non material amendment following a grant of planning permission HGY/2010/1170 to build rear wall of extension centered on boundary and pebbledash finish to wall rather than facing brickwork.				

Application No: **HGY/2010/2254** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 30/12/2010
 Location: 488 Muswell Hill Broadway N10 6FH
 Proposal: Non-material amendments following a grant of planning permission HGY/2010/0555 to increase size of the store to be erected to rear of retail unit.

WARD: Haringay

Application No: **HGY/2010/2037** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 10/01/2011
 Location: 81a Cavendish Road N4 1RR
 Proposal: Erection of a single storey rear ground floor extension

Application No: **HGY/2010/2069** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 30/12/2010
 Location: 20 Fairfax Road N8 0NG
 Proposal: Erection of rear dormer window, gable, erection of single storey rear extension with pitched roof and outbuilding.

Application No: **HGY/2010/2099** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 05/01/2011
 Location: 13 Alroy Road N4 1EF
 Proposal: Formation of vehicle crossover

Application No: **HGY/2010/2108** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/01/2011
 Location: 2A Umfreville Road N4 1SB
 Proposal: Erection of 2 x 3 bedroom two storey dwellinghouses with associated landscaping.

Application No: **HGY/2010/2119** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 05/01/2011
 Location: 413 Green Lanes N4 1EY
 Proposal: Change of use from restaurant (A3) to social Club (D2) and retain front part of the unit as take away.

Application No: **HGY/2010/2178** Officer: Oliver Christian
 Decision: GTD Decision Date: 18/01/2011
 Location: 146 Wightman Road N8 0BD
 Proposal: Use of property as eight self contained flats

WARD: Highgate

Application No: **HGY/2010/1509** Officer: Ruma Nowaz
 Decision: REF Decision Date: 19/01/2011
 Location: 13 North Hill N6 4AB
 Proposal: Tree works to include fell to ground level/grind out stump of 1 x Sycamore tree

Application No:	HGY/2010/1668	Officer:	Jill Warren	Decision Date:	14/12/2010
Decision:	REF				
Location:	252 Archway Road N6 5AX				
Proposal:	Change of Use of rear part of ground and basement floors from A1 (retail) to C3 (dwelling house) and creation of rear extension to basement.				
Application No:	HGY/2010/1809	Officer:	Ruma Nowaz	Decision Date:	23/12/2010
Decision:	GTD				
Location:	Woodley, Compton Avenue N6 4LH				
Proposal:	Tree works to include various works to various trees				
Application No:	HGY/2010/1812	Officer:	Valerie Okeiyi	Decision Date:	07/01/2011
Decision:	GTD				
Location:	60 North Hill N6 4RH				
Proposal:	Listed Building Consent for replacement of existing Georgian sash windows with European redwood sash windows.				
Application No:	HGY/2010/1815	Officer:	Valerie Okeiyi	Decision Date:	07/01/2011
Decision:	GTD				
Location:	60 North Hill N6 4RH				
Proposal:	Replacement of existing Georgian sash windows with European redwood sash windows				
Application No:	HGY/2010/1852	Officer:	Valerie Okeiyi	Decision Date:	14/12/2010
Decision:	GTD				
Location:	Oak House, 13 North Grove N6 4SH				
Proposal:	Demolition of existing conservatory, erection of single storey rear extension and erection of three storey side extension. Demolition of bay window, play room and external staircase (Amended Plans).				
Application No:	HGY/2010/1913	Officer:	Valerie Okeiyi	Decision Date:	14/12/2010
Decision:	REF				
Location:	Oak House, 13 North Grove N6 4SH				
Proposal:	Demolition of existing conservatory, erection of single storey rear extension, erection of three storey side extension and erection of single storey extension over existing garage. Demolition of bay window, play room and external staircase (Amended Description).				
Application No:	HGY/2010/1938	Officer:	Jill Warren	Decision Date:	14/12/2010
Decision:	GTD				
Location:	Springfield Cottages, 145-191 North Hill N6 4ED				
Proposal:	Installation of pedestrian/vehicle security gate to control access to rear.				
Application No:	HGY/2010/1966	Officer:	Tara Jane Fisher	Decision Date:	14/12/2010
Decision:	GTD				
Location:	126 Archway Road N6 5BH				
Proposal:	Erection of two storey rear extension and erection of 2 x rear dormers, including internal refurbishment of the house.				
Application No:	HGY/2010/2032	Officer:	Tara Jane Fisher	Decision Date:	22/12/2010
Decision:	GTD				
Location:	36 Hornsey Lane Gardens N6 5PB				
Proposal:	Demolition of rear extension and erection of single storey rear extension				

Application No:	HGY/2010/2034	Officer:	Subash Jain	Decision Date:	24/12/2010
Decision:	GTD				
Location:	Unit 9 Broadbent Close, 20-22 Highgate High Street N6 5JG				
Proposal:	Change of use of motor vehicle repair shop to vehicle repair shop and MOT Testing Station.				
Application No:	HGY/2010/2038	Officer:	Ruma Nowaz	Decision Date:	22/12/2010
Decision:	GTD				
Location:	37 Stormont Road N6 4NR				
Proposal:	Tree works to include pruning of 1 x Elderberry tree and lifting of lower limbs, removal of deadwood and reduction by 20% of 1 x Pine tree				
Application No:	HGY/2010/2040	Officer:	Subash Jain	Decision Date:	24/12/2010
Decision:	GTD				
Location:	Ground Floor Flat, R/O 263 Archway Road N6 5BS				
Proposal:	Use of ground floor rear of 263 Archway Road as 1 bedroom self contained flat.				
Application No:	HGY/2010/2043	Officer:	Ruma Nowaz	Decision Date:	23/12/2010
Decision:	PERM REQ				
Location:	48 Langdon Park Road N6 5QG				
Proposal:	Insertion of rooflights to existing flat roofed rear extension; creation of two raised decks with associated timber balustrade surrounds to the rear of the property and enlargement of a first floor window to rear elevation with associated Juliet balcony.				
Application No:	HGY/2010/2050	Officer:	Jill Warren	Decision Date:	23/12/2010
Decision:	GTD				
Location:	17-19 View Road N6 4DJ				
Proposal:	Extension of dormer window to provide more staff area. Conversion of tank room and roof space to office.				
Application No:	HGY/2010/2051	Officer:	Tara Jane Fisher	Decision Date:	23/12/2010
Decision:	GTD				
Location:	Flat A, 41 Hornsey Lane Gardens N6 5NY				
Proposal:	Retention of roof terrace				
Application No:	HGY/2010/2055	Officer:	Ruma Nowaz	Decision Date:	22/12/2010
Decision:	GTD				
Location:	100 Talbot Road N6 4RA				
Proposal:	Erection of side/rear extension porch and basement				
Application No:	HGY/2010/2068	Officer:	Ruma Nowaz	Decision Date:	20/01/2011
Decision:	GTD				
Location:	21 Parklands Cholmeley Park N6 5FE				
Proposal:	Erection of single storey side extension				
Application No:	HGY/2010/2095	Officer:	Sarah Madondo	Decision Date:	17/12/2010
Decision:	PERM DEV				
Location:	57 Cromwell Avenue N6 5HP				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension.				

Application No:	HGY/2010/2100	Officer:	Subash Jain	Decision Date:	06/01/2011
Decision:	GTD				
Location:	44 Wood Lane N6 5UB				
Proposal:	Non-material amendments application following a grant of planning permission HGY/2009/0420 for minor alterations to building footprint and plan to reconfigure parking arrangement / storage areas				
Application No:	HGY/2010/2109	Officer:	Jill Warren	Decision Date:	06/01/2011
Decision:	REF				
Location:	270 Archway Road N6 5AU				
Proposal:	Front extension to existing first floor, rear extensions to ground and first floor and addition of pitched roof storey to provide commercial space at ground floor level and 2 x one bed, 3 x two bed and 1 x 3 bed flats at upper floor levels				
Application No:	HGY/2010/2111	Officer:	Tara Jane Fisher	Decision Date:	07/01/2011
Decision:	GTD				
Location:	33 Cholmeley Park N6 5EL				
Proposal:	Construction of ground floor and basement rear extension, erection of front and rear dormers, increase in height of rear flank parapet at roof level and installation of three AC condensers				
Application No:	HGY/2010/2129	Officer:	Valerie Okeiyi	Decision Date:	10/01/2011
Decision:	REF				
Location:	9 Grange Road N6 4AR				
Proposal:	Demolition of existing bungalow and erection of two storey, three bedroom single dwelling house with lower ground floor.				
Application No:	HGY/2010/2183	Officer:	Jill Warren	Decision Date:	14/01/2011
Decision:	PERM DEV				
Location:	34 Wood Lane N6 5UB				
Proposal:	Certificate of Lawfulness for erection of garden room to rear of property.				
Application No:	HGY/2010/2190	Officer:	Ruma Nowaz	Decision Date:	19/01/2011
Decision:	GTD				
Location:	9 Talbot Road N6 4QS				
Proposal:	Replacement of existing cracked concrete paving with new timber bin housing				
Application No:	HGY/2010/2206	Officer:	Subash Jain	Decision Date:	21/01/2011
Decision:	PERM REQ				
Location:	4 Highgate Avenue N6 5RX				
Proposal:	Erection of single storey rear extension, including insertion of 3 x rooflights to rear and alterations to the pitched roof of existing single storey rear extension				

WARD: Hornsey

Application No:	HGY/2010/2016	Officer:	John Ogenga P'Lakop	Decision Date:	17/12/2010
Decision:	PERM REQ				
Location:	14 Glebe Road N8 7DB				
Proposal:	Erection of single storey side infill extension (Certificate of Lawfulness).				

Application No:	HGY/2010/2030	Officer:	Oliver Christian	Decision Date:	16/12/2010
Decision:	PERM DEV				
Location:	31 Hawthorn Road N8 7LY				
Proposal:	Certificate of Lawfulness for the demolition of existing rear addition and erection of single storey rear extension.				
Application No:	HGY/2010/2059	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	22/12/2010
Decision:	GTD				
Location:	3 Priory Road N8 8LH				
Proposal:	Conversion of bed sit accommodation into two bedroom self contained flat including internal alterations				
Application No:	HGY/2010/2079	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	22/12/2010
Decision:	PERM DEV				
Location:	118 Nelson Road N8 9RN				
Proposal:	Erection of rear dormer				
Application No:	HGY/2010/2147	Officer:	Oliver Christian	Decision Date:	22/12/2010
Decision:	GTD				
Location:	15A Tottenham Lane N8 9DJ				
Proposal:	Addition of a first floor office accommodation				
Application No:	HGY/2010/2150	Officer:	Jeffrey Holt	Decision Date:	12/01/2011
Decision:	GTD				
Location:	18 Ribblesdale Road N8 7EP				
Proposal:	Formation of vehicle crossover.				
Application No:	HGY/2010/2185	Officer:	Subash Jain	Decision Date:	23/12/2010
Decision:	GTD				
Location:	1-32 Wellington, Ashford Avenue N8 8LL				
Proposal:	Application for non-material amendments following a grant of planning permission HGY/2010/0142 to omit the central mullion from the fixed-lite on W5 to make it one fixed pane, omit the transom that splits the middle fixed-lite in two				
Application No:	HGY/2010/2233	Officer:	Jeffrey Holt	Decision Date:	17/12/2010
Decision:	GTD				
Location:	Rokesly Primary and Junior School, Rokesly Avenue N8 8NH				
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/0944 for continuation of school perimeter security fence in front of new children's centre elevation onto Elmfield Avenue. Omission of planting strip and addition of pebbles between fence and building.				
Application No:	HGY/2010/2269	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	12/01/2011
Decision:	GTD				
Location:	37 Hillfield Avenue N8 7DS				
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0954 to replace windows with French doors.				

Application No:	HGY/2010/1709	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	10/01/2011
Location:	44 Muswell Hill Road N10 3JR		
Proposal:	Erection of basement extension and single storey rear extension with other alterations to rear.		
Application No:	HGY/2010/1761	Officer:	Jill Warren
Decision:	GTD	Decision Date:	22/12/2010
Location:	3-53 The Priory 98 Priory Road N8 7HS		
Proposal:	Replacement of existing timber / PVCu windows with PVCu white windows		
Application No:	HGY/2010/1947	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/12/2010
Location:	110 A Priory Lodge Priory Road N8 7HP		
Proposal:	Change of use from Office (B1) to Nursery (D1).		
Application No:	HGY/2010/1950	Officer:	Subash Jain
Decision:	GTD	Decision Date:	14/12/2010
Location:	24 Woodland Rise N10 3UG		
Proposal:	Demolition of existing rear extension and erection of new rear ground floor extension. Alteration to fenestration to rear ground floor extension.		
Application No:	HGY/2010/1953	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/12/2010
Location:	18b Princes Avenue N10 3LR		
Proposal:	Erection of single storey rear extension and new garden shed		
Application No:	HGY/2010/1962	Officer:	Subash Jain
Decision:	GTD	Decision Date:	14/12/2010
Location:	Grove Lodge, 8 Muswell Hill N10 3TD		
Proposal:	Tree works to include various works to various trees.		
Application No:	HGY/2010/1969	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	14/12/2010
Location:	26 Farrer Road N8 8LB		
Proposal:	Certificate of Lawfulness for erection of single storey rear conservatory		
Application No:	HGY/2010/1982	Officer:	Subash Jain
Decision:	REF	Decision Date:	15/12/2010
Location:	1 Treeside Place, Cranley Gardens N10 3AR		
Proposal:	Retention of access and sliding gates linked to closure of the existing access.		
Application No:	HGY/2010/1992	Officer:	Subash Jain
Decision:	REF	Decision Date:	17/12/2010
Location:	Basement Flat, 30 Church Crescent N10 3NE		
Proposal:	Extension of existing basement to provide a third bedroom.		

Application No:	HGY/2010/1994	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	17/12/2010
Location:	Rear of 76 St James's Lane N10 3RD		
Proposal:	Demolition of 20 x existing garages and erection of 3 x three bedroom houses (one with attached garage), and 2 x semi-detached garages		
Application No:	HGY/2010/2002	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/12/2010
Location:	96 Cranley Gardens N10 3AH		
Proposal:	Tree works to include crown reduction by 20% and crown thinning by 10% of 1 x Pear Tree.		
Application No:	HGY/2010/2013	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/12/2010
Location:	29 Cranmore Way N10 3TP		
Proposal:	Erection of new rear conservatory an alteration to existing adjacent rear addition to align with roof of the new conservatory		
Application No:	HGY/2010/2097	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/01/2011
Location:	11 Palace Road N8 8QL		
Proposal:	Conversion of property from two flats into single dwelling house including alterations to the roof and rear elevation of the rear extension.		
Application No:	HGY/2010/2110	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/01/2011
Location:	47 Muswell Hill Broadway N10 3RT		
Proposal:	Change of use of upper floors from office to residential, comprising 1 x two bed flat and 1 x three bed flat		
Application No:	HGY/2010/2136	Officer:	Jill Warren
Decision:	GTD	Decision Date:	23/12/2010
Location:	142 Muswell Hill Broadway N10 3RY		
Proposal:	Display of 1 x internally illuminated ATM tablet sign		
Application No:	HGY/2010/2143	Officer:	Subash Jain
Decision:	GTD	Decision Date:	20/01/2011
Location:	22 Danvers Road N8 7HH		
Proposal:	Application for new planning permission to replace an extant planning permission HGY/2004/2267 for loft conversion including erection of rear dormer window, alteration to form gable end and raising roofline		
Application No:	HGY/2010/2159	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/01/2011
Location:	61 Connaught Gardens N10 3LG		
Proposal:	Erection of side and rear dormers		
Application No:	HGY/2010/2167	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/01/2011
Location:	First Floor And Second Floor Flat, 10 Palace Road N8 8QJ		
Proposal:	Replacement of existing windows with timber to the front and white PVC double-glazed windows to the rear. (amended description).		

WARD: Noel Park

Application No: **HGY/2010/1357** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/01/2011
 Location: 58 Turnpike Lane N8 0PS
 Proposal: Demolition of existing garage and erection of single storey building to accommodate a 1 bedroom unit

Application No: **HGY/2010/1747** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/01/2011
 Location: 4 Cheapside Fortis Green N2
 Proposal: Variation of condition 7 attached to planning permission HGY/2008/2192 for the extension of closing time from 1800 hours Monday to Saturday and 1500 hours on Sunday and Bank Holiday to 2000 hours Monday to Sunday.

Application No: **HGY/2010/2071** Officer: Jill Warren
 Decision: REF Decision Date: 30/12/2010
 Location: Land R/O 14 High Road and adjacent to 1 Whymark Avenue N22 6DJ
 Proposal: Change of use from Offices (B1) to Nursery (D1)

Application No: **HGY/2010/2132** Officer: Subash Jain
 Decision: GTD Decision Date: 11/01/2011
 Location: 31 Westbury Avenue N22 6BS
 Proposal: Change of use of ground floor from A1 to A3 (restaurant) incorporating a single storey rear extension.

Application No: **HGY/2010/2168** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 17/01/2011
 Location: Unit 2, Bittern Place, Coburg Road N22 6TP
 Proposal: Provision of additional design office / design room space with installation of natural light through 6 porthole windows to existing first floor storage room. Replacement of existing double leaf entrance door with high security single leaf opening door

WARD: Northumberland Park

Application No: **HGY/2010/1635** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 14/12/2010
 Location: 3 Bromley Road N17 0AR
 Proposal: Use of property as 2 self-contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2010/1821** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 14/12/2010
 Location: 58 Willoughby Lane N17 0SS
 Proposal: Demolition of existing side / rear extension and erection of new single storey side / rear extensions. Conversion of property into a Care Home.

Application No: **HGY/2010/2052** Officer: Jill Warren
 Decision: GTD Decision Date: 24/12/2010
 Location: 841-843 High Road N17 8EY
 Proposal: Conversion of first and second floor into 2 x 2 bed flats. Erection of rear dormer to create a one bed flat and erection of single storey rear extension.

Application No: **HGY/2010/2184** Officer: Jill Warren
 Decision: GTD Decision Date: 22/12/2010
 Location: Ermin, Moselle & Charles House, Love Lane N17 8DB
 Proposal: Application for a non-material amendment following a grant of planning permission HGY/2010/0262 to change curtain walling opening sashes from bottom hung to side hung

Application No: **HGY/2010/2194** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/01/2011
 Location: 104-106 Brantwood Road N17 0XW
 Proposal: Change of use from B8 (Storage) to B1 (Business), B2 (General Industrial), or B8 (Storage or Distribution)

Application No: **HGY/2010/2203** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 21/01/2011
 Location: 104 Northumberland Park Road N17 0TS
 Proposal: Loft extension with dormer windows and conversion of existing 3 residential units (2x 2 & 1 x 1 bed) to 4 residential flats comprising of 3 x two bed and 1 x one bed

WARD: **St Anns**

Application No: **HGY/2010/1965** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 14/12/2010
 Location: 130 Roslyn Road N15 5JJ
 Proposal: Erection of rear dormer window and roof extension to back addition.

Application No: **HGY/2010/1983** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/12/2010
 Location: 293 West Green Road N15 3PA
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2010/2073** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/12/2010
 Location: 23 Gresley Close N15 5BQ
 Proposal: Replacement of existing windows in kitchen, bathroom and bedroom with double glazed white PVC windows including replacement of front door with Elizabethan PVC door.

Application No: **HGY/2010/2091** Officer: Oliver Christian
 Decision: REF Decision Date: 04/01/2011
 Location: 69 Roseberry Gardens N4 1JQ
 Proposal: Retrospective planning application for retention of existing two flats

Application No: **HGY/2010/2126** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/01/2011
 Location: 30 Black Boy Lane N15 3AR
 Proposal: Use of property as two flats

Application No: **HGY/2010/2187** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/01/2011
 Location: 2 Southdown Villas, St Anns Road N15 3SS
 Proposal: Erection of two storey rear extension

Application No: **HGY/2010/2195** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 18/01/2011
 Location: 20 Suffolk Road N15 5RN
 Proposal: Erection of porch to front of property

WARD: Seven Sisters

Application No: **HGY/2010/1995** Officer: Oliver Christian
 Decision: GTD Decision Date: 14/12/2010
 Location: 30 Wargrave Avenue N15 6UD
 Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2010/2010** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/12/2010
 Location: 191 Plevna Crescent N15 6DZ
 Proposal: Replacement of existing windows with double glazed windows / doors.

Application No: **HGY/2010/2011** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/12/2010
 Location: 1, 3, 4, 9, 10, 13, 14, 19, 20, 21, 22, 23 and 24 Westcott Close N15 6DP
 Proposal: Replacement of existing windows with new PVC-u windows

Application No: **HGY/2010/2012** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/12/2010
 Location: 43-49, 55-69, 75-85 The Crescent, 41 High Road N15 6DS
 Proposal: Replacement of existing windows with new PVC-u windows

Application No: **HGY/2010/2024** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/12/2010
 Location: 25b Eade Road N4 1DJ
 Proposal: Replacement of existing front windows with double-glazed timber sash windows

Application No: **HGY/2010/2045** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/12/2010
 Location: 106 High Road N15 6JR
 Proposal: Erection of rear first floor extension.

Application No:	HGY/2010/2072	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	22/12/2010
Location:	32 Rostrevor Avenue N15 6LP		
Proposal:	Erection of roof extension comprising of front and rear dormer windows with new double glazed UPVC windows to front / rear		
Application No:	HGY/2010/2102	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/01/2011
Location:	24 Riverside Road N15 6DA		
Proposal:	Erection of front and rear dormers		
Application No:	HGY/2010/2125	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/12/2010
Location:	107 Vale Road N4 1PR		
Proposal:	Approval of Details pursuant to Condition 5 (provision of refuse) attached to planning permission HGY/2007/1268.		
Application No:	HGY/2010/2199	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	14/01/2011
Location:	55 Hillside Road N15 6LU		
Proposal:	Certificate of Lawfulness for erection of rear dormer window & roof extension on existing back addition.		
Application No:	HGY/2010/2255	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/01/2011
Location:	1 Clifton Gardens N15 6AP		
Proposal:	Erection of front / rear dormers and erection of single storey rear extension		

WARD: Stroud Green

Application No:	HGY/2010/1634	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/12/2010
Location:	6 Connaught Road N4 4NS		
Proposal:	Erection of single storey side extension to an existing lean building and glass roofed area		
Application No:	HGY/2010/1667	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/12/2010
Location:	Ground Floor Flat, 66 Florence Road N4 4DP		
Proposal:	Demolition of boundary fence / garage and erection of single storey rear extension with garage to rear and storage cupboards to side.		
Application No:	HGY/2010/1951	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	13/01/2011
Location:	60 Perth Road N4 3HB		
Proposal:	Erection of single storey side extension.		

Application No:	HGY/2010/1955	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/12/2010
Location:	Stapleton Hall, 5 Stapleton Hall Road N4 3QQ		
Proposal:	Installation of electronically operated vehicle access gates		
Application No:	HGY/2010/1956	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/12/2010
Location:	Stapleton Hall, 5 Stapleton Hall Road N4 3QQ		
Proposal:	Listed Building Consent for installation of electronically operated vehicle access gates		
Application No:	HGY/2010/1979	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	14/12/2010
Location:	27 Ridge Road N8 9LJ		
Proposal:	Certificate of Lawfulness for enlargement of existing rear roof dormer.		
Application No:	HGY/2010/2036	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	22/12/2010
Location:	74 Mount View Road N4 4JR		
Proposal:	Formation of rear dormer and installation of 3 x velux rooflights to facilitate a loft conversion		
Application No:	HGY/2010/2046	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/12/2010
Location:	19 Ridge Road N8 9LE		
Proposal:	Replacement of existing windows to second floor flat with custom UPVC sash windows.		
Application No:	HGY/2010/2070	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/01/2011
Location:	12 & 14 Mount View Road N4 4SL		
Proposal:	Tree works to include crown reduction by 30% of 1 x Plane tree		
Application No:	HGY/2010/2105	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	05/01/2011
Location:	71 Upper Tollington Park N4 4DD		
Proposal:	Removal of existing outhouse and erection of rear ground floor extension		
Application No:	HGY/2010/2197	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/01/2011
Location:	94A Ferme Park Road N8 9SD		
Proposal:	Formation of new front lightwell and enlargement of existing rear lightwell to facilitate a basement extension		
Application No:	HGY/2010/2198	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/01/2011
Location:	87A Uplands Road N8 9NH		
Proposal:	Formation of rear dormer and insertion of 2 rooflights to front roofslope, 1 rooflights to rear roofslope and 2 rooflights to pediment to facilitate a loft conversion (householder application)		

Application No: **HGY/2010/2211** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 20/01/2011
 Location: 105 Weston Park N8 9PR
 Proposal: Erection of single storey rear / side extension

Application No: **HGY/2010/2218** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 20/01/2011
 Location: 23 Ossian Road N4 4DX
 Proposal: Erection of single storey rear/side return extension and replacement of existing timber casement window with projecting glass bay window at rear of property

WARD: **Tottenham Green**

Application No: **HGY/2010/1558** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 22/12/2010
 Location: 24 Hanover Road N15 4DL
 Proposal: Use of property as four self contained flats

Application No: **HGY/2010/1964** Officer: Oliver Christian
 Decision: GTD Decision Date: 14/12/2010
 Location: 40 Mansfield Avenue N15 4HW
 Proposal: Formation of front porch.

Application No: **HGY/2010/1967** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/01/2011
 Location: 1-13 Herbert Road N15 4PE
 Proposal: Approval of details pursuant to condition 4 (Treatment of Landscaping) and condition 10 (Central Dish / Aerial System) attached to planning permission HGY/2008/1293.

Application No: **HGY/2010/2007** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 21/12/2010
 Location: Flat A, 35 Roslyn Road N15 5JB
 Proposal: Demolition of existing lean to and erection of new single storey rear extension and alterations of the existing 1 bed flat to form a 2 bed flat.

Application No: **HGY/2010/2019** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/12/2010
 Location: 20 West Green Road N15 5NN
 Proposal: Approval of details pursuant to conditions 1e) (extractor fans / flues), 1f) (soundproofing), 1g) (plans) and 1h) (storage / collection of refuse) attached to planning reference HGY/2010/0788

Application No: **HGY/2010/2042** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 24/12/2010
 Location: 250 High Road N15 4AJ
 Proposal: Subdivision of existing premises into 10 units, opening from 9am to 9pm. Change of use of Unit 10 to A3 (restaurant / cafe).

Application No: **HGY/2010/2081** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 24/12/2010
 Location: 250 High Road N15 4AJ
 Proposal: Installation of extractor fan and flue to rear elevation.

Application No: **HGY/2010/2082** Officer: Oliver Christian
 Decision: REF Decision Date: 30/12/2010
 Location: 46 Summerhill Road N15 4HD
 Proposal: Erection of single storey ground floor extension

Application No: **HGY/2010/2152** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 12/01/2011
 Location: 24 Townsend Road N15 4NT
 Proposal: Erection of single storey rear extension and conversion of existing property into 1 x one bed flat and 1 x two bed flat.

WARD: **Tottenham Hale**

Application No: **HGY/2010/2015** Officer: Oliver Christian
 Decision: REF Decision Date: 14/12/2010
 Location: 510 High Road N17 9JF
 Proposal: Change of use of ground floor from retail (A1) to hot food takeaway (A5).

Application No: **HGY/2010/2020** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/12/2010
 Location: Rear of 131 Chesnut Road N17 9EU
 Proposal: Approval of details pursuant to conditions 3 (materials), 6 (trees and landscaping), 9 (refuse / waste storage), 10 (roof railings), 11 (floor levels), 12 (foundations), 13 (energy efficiency measures), 14 (energy statement) and 15 (Code Level for Sustainable Homes) attached to planning reference HGY/2010/0489.

Application No: **HGY/2010/2035** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 23/12/2010
 Location: Rear of 1 Malvern Road N17 9HH
 Proposal: Erection of 1 x one bedroom detached house in place of disused garage

Application No: **HGY/2010/2116** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/01/2011
 Location: 32 Shelbourne Road N17 0JX
 Proposal: Erection of two storey side extension to create a new two bedroom end of terrace house, relocation of back garden land currently divided between ground floor and first floor flats

Application No: **HGY/2010/2165** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 22/12/2010
 Location: 64 Armadale Close N17 9PL
 Proposal: Replacement of existing single-glazed wooden windows and doors with new UPVC windows / doors

Application No:	HGY/2010/2173	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	17/01/2011
Location:	83 Kessock Close N17 9PW		
Proposal:	Replacement of existing wooden framed single glazed windows/doors with UPVC double glazed white windows/doors		
Application No:	HGY/2010/2192	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	17/01/2011
Location:	552 High Road N17 9SY		
Proposal:	Change of use of ground floor unit from office to cafe/sandwich bar		
Application No:	HGY/2010/2205	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/01/2011
Location:	2 Armadale Close N17 9PJ		
Proposal:	Replacement of existing metal windows / doors with white UPVC double-glazed windows / doors		
Application No:	HGY/2010/2207	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/01/2011
Location:	4 Armadale Close N17 9PJ		
Proposal:	Replacement of existing metal windows / doors with white UPVC double-glazed windows / doors		
Application No:	HGY/2010/2210	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/01/2011
Location:	225 Reedham Close N17 9PZ		
Proposal:	Change of use from A1 (retail) to B1 (offices)		
Application No:	HGY/2010/2217	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/01/2011
Location:	400 High Road N17 9JB		
Proposal:	Relocation of existing side access, removal of existing rear structure and erection of two storey rear side / single storey rear extension to provide 2 x one bed self contained flat and 1 x two bed self contained flats. Provision of front / side temporary fabric canopy.		

WARD: West Green

Application No:	HGY/2010/1323	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	06/01/2011
Location:	134 Higham Road N17 6NS		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2010/2027	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	22/12/2010
Location:	240 Langham Road N15 3NP		
Proposal:	Erection of single storey rear extension including alterations to rear elevation		

Application No:	HGY/2010/2044	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/12/2010
Location:	211 Boundary Road N22 6AL		
Proposal:	Conversion of property into two self contained flats (retrospective application).		
Application No:	HGY/2010/2047	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	22/12/2010
Location:	Flat A, 82 Mannoek Road N22 6AA		
Proposal:	Replacement of existing windows with white UPVC windows		
Application No:	HGY/2010/2048	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/12/2010
Location:	423 Lordship Lane N22 5DH		
Proposal:	Alterations to shopfront, installation of air conditioning units to rear and associated works		
Application No:	HGY/2010/2049	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/12/2010
Location:	423 Lordship Lane N22 5DH		
Proposal:	Display of 1 x externally illuminated fascia sign and 2 x externally illuminated projecting signs		
Application No:	HGY/2010/2075	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/12/2010
Location:	50A Langham Road N15 3RA		
Proposal:	Conversion of existing 3 flat property into a 4 flat property comprising 1 x two bed and 3 x one bed flats, incorporating interior renovation, erection of rear dormer and insertion of 3 rooflights to front roofslope.		
Application No:	HGY/2010/2077	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	30/12/2010
Location:	307 Lordship Lane N17 6AB		
Proposal:	Conversion of property into 1 x one bed flat and 1 x two bed flat		
Application No:	HGY/2010/2085	Officer:	Subash Jain
Decision:	REF	Decision Date:	04/01/2011
Location:	151 Boundary Road N22 6AR		
Proposal:	Erection of single storey orangery conservatory to rear		
Application No:	HGY/2010/2171	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/01/2011
Location:	270 Langham Road N15 3NP		
Proposal:	Use of ground floor as radio-controlled minicab office.		
Application No:	HGY/2010/2180	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/01/2011
Location:	21 Pendennis Road N17 6LJ		
Proposal:	Erection of single storey rear extension, erection of rear dormer window with insertion of rooflights to front/rear roofslope.		

WARD: White Hart Lane

Application No:	HGY/2010/2009	Officer:	Jill Warren	Decision Date:	21/12/2010
Decision:	REF				
Location:	11 Mayfair Gardens N17 7LP				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2010/2124	Officer:	Jeffrey Holt	Decision Date:	11/01/2011
Decision:	GTD				
Location:	Tennis Court, Bruce Castle Park Lordship Lane N17				
Proposal:	Refurbishment of existing tennis courts, reduction of tennis court to five courts, upgrading, resurfacing, installation of new lighting, installation of pedestrian lighting along existing path.				
Application No:	HGY/2010/2145	Officer:	Jeffrey Holt	Decision Date:	11/01/2011
Decision:	GTD				
Location:	Tennis Courts, Bruce Castle Park, Lordship Lane N17				
Proposal:	Refurbishment of existing tennis courts, including reducing tennis court into four, upgrading, resurfacing, installation of new lighting, installation of pedestrian lighting along existing path.				
Application No:	HGY/2010/2285	Officer:	Sarah Madondo	Decision Date:	04/01/2011
Decision:	GTD				
Location:	40 Courtman Road N17 7HU				
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/1605 for change of mono-pitched tiled roof to flat roof.				
Application No:	HGY/2010/2286	Officer:	Jill Warren	Decision Date:	11/01/2011
Decision:	GTD				
Location:	11 & 25 Teynton Terrace N17 7PZ				
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/1791 to remove Georgian bar detail and change design of windows				
Application No:	HGY/2010/2287	Officer:	Jill Warren	Decision Date:	11/01/2011
Decision:	GTD				
Location:	15 & 31 Teynton Terrace N17 7PZ				
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/1794 to remove Georgian bar detail and change design to bedroom windows to allow fire egress.				

WARD: Woodside

Application No:	HGY/2010/1838	Officer:	Valerie Okeiyi	Decision Date:	14/12/2010
Decision:	GTD				
Location:	13 Stirling Road N22 5BL				
Proposal:	Use of property as two self contained flats (Certificate of Lawfulness).				
Application No:	HGY/2010/1989	Officer:	Tara Jane Fisher	Decision Date:	17/12/2010
Decision:	REF				
Location:	2 Paisley Road N22 5RA				
Proposal:	Erection of two storey rear extension.				

Application No:	HGY/2010/2028	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/12/2010
Location:	White Hart Lane Community Sports Centre, White Hart Lane N22 5QW		
Proposal:	Continuation of use of car park for boot sales on Fridays from 0600 hours to 1400 hours		
Application No:	HGY/2010/2053	Officer:	Jill Warren
Decision:	GTD	Decision Date:	24/12/2010
Location:	3 Warberry Road N22 7TQ		
Proposal:	Change of use and conversion of former ground floor offices to 2 bedroom self contained flat.		
Application No:	HGY/2010/2060	Officer:	Subash Jain
Decision:	REF	Decision Date:	24/12/2010
Location:	57 Park Avenue N22 7EY		
Proposal:	Retention of garden room to rear of property as separate residential unit.		
Application No:	HGY/2010/2120	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/01/2011
Location:	Rear of 584 Lordship Lane N22 5BY		
Proposal:	Erection of 4 bedroom detached single dwelling house rear of 584 Lordship Lane fronting onto Graville Road		
Application No:	HGY/2010/2127	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/01/2011
Location:	34 Stirling Road N22 5BT		
Proposal:	Use of property as two self contained flats		
Application No:	HGY/2010/2186	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	17/01/2011
Location:	28 Selborne Road N22 7TL		
Proposal:	Erection of roof extension to facilitate a loft conversion		
Application No:	HGY/2010/2193	Officer:	Jill Warren
Decision:	PERM REQ	Decision Date:	19/01/2011
Location:	12 Eldon Road N22 5DX		
Proposal:	Erection of rear dormer and hipped to gable end roof extension with insertion of 3 x rooflights to front roofslope to facilitate a loft conversion.		



Haringey Council

Agenda item:

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Planning Committee	On 14th February 2011
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Report Title: Development Management, Building Control and Planning Enforcement work report		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.		
2. Summary Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 11 th January 2011 Planning Committee meeting.		
3. Recommendations That the report be noted.		
Report Authorised by: <div style="text-align: center;"> <p>PP Marc Dorfman Assistant Director Planning & Regeneration</p> </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 14 February 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

December 2010 Performance

In December 2010 there were 186 planning applications determined, with performance in each category as follows -

50% of major applications were determined within 13 weeks (1 out of 2)

84% of minor applications were determined within 8 weeks (36 out of 43 cases)

77% of other applications were determined within 8 weeks (109 out of 141 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 December, there were 1444 planning applications determined, with performance in each category as follows -

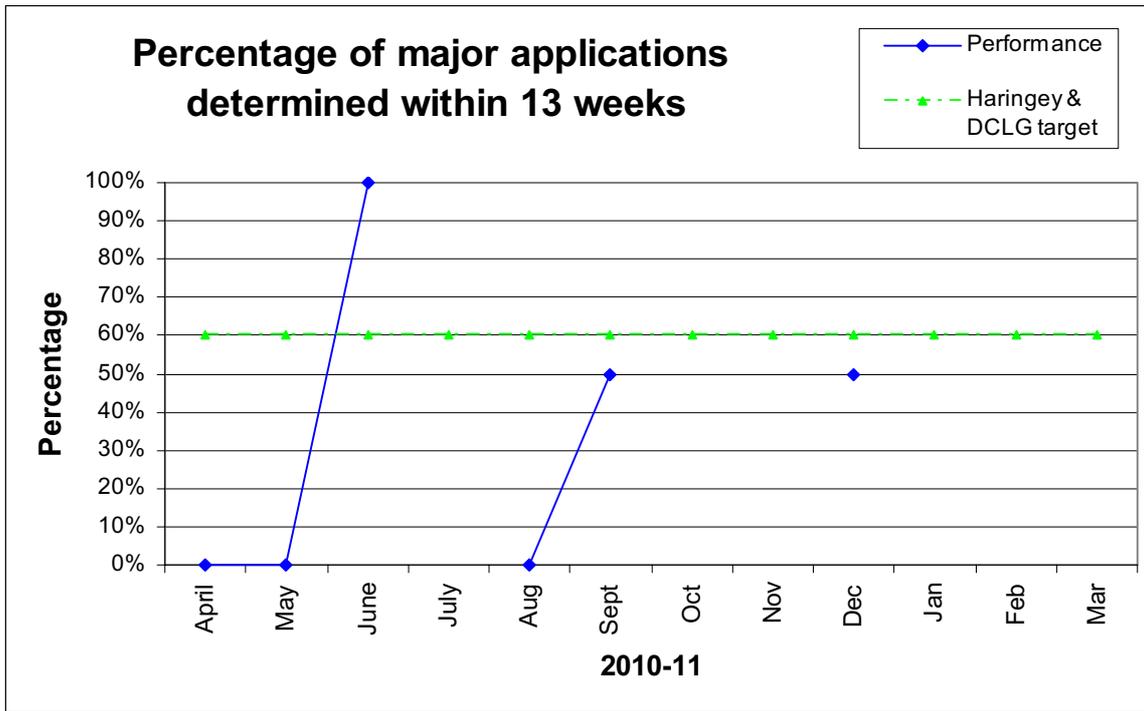
38% of major applications were determined within 13 weeks (3 out of 8)

80% of minor applications were determined within 8 weeks (236 out of 294 cases)

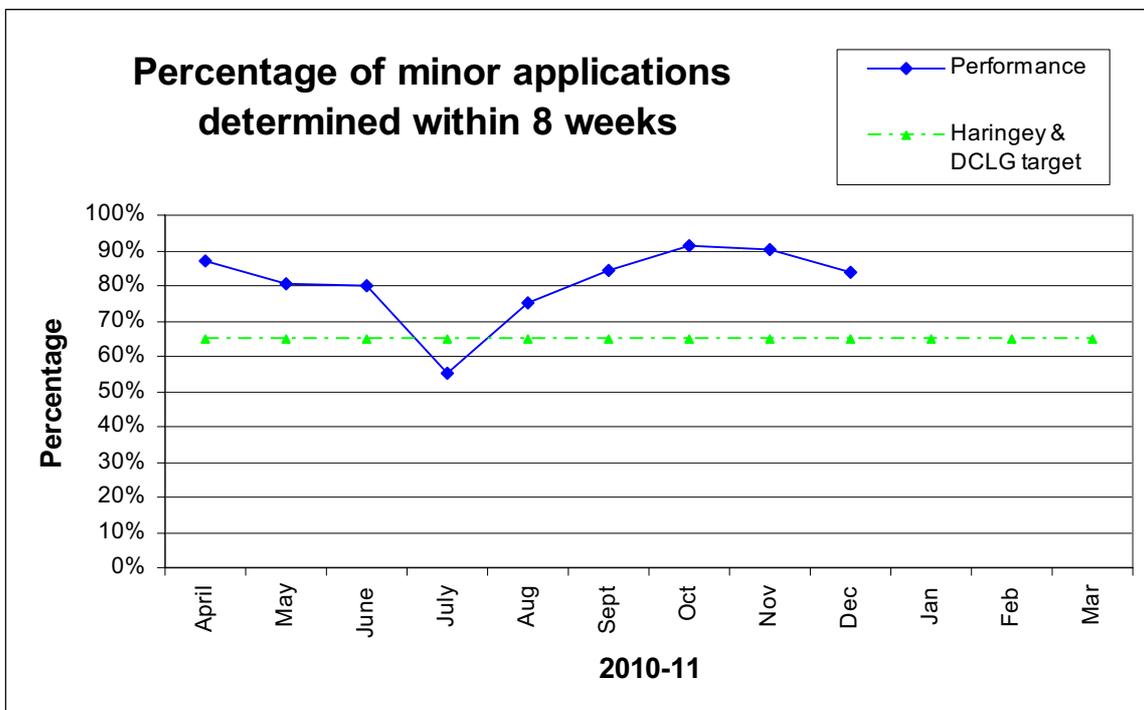
85% of other applications were determined within 8 weeks (973 out of 1142 cases)

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

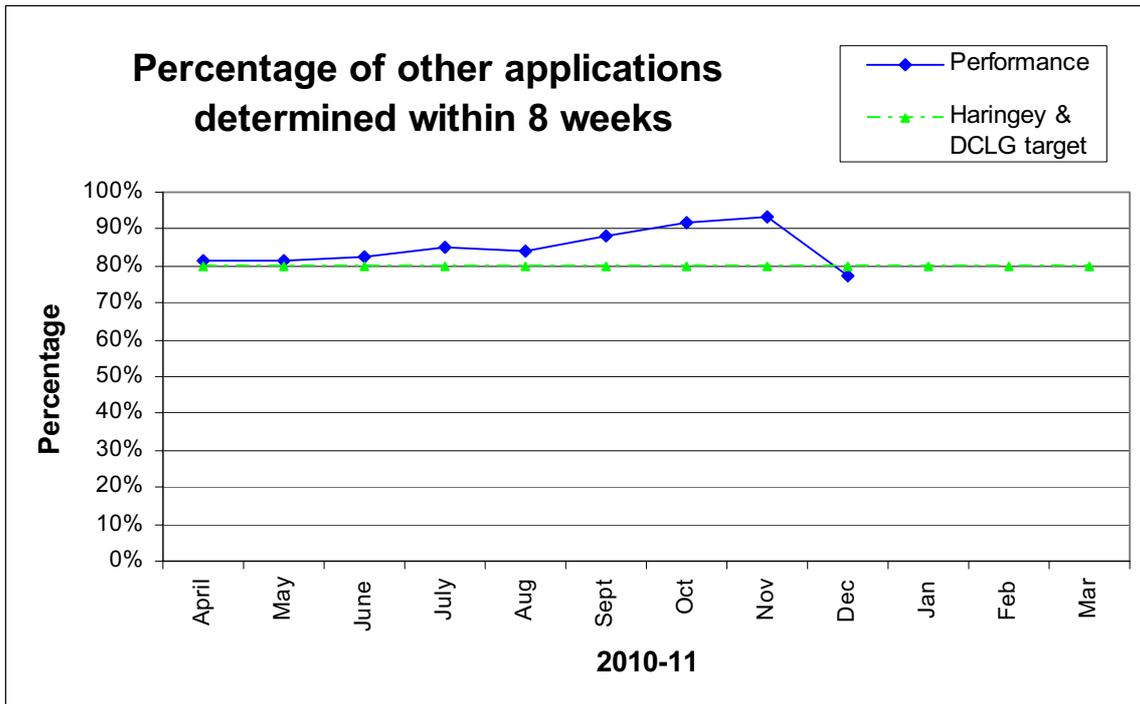
Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11



Last 12 months performance – January 2010 to December 2010

In the 12 month period January 2010 to December 2010 there were 1831 planning applications determined, with performance in each category as follows -

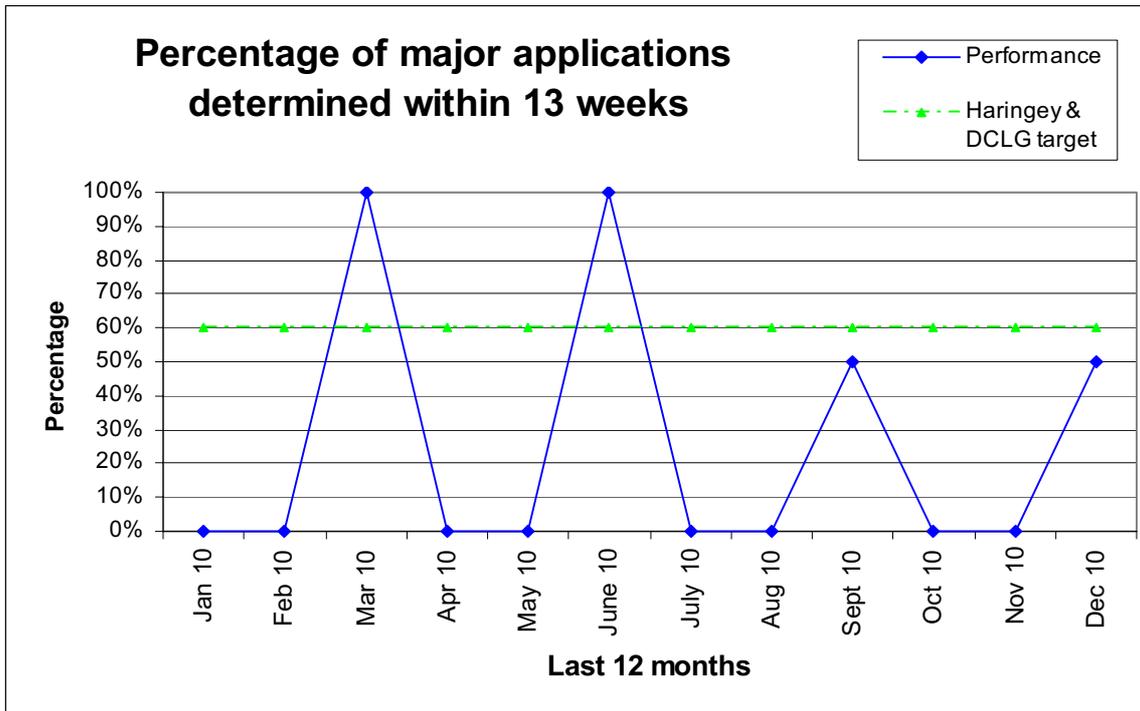
38% of major applications were determined within 13 weeks (5 out of 13)

79% of minor applications were determined within 8 weeks (296 out of 373 cases)

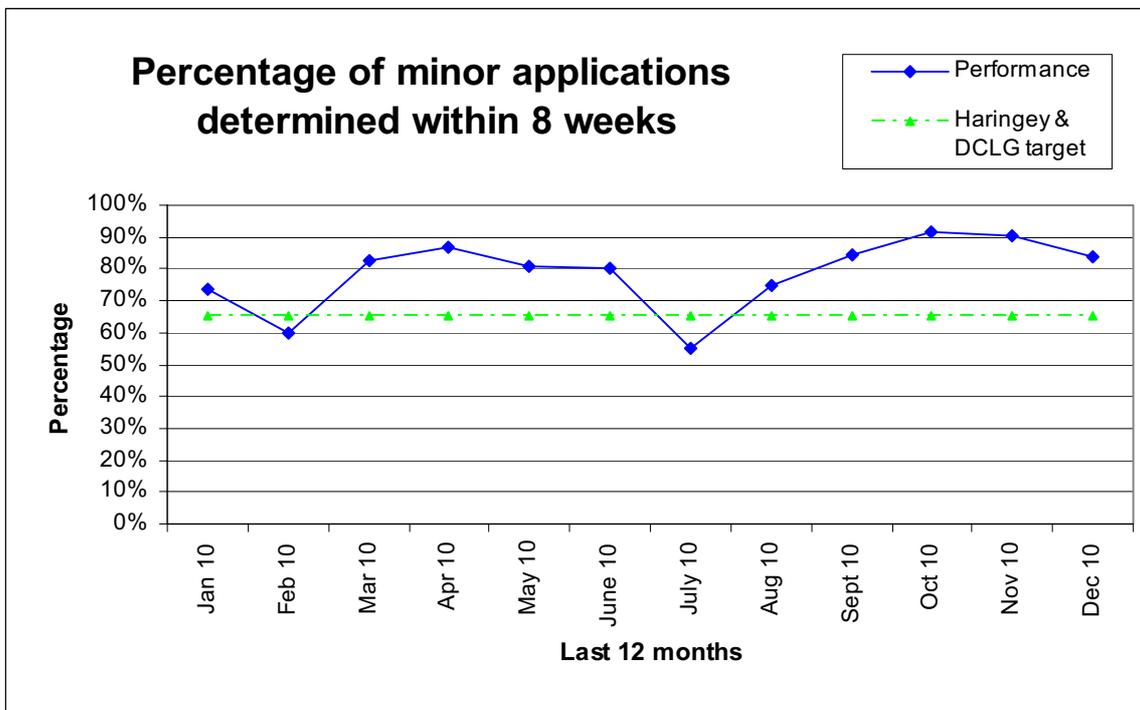
86% of other applications were determined within 8 weeks (1243 out of 1445 cases)

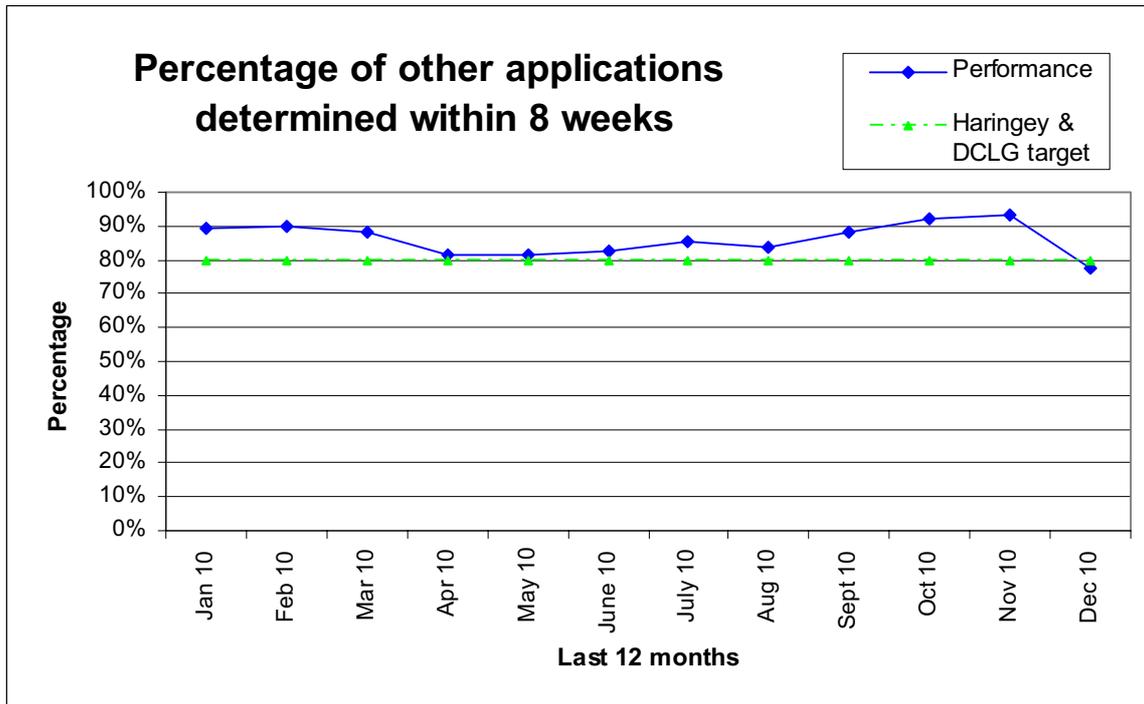
The 12 month performance for each category is shown in the following graphs:

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

December 2010 Performance

In December 2010, excluding Certificate of Lawfulness applications, there were 155 applications determined of which:

77% were granted (120 out of 155)

23% were refused (35 out of 155)

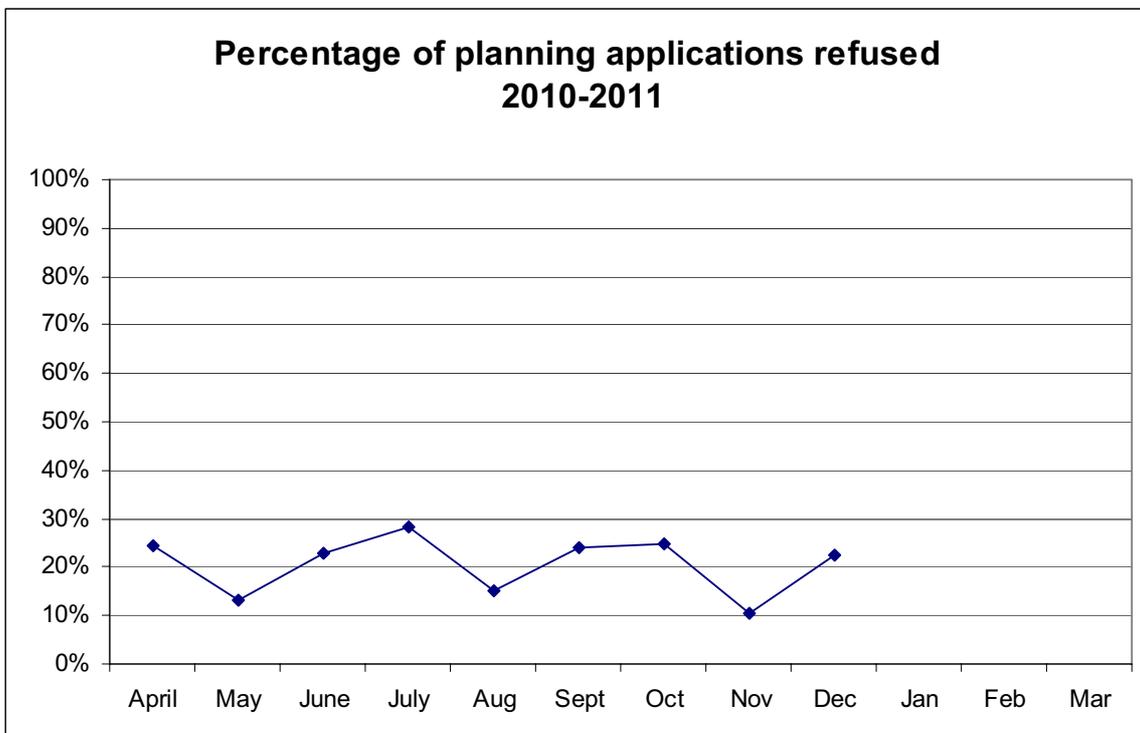
Year Performance – 2010/11

In the financial year 2010/11 up to the end of December, excluding Certificate of Lawfulness applications, there were 1218 applications determined of which:

80% were granted (971 out of 1218)

20% were refused (247 out of 1218)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

December 2010 Performance

In December 2010 there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

20.0% of appeals allowed on refusals (1 out of 5 cases)

80.0% of appeals dismissed on refusals (4 out of 5 cases)

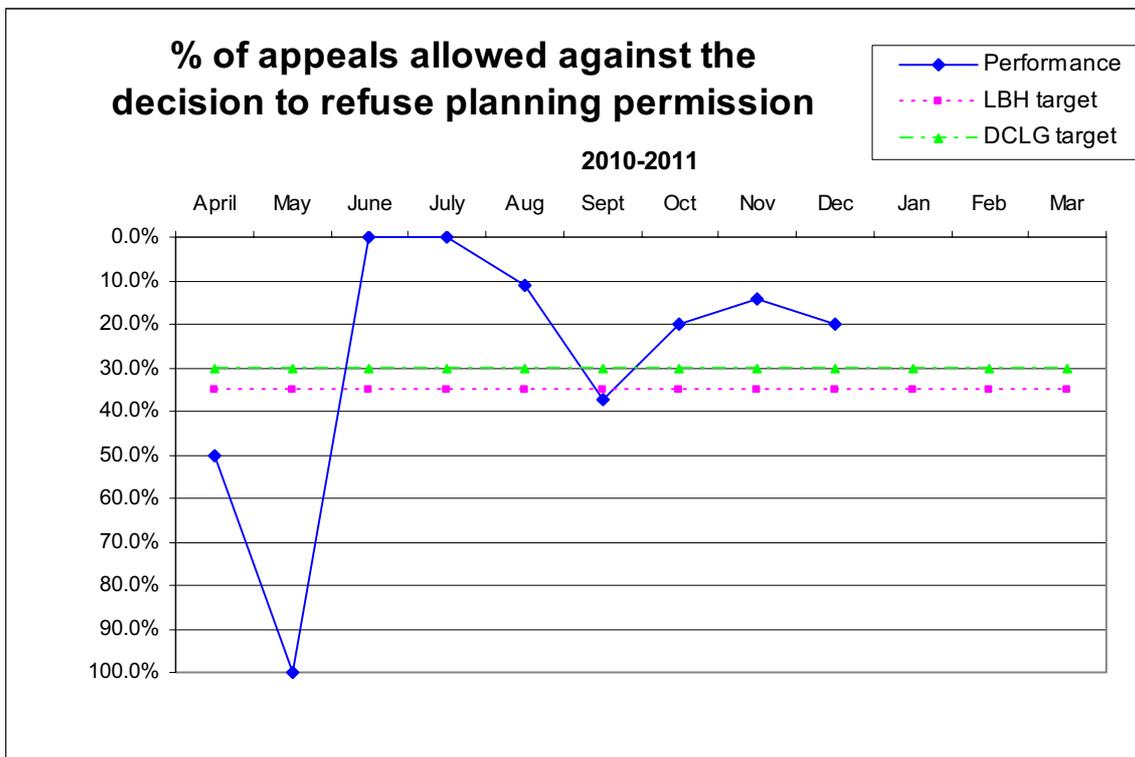
Year Performance – 2010/11

In the financial year 2010/11, up to the end of December, there were 59 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.4% of appeals allowed on refusals (15 out of 59 cases)

74.6% of appeals dismissed on refusals (44 out of 59 cases)

The monthly performance is shown in the following graph:



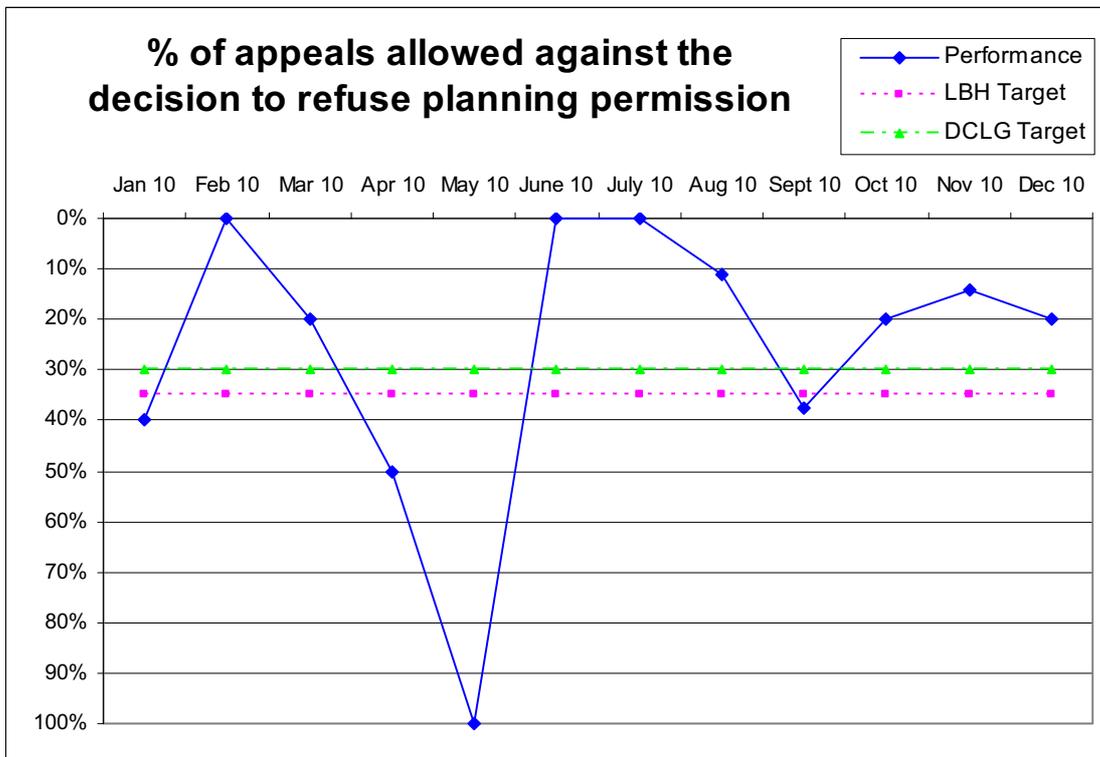
Last 12 months performance – January 2010 to December 2010

In the 12 month period January 2010 to December 2010 there were 84 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.0% of appeals allowed on refusals (21 out of 84 cases)

75.0% of appeals dismissed on refusals (63 out of 84 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 14 February 2011

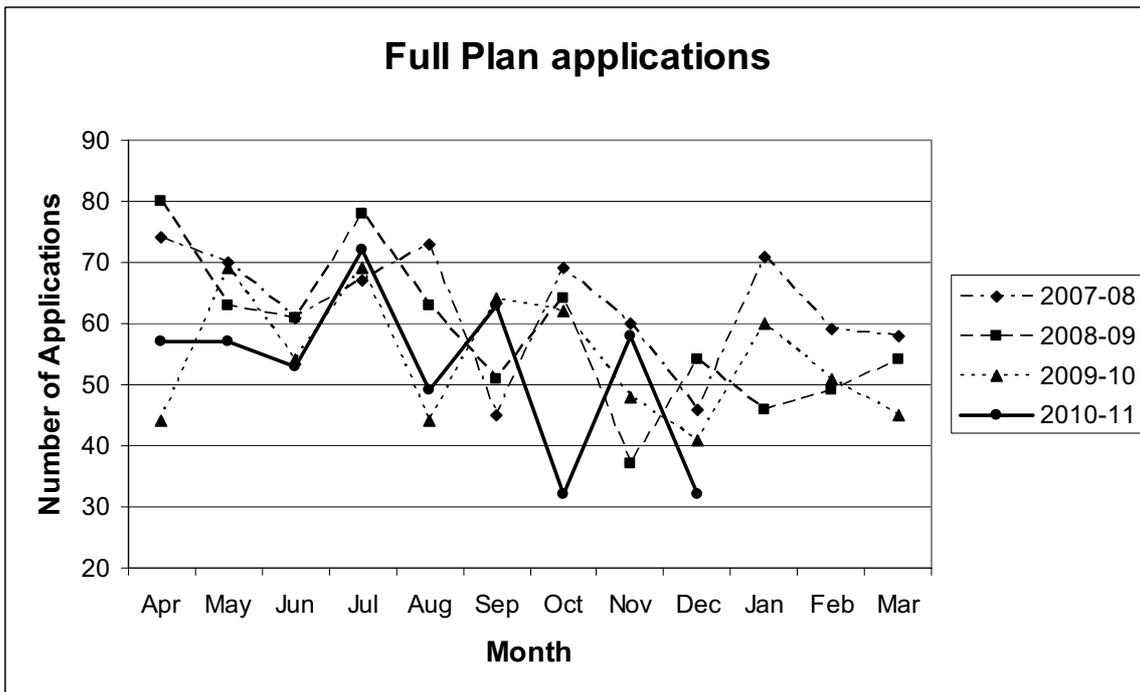
Building Control Performance Statistics

December 2010 Performance

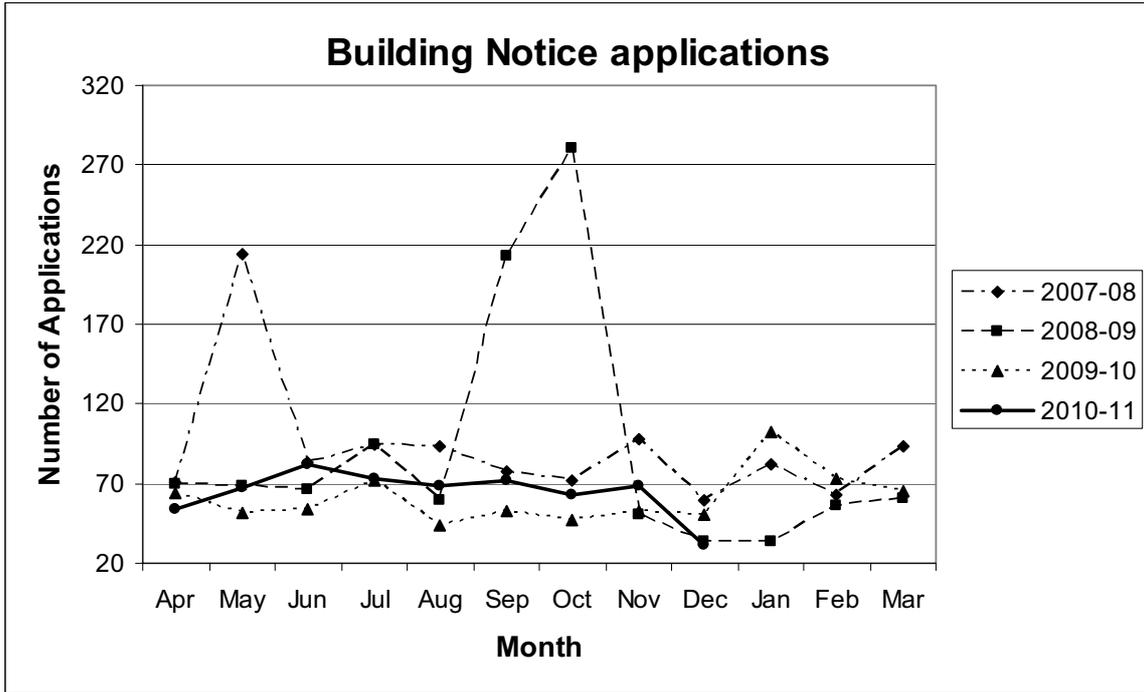
In December 2010 Building Control received 87 applications which were broken down as follows:-

- 32 Full Plans applications;
- 31 Building Notice applications;
- 22 Initial Notices and
- 2 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:



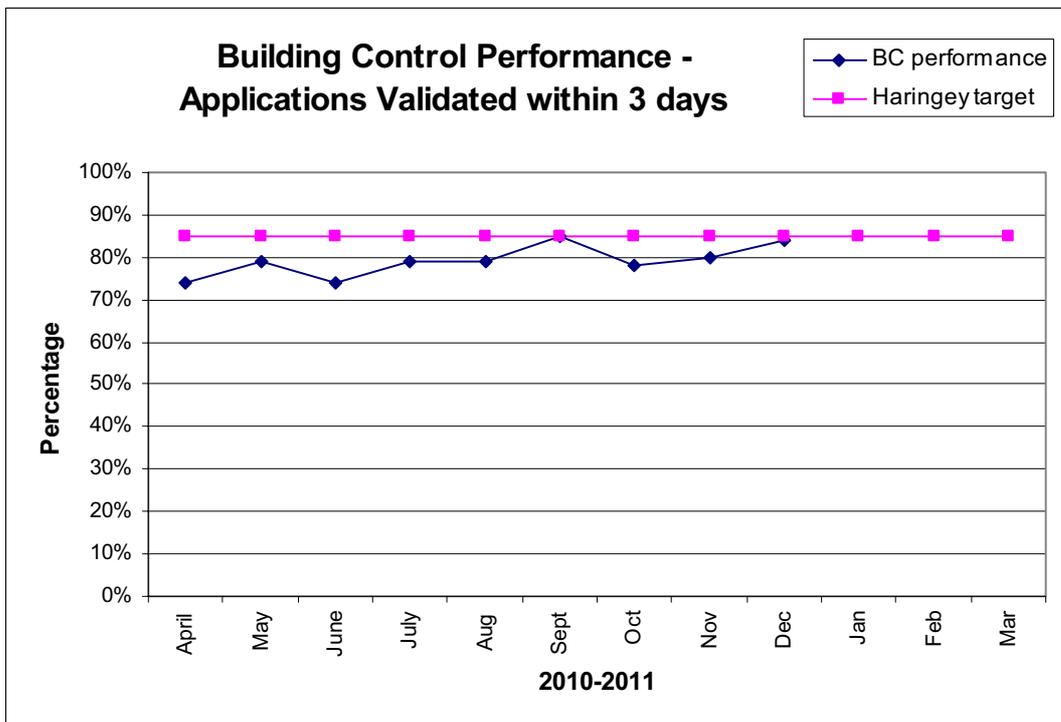
The trend for the number of Building Notice applications received in 2010-11 and for the previous three years is shown on the following graph:



Performance on applications received in December was as follows:

84% of applications were validated within 3 days (against a target of 85%)

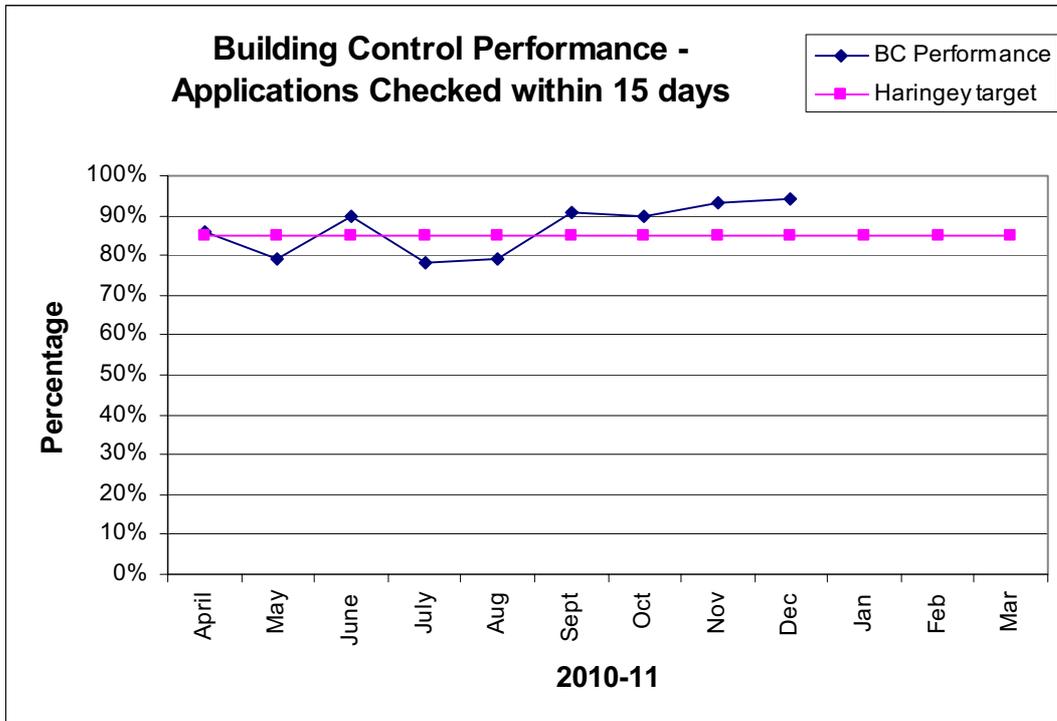
The monthly performance is shown in the following graph:



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

94% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



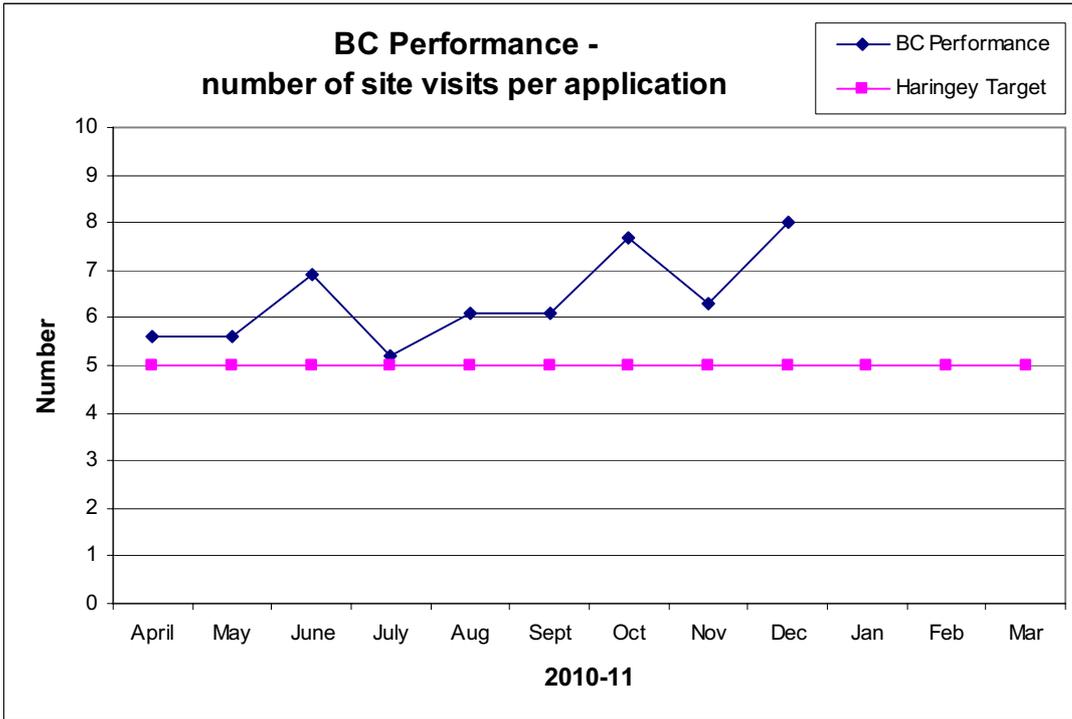
Within the same period, Building Control also received:

Notification of 12 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in December 2010, there were 52 commencements and 523 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in December 2010 the average number of site visits per application was 8.0 (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
December 2010

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 316 Philip Lane- unauthorised conversion to flats

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 163 Roseberry Avenue N17 – Change of use to Guest House

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

None

APPEAL DECISIONS

- | | |
|--|-----------|
| 1. Little Dinosaurs Alexandra Park N10 | Dismissed |
| 2. 225 Tower Gardens Road N17 | Dismissed |
| 3. 3 Seymour Road N4 | Dismissed |
| 4. 22 Lordsmead Road N17 | Allowed |

SUCCESSFUL PROSECUTIONS

- | | |
|----------------------------|--|
| 1. 66 Wightman Road N4 | Appealed. Hearing March 2011 |
| 2. 1 Bruce Castle Road N17 | Referred to Crown Court for confiscation |
| 3. 9 Heybourne Road N17 | Referred to Crown Court for confiscation |

APPEALS AGAINST PROSECUTIONS

- | | |
|------------------------|---|
| 1. 89 Burgoyne Road N4 | Both appeals same landlord dismissed in Crown Court |
| 2. 23 Hewitt Road N4 | |

CAUTIONS

1. 36 Downhills Park Road N17- flat conversions

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Agenda item:

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Planning Committee **On 14th February 2011**

<p>Report Title: Town & Country Planning Act 1990</p> <p style="text-align: center;">Town & Country Planning (Trees) Regulations 1999</p>	
<p>Report of: Marc Dorfman Director of Urban Environment</p>	
<p>Wards(s) affected: Highgate & Muswell Hill</p>	<p>Report for: Planning Committee</p>
<p>1. Purpose</p> <p>The following reports recommend Tree Preservation Orders be confirmed.</p>	
<p>2. Summary</p> <p>Details of confirmation of Tree Preservation Orders against trees located at:</p> <ol style="list-style-type: none"> 1. 6 North Hill N6 2. 29 Cranley Gardens N10 	
<p>3. Recommendations</p> <p>To confirm the attached Tree Preservation Orders.</p>	
<p>Report Authorised by:</p> <p style="text-align: center;"><i>PP</i> Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985</p> <p>With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.</p> <p>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.</p>	

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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: 6 North Hill N6

Species: G1. Various species including Sycamore and Cedar

Location: Rear of 6 North Hill N6

Condition: Good

The Council's Arboriculturalist has reported as follows:

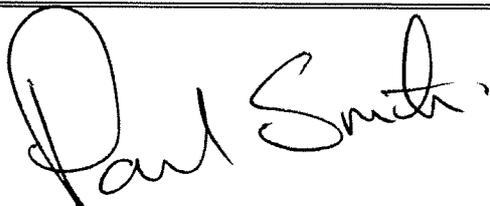
A Tree Preservation Order should be attached on the following grounds:

1. The trees are of amenity value, being clearly visible from a public place.
2. The trees appear healthy for their species and age.
3. The trees are suitable to their location.
4. The trees are of benefit to local wildlife and contribute significantly to local biodiversity.
5. The trees are all of significant age and size and are of great value and importance to the Highgate Conservation Area.

No objections have been received in regard to the TPOs.

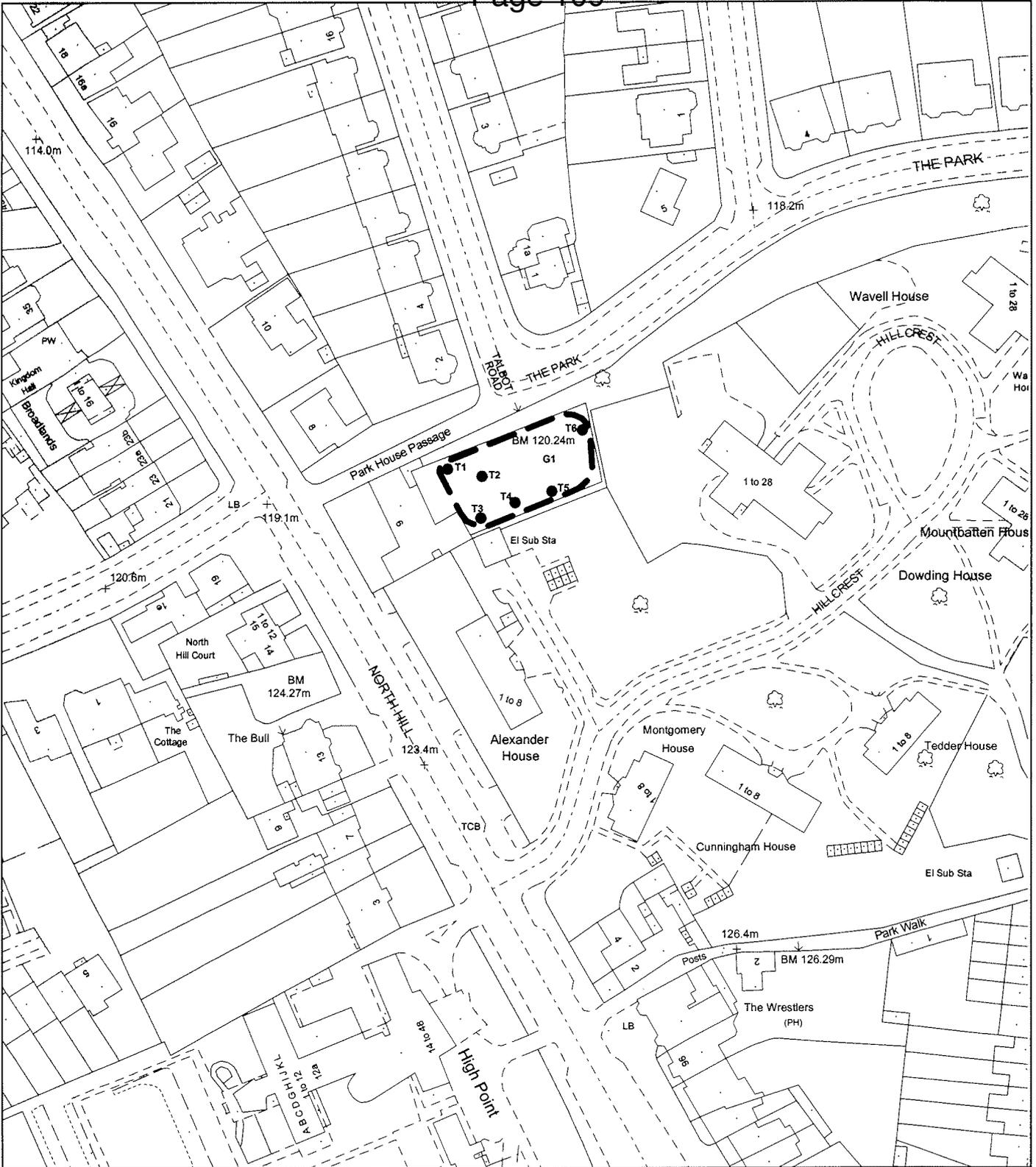
RECOMMENDATION

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
6 North Hill N6**

G1. Various species including Sycamore and Cedar

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	14/02/2011

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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 tree specified in this report.

REPORT

The trees are located at: 29 Cranley Gardens N10

Species: T1. Ash

Location: Rear Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

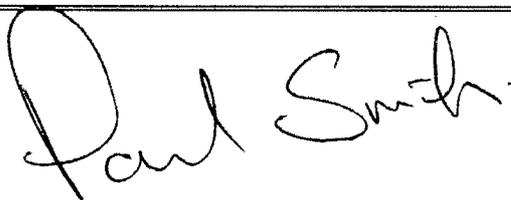
A Tree Preservation Order should be attached on the following grounds:

1. The tree is of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its age and species, and has a predicted life expectancy in excess of 50 years.
3. The trees are suitable to their 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.

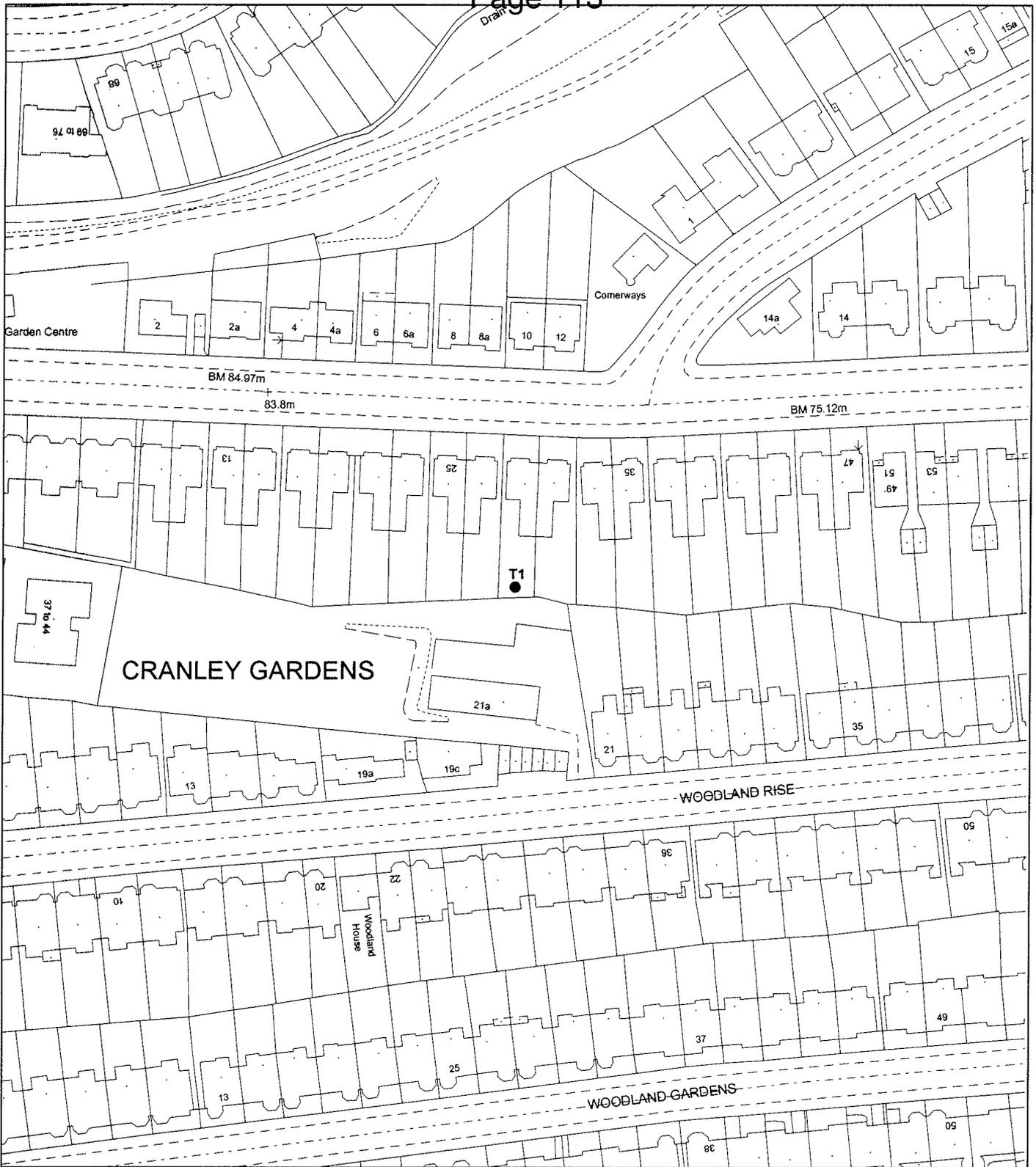
RECOMMENDATION

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
29 Cranley Gardens N10
T1. Ash**

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Date	14/02/2011

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Haringey Council

Agenda item:

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Planning Committee	On 14th February 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.	
Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 14 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/2083	Ward: Noel Park
Address: 120-128 Mayes Road N22 6SY	
Proposal: Change of use of ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 4 x two bed flats and 1 x three bed flat	
Existing Use: Vacant B1 / D1	Proposed Use: C3
Applicant: Mr Tony Savva	Ownership: Private
Date received: 09/11/2010 Last amended date:	
Drawing number of plans: SLP-100; EX-01, 02; PL-100C and 101A	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to Sec. 106 Legal Agreement	
<p>SUMMARY OF REPORT: The proposal is for the change of use/ conversion of the ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 4 x two bed flats and 1 x three bed flat. The only change to the exterior of the building is the proposed lowering of an exterior wall to a height of 2 metres and the insertion of doors and windows which will improve the natural light to the ground floor accommodation. In addition it is also proposed to provide higher front boundary treatment (including gates) to provide privacy and security to the new residential units. The current ground floor commercial space in this building was created arising from an application given consent in December 2007 for alterations and extensions to the existing building (a job centre) which at that point was vacant after the job centre use moved to a different building in Wood Green. Based on the information submitted the LPA accept that the commercial space in question has been actively marketed for more than 18 months with little interest, and as such accept an alternative use may be appropriate. All the unit and room sizes associated with the conversion are consistent with the Council's floorspace minima and the associated changes to the design and layout of the building are considered sensitive to the building, its surrounding and character of the area, and overall the proposal will provide adequate living accommodation. This application is recommended for approval subject to a S106 securing an education contribution and securing the units to be 'car fee'.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is a rectangular shaped site, 0.1 hectare in size, with frontage onto Mayes Road and Jack Barnett Way. Previously, the site contained a 1950s two storey building (with a rear extension) stepped back from Mayes Road with a large grass area to the front. In 2007 a planning application (HGY/2007/2036) was approved for “alterations and extensions to the existing building, including the creation of a ground floor front extension and recessed part second floor extension to create a three storey building comprising of 528 sqm of B1 space at ground floor level with 9 self contained units at upper levels, along with 17 secure cycle spaces and 2 off street car parking spaces”. At this time the previous use as a ‘Job Centre’ ceased and moved to a new ‘Job Centre Plus’, located at Granta House in Wood Green.
- 1.2 The existing building is three storeys with B1/D1 use approved for the ground floor but the commercial floorspace has remained empty since the job centre use ceased and the site was developed. The residential flats on the first and second floors are currently occupied. The site has a covered arched access along the south-eastern boundary which provides access to the side/rear of the property. To the north-western boundary is Jack Barnett Way a pedestrian access which connects with other footpaths through to Mayes Road and leads to the Jack Barnett Estate, a residential estate to the side and rear of the application site. This estate consists of small terrace properties with small courtyard front gardens.
- 1.3 Mayes Road has a mix of building types some residential and some business/commercial. To either side of the application site are 1970s style residential maisonettes/ terraces with small front gardens. Further to the north west of the site there are a number of buildings used for commercial purposes, including a large Safestore self-storage facility. Wood Green town centre is located 500 metres to the east of the site. The application site does not fall within a Conservation Area.

2. PLANNING HISTORY

OLD/1955/0524 - Erection of crown office. - 04-11-55

OLD/1960/0699 - Use of land as buildings yard laying on concrete paving and erection of front boundary wall – Refused 31-01-60

OLD/1979/0685 - Installation of fire escape and fire exit – Granted 11-04-79

HGY/2006/1737 - Demolition of existing buildings and erection of 2 x 3 storey blocks comprising 4 x one bed and 14 x two bed self contained dwelling units (outline planning application) – Refused 16/11/2006.

HGY/2006/2276 - Outline planning application for demolition of existing 2 storey job centre and erection of 1 x 3 storey block comprising 1 x one bed, 5 x two bed and 3 x three bed self contained flats – Approved 20/03/2007

HGY/2007/2036 – Alterations and extensions to the existing building, including the creation of a ground floor front extension and recessed part second floor extension to create a three storey building comprising of 528 sqm of B1 space at ground floor level with 9 self contained units at upper levels, along with 17 secure cycle spaces and 2 off street car parking spaces – Approved 20/12/2007

HGY/2010/0043 – Change of use from B1 to B1 (Business)/D1 (Non-Residential Training Centre) – Approved 23/02/2010

HGY/2010/1343 - Change of use of ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 5 x two bed flats and 1 x three bed flat – Refused 21/09/2010

HGY/2010/2160 - Change of use of the ground floor from B1/D1 to C1 - Pending Decision

3. PROPOSAL

- 3.1 The proposal is for the change of use/ conversion of the ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 4 x two bed flats and 1 x three bed flat. The only change to the exterior of the building is the proposed lowering of an exterior wall to a height of 2 metres and the insertion of doors and windows which will improve the natural light to the ground floor accommodation. In addition it is also proposed to provide higher front boundary treatment (including gates) to provide privacy and security to the new residential units.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 4: Planning for Sustainable Economic Growth
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport

4.2 The London Plan - 2008

Policy 2A.3 Areas for Intensification
Policy 3A.1 Increasing London's Supply of Housing
Policy 4B.3 Maximising the Potential of Sites
Policy 4B.6 Sustainable Design & Construction

4.3 Unitary Development Plan

G2 Housing Supply
AC1 The Heartlands / Wood Green
UD2 Sustainable Design and Construction

- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- EMP1 Defined Employment Area – Regeneration Area
- HSG1 New Housing Development
- HSG2 Change of use to Residential
- HSG9 Density Standards
- HSG10 Dwelling Mix
- EMP5 Promoting Employment Uses
- M3 New Development Location and Accessibility
- M4 Pedestrian and Cyclists

4.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG4 Access for All – Mobility Standards
- SPG5 Safety by Design
- SPG7a Vehicle and Pedestrian Movement
- SPG9 Sustainability Statement
- SPG10c Educational Needs Generated by New Housing Development
- SPD Housing

5. **CONSULTATION**

Internal	External
Building Control Transportation Team Waste Management Ward Councillors	100 – 146 (e), 63 – 109 (o), 104(c) Mayes Road 1 – 32 Jack Barnett Way 31 – 51 (o) Parkland Road

6. **RESPONSES**

Waste Management

- 6.1 The proposed development will require the storage area to be of sufficient size to accommodate the following: - 2 x 1100ltr refuse bins & 1 x 1100ltr recycling bin. It is not possible to scale the drawing provided, please note that the maximum distance for an 1100ltr bin from rear of collection vehicle to storage must be no greater than 10 mtrs. It is advisable to fit the storage area with a bumper bar system in order to protect the finished wall from damage by the bins during the collections and a cold water tap and foul water drainage to maintain the cleanness of the site.

Transportation

- 6.2 The proposed development is located where the public transport accessibility level (PTAL) is high, with Wood Green tube station a walking distance away. We have therefore considered that the majority of the prospective residents of

this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of the Wood Green controlled parking zone (CPZ) operating Monday to Saturday from 0800hrs to 1830hrs and Monday to Sunday from 08:00am to 10:00pm, west and east of the site respectively, which provides adequate on-street car parking control at this location .Furthermore, the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure.

- 6.3 Given the good links to public transport and presence of the CPZ, the development fulfils the criteria for designation as a 'car free' development. Therefore, the highway and transportation authority would not object to this application subject to the imposition of a condition requiring that the applicant enters into a S.106 agreement that: "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Local Residents

- 6.4 No comments have been received from local residents/ amenity groups.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

- 7.1 This application follows previous planning approvals (Ref: HGY/2010/1343) for the change of use of the ground floor from B1 (business) / D1 (non-residential institution) to C3 (residential) comprising 5 x two bed flats and 1 x three bed flat – Refused 21/09/2010. This application was refused permission on the grounds that the proposed change of use was not considered acceptable by reason of the documentary evidence submitted and the proposed layout would not provide satisfactory living conditions for future residents.
- 7.2 As outlined above the ground floor commercial space (528 sqm) associated with this site was given consent in December 2007 in association with an application for the redevelopment of this site.
- 7.3 This current application is now for 5 units as opposed to 6 units considered as part of application ref: HGY/2010/1343. The main issues in regards to this application are considered to be (1) the principle of a residential use/ change of use, (2) the layout/ standard/ mix of accommodation of the proposed residential units, (3) impact on the amenity of adjoining occupiers (4) transportation/ car parking and (5) planning obligations.

Principle of Residential Use/ Change of Use

7.4 The very first issue in considering an application of this nature is the loss of the employment use. While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

7.5 The principle of partial residential use for this site was established by way of planning application, Ref: HGY/2006/2276 approved 20/03/2007. The application site is located within an established residential area, close to Wood Green town centre and close to a number of public transport facilities. A partial residential development on this site was considered appropriate and to be in accordance with the sequential approach advocated in policy HSG1 'New Housing Development'. As outlined in the planning history above consent was given in March 2007 for the demolition of the existing building on site and the erection of 3 storey block comprising of 9 flats.

7.6 As outlined above the site has not been occupied since the site was redeveloped after the Job Centre use ceased and moved to a different building. The applicant outlines that the premises has been marketed since 2008. A letter from Drivers & Norris has been submitted with the application which states that the property has been advertised continuously for 34 months for £18.50 per square foot and £15per square foot respectively. The agent argues that the advertised rental value is comparable to the rent being sought in the area and gives some examples (as outlined below). A letter has also been submitted by Paul Simon Seaton agents.

	Floorspace	Price per annum	Price per sq ft
Nightingale Road, Wood Green, London N22	287	£6500	£22.65
Mayes Road, Wood Green, London N22	1200	£16500	£13.75
St. Michael, London N22 7SJ	1075	£17500	£16.28

7.7 The applicant's agent argues that despite the marketing campaign deployed by the Estate agents, the commercial premises has not let. In the supporting information submitted it is stated that there has been some interest e.g. from Haringey Council who wanted to use it as a call centre, however none of these

have materialised into a lease agreement. In the information submitted with the application it is stated that to ensure that the size of the units was not off putting to prospective tenants, the owners were willing to sub-divide the property into smaller units.

- 7.8 In the supporting statement submitted the applicant points out that in the same period they were successful in letting a similar scheme in Palmers Green, due to the demand of office space within that locality.
- 7.9 Within the supporting information submitted with this application the agent outlined that there are well known commercial properties within the area such as The Chocolate Factory and The Haringey Cultural Quarters, which have vacant units to let.
- 7.10 Based on the information submitted the LPA accept that the commercial space in question has been actively marketed for 18 months with little interest, and as such accept an alternative use may be appropriate.

Layout / standard & mix of residential accommodation

- 7.11 The proposed residential accommodation will consist of 5 self contained units, all to be located on the ground floor. The unit sizes (as set out below) meet the floor space requirements set out in SPD 'Housing' for 2 and 3 bedroom units.
- E1 - 2 Bed 4 Pers - 86 sq.m
 - E2 - 2 Bed 4 Pers - 87 sq.m
 - E3 - 3 Bed 5 Pers - 102 sq.m
 - E4 - 2 Bed 3 Pers - 64 sq.m
 - E5 - 2 Bed 3 Pers - 62 sq.m
- 7.12 All of the room sizes are consistent with the floorspace minima outlined in Figure 8.1 of the Housing SPD. While the scheme provided a high number of 2 bedroom units, the mix is considered acceptable as it is acknowledged that it is difficult to accommodate family size units in a ground floor space of this nature.
- 7.13 Two of the units will have there own independent access along the side of the building which is access via the covered arched access along the front elevation of the building. Three of the units to the rear of the building will also have their own external amenity space measuring 33sqm each. The units to the front of the building will have small terraces which will be covered/ recessed within the building. As part of the works associated with the conversion the large glazing along the front elevation to the commercial unit will be removed and the building modified to include the recessed terraces accessed from sliding patio doors. Details of the associated changes to the front of the building, which will require a higher front boundary treatment and landscaping will be required to be submitted as part of a condition associated with the approval of this application.

- 7.14 As the proposal is below the 10 unit threshold, no affordable housing provision is required in this case.

Impact on Residential Amenity

- 7.15 The proposed scheme would be accommodated within the existing building envelope and all additional windows/openings would be at ground floor level. Apart from the lowering of the two flank walls and the addition of fence/gates to the front there would be no significant external alterations to the building. These changes will not result in overlooking or loss of amenity to adjoining occupiers.

Transportation & Car Parking

- 7.16 The proposed development is located where the public transport accessibility level (PTAL 6) is high, with Wood Green tube station within walking distance. The Council's transportation team consider that the majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of Wood Green controlled parking zone operating Monday to Saturday from 0800hrs to 1830hrs and Monday to Sunday from 0800hrs to 200hrs, west and east of the site respectively, which provides adequate onstreet car parking control at this location.
- 7.17 Taking into account the high PTAL rating for this site, and the fact that the 9 residential units in the upper floors to the building are already 'car free', it is considered that the nature of this development is also suitable for a 'car-free' development. This will be secured by way of a Section 106 agreement and will prevent future occupiers from applying for residents parking permits under the terms of the relevant traffic management order.

Planning Obligations

- 7.18 In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £20,000.00.
- 7.19 As outlined above it is also requested that the residential unit are defined as 'car free' by Section 106 and that 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". A contribution of £1,000.00 is sought towards the amendment of the TMO.

8. CONCLUSION

- 8.1 Whilst the proposed scheme will involve the loss of a commercial space suitable for employment use which has been actively marketed for a period of over two years, the proposed conversion of this space to residential use is compatible with the use within the rest of the building and surrounding area. The associated changes to the design and layout of the building are considered sensitive to its surrounding and the character of the area and overall the proposal will provide adequate living accommodation.
- 8.2 As such the proposal is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008). Given the above this application is recommended for APPROVAL.

9. RECOMMENDATIONS

RECOMMENDATION 1

- 9.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2010/2083, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £20,000.00 towards educational facilities within the Borough (£10,000.00 for primary and £10,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

(1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.3) The developer to pay a administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement. This gives a total amount of £22,000.00.

RECOMMENDATION 2

- 9.2 That in the absence of the Agreement referred to in the resolution above being completed by 31st March 2011, planning application reference number HGY/2010/2083 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'

RECOMMENDATION 3

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

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

RECOMMENDATION 4

- 9.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/2083 and the Applicant's drawing No.(s) SLP-100; EX-01, 02; PL-100C & 101A and subject to the following conditions:

IMPLEMENTATION

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

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

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

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

EXTERNAL APPEARANCE / SITE LAYOUT

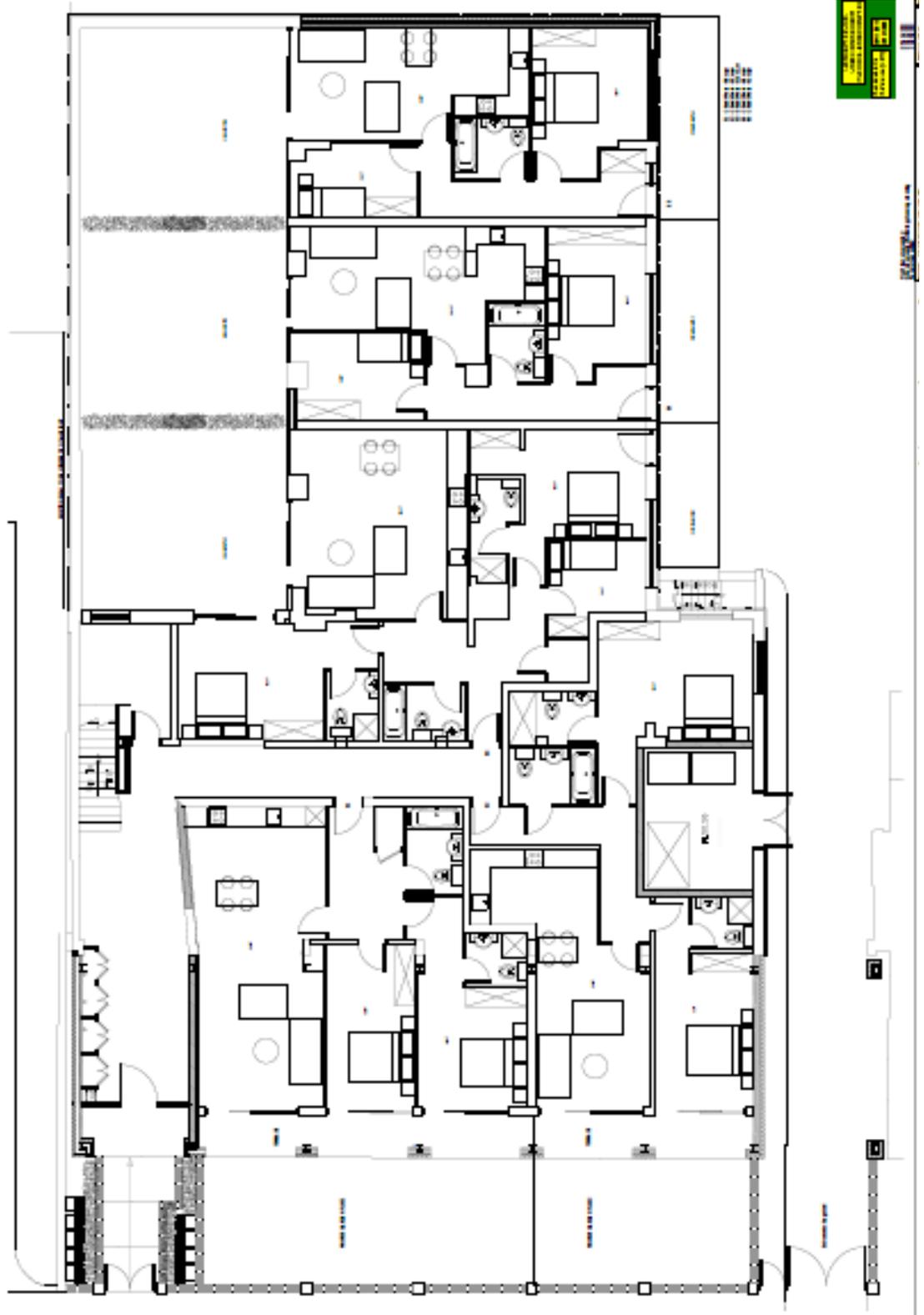
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the new front boundary treatment, including landscaping, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the residential units hereby approved.

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

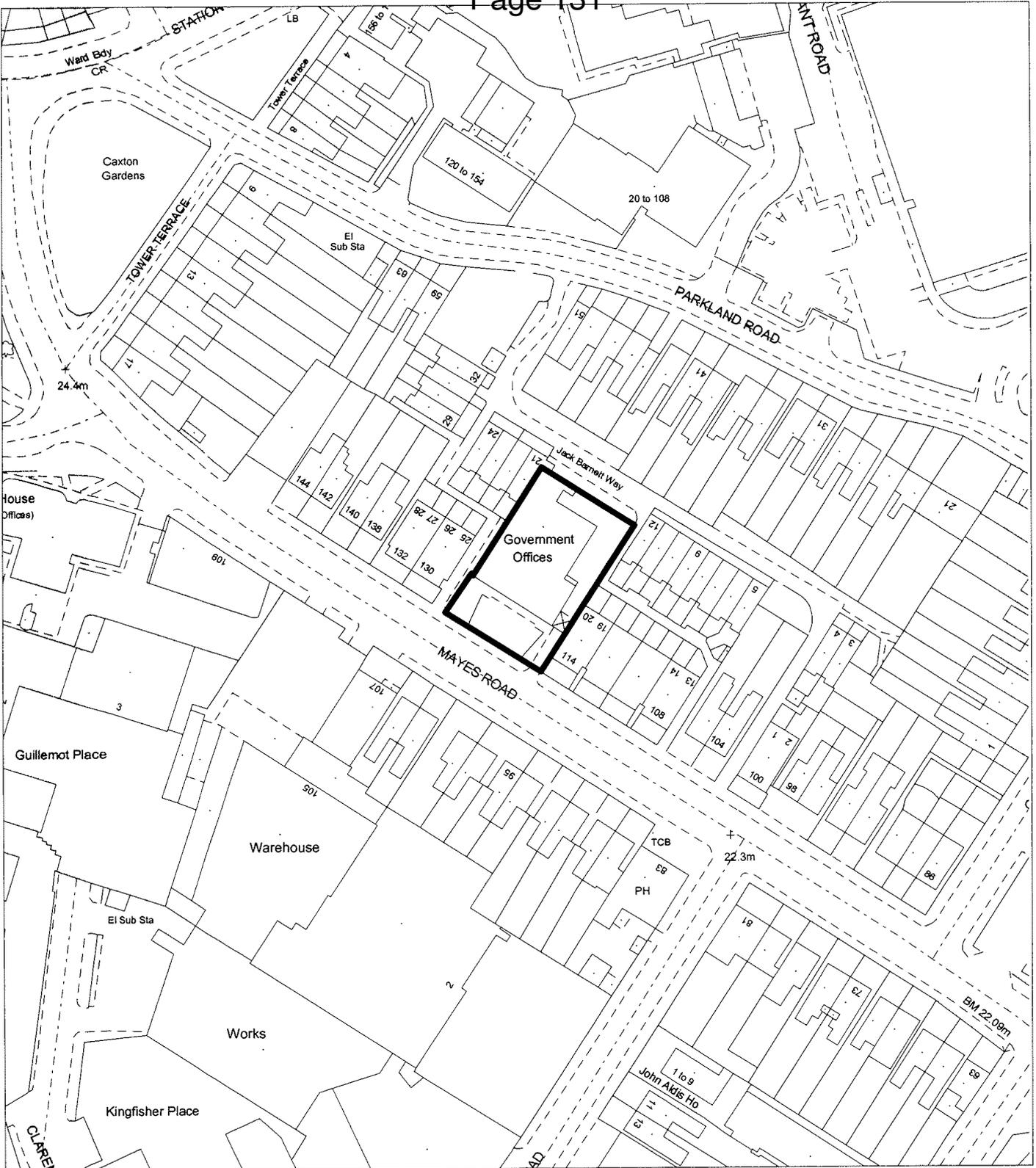
INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573).



Photos 1 & 2 : Front elevation onto Mayes Road



Drawing 2: Proposed floor plan



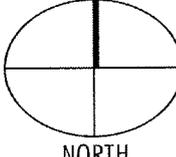
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Site plan 120 - 128 Mayes Road N22

**Directorate of
Urban
Environment**

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639 High Road
London N17 8BD

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Planning Committee 14th February 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1614	Ward: Noel Park
Address: Rear of 108-126 Station Road N22 7SX	
Proposal: Erection of single storey 3 bedroom dwellinghouse with green roof and associated landscaping	
Existing Use: Storage	Proposed Use: Residential
Applicant: Mr & Mrs Paul Fletcher	
Ownership: Private	
Date received: 10/09/2010	
Drawing number of plans: EX01, 10, 21; GA01, 10, 11, 52, 61 & 62	
Case Officer Contact: Tara Jane Fisher	
PLANNING DESIGNATIONS: Road Network: C Road	
RECOMMENDATION GRANT PERMISSION subject to conditions	
<p>SUMMARY OF REPORT: The proposal is for the removal of an existing outbuilding/summer house on this site and the erection of a single storey 3 bedroom dwellinghouse with green roof along the western boundary of the site well set back and hardly visible from the street. The proposed structure will abut the boundaries to some properties. This application follows on from a similar application (LPA Ref: HGY/2010/0490) for the erection of 3 bedroom bungalow which was withdrawn arising from concerns raised by Officers associated with its layout and impact on the amenities to adjoining residents. The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwelling has been carefully considered to create a discrete building which will not adversely affect the open nature of the site, the building patterns of the adjoining terraces properties, which define the character and appearance of this part of the conservation area. The proposal achieves an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is a triangular shaped, backland site, measuring 0.1 ha in size enclosed by Station Road to the south and Barratt Avenue to the north. Properties No's 1-17 Barratt Avenue back onto the application site. Barratt Avenue is a quiet residential street that connects Park Avenue to the north with Station Road to the south-west and provides access to St Paul's Primary School, which is positioned between properties at the bend on this road. The street is lined with uniform Victorian terraces of rich red brick with small front gardens.
- 1.2 Along Station Road properties No's 108 to 124 back onto the application site. These properties form a terrace of two storey Edwardian properties which have been variously altered over the years. The properties are constructed of red brick with slate roofs and have decorative ceramic motifs between ground and first floor level. Station Road is a wide and busy road that bisects the southern section of the conservation area. The road creates a distinction between the Edwardian properties fronting most of the northern side of the road and the open and green nature of Wood Green Common to the south of the road.
- 1.3 The plot is flanked by the rear garden fences of these adjoining terraces and consists of an outbuilding/ large garden shed located along the western boundary of the site. The site has a vehicular and pedestrian gated entrance from Barratt Avenue. The site slopes up slightly from the entrance towards the western boundary of the plot. There are no existing trees on the site, just small vegetation and bushes. There is an existing brick wall to the western edge of the site dividing it from another plot of open land containing some structures.
- 1.4 Wood Green town centre is located approximately 350 metres to the east of the site. The site is within walking distance of Wood Green tube station and Alexandra Palace train station. The application site fall within Wood Green Common Conservation Area

2. PLANNING HISTORY

HGY/1991/0486 - Replacement of existing roof to warehouse building with revisions to height and slope. – Refused 04/11/1991

HGY/1991/0558 - Approval of details - wall covering materials. (Application HGY/42238 Condition 2) – Approved 16/10/1991

HGY/2007/0095 - Retrospective application for existing garden shed – Approved

HGY/2010/0490 - Erection of 3 bedroom bungalow – Withdrawn 04/08/2010

3. PROPOSAL

- 3.1 The proposal is for the erection of single storey 3 bedroom dwellinghouse with green roof and associated landscaping following the removal of the existing structure on site.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

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

4.2 London Plan- 2008 (Incorporating Alterations)

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

4.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD2 Sustainable Design & Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines
CSV1 Development in Conservation Areas

4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPG2 Conservation and Archaeology
'Housing' SPD October 2008
SPG3c Backlands Development
SPG8b Materials
SPG8e Light Pollution
SPG9a Sustainability Statement

5. CONSULTATION

Internal	External
Transportation Group Cleansing Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u> Avenue Gardens Residents Association London Fire Brigade <u>Local Residents</u> 106A,106B 106-138 (e) 110A 110B,120A, 120B, 124A, 124B,128A,128B,130A, 130B,138A,138B Station Road N22 1-6(c) Crescent mews, N22 7GG 1-27(o),2-42(e); 23A, B, 4A,B, 12A,B,13A, B; 28A, B;34A,B Barratts Avenue, N22 59-69(o) 59A,B; 63A,B Park Avenue N22 <u>Total No of Residents</u> <u>Consulted: 95</u>

6 RESPONSES

London Fire and Emergency Planning Authority

- 6.1 It is unclear from the plan provided whether a fire appliance has access to within 45m of all points within the dwelling house, if this is not the case then domestic sprinklers should be installed to the appropriate British Standard to overcome this issue.

Thames Water

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

and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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

Building Control

- 6.5 The proposed works as shown, as with the previous submission, do not show compliance with Requirements B1 and B5 of the Building Regulations 2000 as amended, with regards to the means of escape and fire brigade access.

Transportation

- 6.6 The application site is located within the Wood Green Outer controlled parking zone, which operates Monday to Saturday between 8:00am – 6:30pm and provides a good level of on-street car parking control. The site has a high PTAL level of 6 and is situated within easy walking distance of Wood Green underground station. The site is also within walking distance of the Wood Green bus interchange which provides access to a number of local bus services.
- 6.7 It is likely that the potential occupiers of this residential development would utilise sustainable modes of transport to travel to and from the site. Furthermore, it is noted that the site currently has an off-street parking space, which accords with Haringey Council parking standards as set out in the adopted UDP (2006).
- 6.8 However, there is a concern regarding the existing gate, which is erected across the site entrance. Although the information supporting the application states that the gates open inwards, observations made at a recent site visit indicated that this may not be the case. This feature has the potential to cause hazard and inconvenience to pedestrians. Should the planning authority be minded to grant approval it will be necessary to ensure that the gates are hung so that they do not open outward across the public footway.
- 6.9 Furthermore, the width of the access is not wide enough to cater for fire appliances. However, the installation of a fire hydrant would address this issue. It is unlikely that the above proposal will have any significant impact on traffic levels or parking demand within the locality of the site. Subject to the imposition of the following conditions the transportation authority would not wish to raise an objection to the above

development proposal:

1. The proposed gates shall open inward towards the property frontage (i.e away from the adjacent footway). Reason: To prevent any obstruction to the movement of pedestrians along the adjoining footway.
2. The applicant provides a fire hydrant approved by the fire service on site.

Cllr Meehan

6.10 "I am aware of a number of objections to this planning application which I agree with, I am concerned particularly about.

1. Access to the proposed development: As there is one parking space that prevents access for emergency vehicles. These cannot get through due to narrowness. So in my opinion there is a Health and Safety issue.
2. Neighbours are also concerned about security to their properties. A development would make them vulnerable. Has a check been made with the Police as regards designing out crime?
3. This is a back land development which neighbours feel to be inappropriate in a conservation area. Just to re-affirm that residents have not changed their minds since the last consultation a few months ago. If officers are minded to approve this application, can I suggest it goes to Planning Sub-Committee for decision."

Local Residents

6.11 Letters of objection have been received from the residents of the following properties: No's 1, 67, 69 Park Avenue, No's 1, 9, 11, 13a, 15, 21, 22 Barratt Avenue and No's 124, 128 Ground floor 128 Station Road. The objections received have been summarised as follows and are on the grounds that:

- the development will have an adverse impact on the character and appearance of the Conservation Area;
- the proposal will be out of keeping with all the surrounding Victorian and Edwardian terraces;
- the development is against UDP policy CSV1 paragraph b to recognise and respect the character and appearance of Conservation Areas and SPG3c Backlands Development paragraph 7.3 specifically which presumes against such development on open green space in conservation areas;
- the proposal will destroy a pleasant green area and result in the loss of trees within a designated conservation area;
- light pollution, visual intrusion and loss of privacy to existing residents,
- invasion of privacy/ noise from open windows;
- the large glass areas of roof and the open plan nature of the living accommodation will result in light pollution;
- too close to existing dwellings - nearest habitable rooms in neighbouring properties are only 12m from the development;
- proposal will affect the outlook/ view from 19 properties;

- the proposal will fill the entire western end of the existing garden and provide no buffer of a garden of its own between it and adjoining properties;
- If the development goes ahead it would restrict development by houses abutting it;
- impact on wildlife and plants on the site;
- use of proposed parking space will completely block access to the site by emergency vehicles of any kind;
- the development is unsafe in terms of access for fire appliances/emergency vehicles;
- the proposed development will reduce security of surrounding houses, offering access to 13 neighbouring gardens;
- increased parking pressure in the CPZ area which already has problems with St Paul's staff having permits to park on the road;
- insufficient space for a dwelling - the same piece of land was subject to an official inquiry during the late 1950s in which an inspector refused the application.

6.12 18 Signed letters of petition has been received which outline objections on the grounds of (1) backland development, (2) privacy, aspect and outlook, (3) light pollution, (4) access and safety ground.

Avenue Gardens Residents Association

6.13 Object to this application on the following grounds;

Principle - The AGRA objections are focussed on 4 main issues:

- Backland development and the adverse impact on the character and appearance of the Conservation Area
- Access problems for fire and other emergency vehicles
- Negative security impacts for an exceptionally large number of neighbouring dwellings
- Loss of amenity to neighbouring dwellings and to the Conservation Area

Backland Development

6.14 The site of the proposed development is in the Wood Green Conservation Area, CA10. The site is currently in use as gardens, and has been heavily vegetated for many years. The site forms part of a green area that runs between Station Road and Barratt Avenue that is contiguous with and links the planted rear gardens of the two streets. The green openness defines the character of the space.

6.15 The site makes a positive contribution to the character and appearance of the Conservation Area. The floor area of the proposed building is 153 m², out of a total site area of 320 m². The building will therefore take up 48% or almost half the site. The area of garden removed from this backland site will detract from the character and appearance of the CA. The positive contribution the site makes to the character of the CA will be removed.

- 6.16 The development is against UDP policy CSV1 para b, to recognise and respect the character and appearance of Conservation Areas, and SPG3c Backlands Development para 7.3 specifically presumes against such development on open green backland space in conservation areas. The proposal is against UDP policies, PPS5 (March 2010) and SPG guidance.
- 6.17 The applicant proposes building right up to the boundaries of the site on 2 sides, and to 1.5m of the boundary on a third, effectively providing no space or green area around the building on 3 sides. The building will be at the boundary garden areas of the nine houses that abut the building. An exceptional number of neighbour boundaries are affected.

Access

- 6.18 The front perimeter of the projected building footprint lies some 39m from the curbside in Barratt Avenue. This front perimeter represents only 11% of the building perimeter. The furthest point of the projected building footprint lies 55m from the street.
- 6.19 The distance from the access point of the site to the building is a very long reach, and the most easily accessible perimeter of the building is a very small part of the total building footprint. Guidance SPG7a cannot be satisfied in respect of access by fire appliances. The proposed development is unsafe.
- 6.20 The maximum site width at the pavement is 3m, and narrows to a chokepoint of 2m a very short distance into the site. The minimum width required for access by fire appliances is 3.7m (SPG7a Vehicle and Pedestrian Movement, page 11, para 9.2). The access is thus too narrow to permit fire appliances to approach the development more closely, and is therefore unsafe.
- 6.21 In addition, the development proposes to locate a parking space at the entrance to the site. With a car parked at the access point, access to the interior of the site is completely blocked. No Emergency Services vehicles of any kind could effect entrance to the site or approach to the building through the site in this event. The proposal is thus against UDP policy UD4 Quality Design. 12. It should also be noted that the footway visibility required by SPG7a, page 3, para C2 is not achieved in the proposed access arrangements

Security

- 6.22 The development will reduce the security of surrounding houses: the application proposes a long, almost hidden approach, 40m long, to the building, past the back of existing houses and offering access to 13 neighbouring rear gardens. This is incompatible with designing out crime and the fear of crime, and is thus against UDP Policy UD4, bullet I.
- 6.23 The height of the proposed development is so low that access to the gardens of neighbouring dwellings could be easily achieved by climbing the walls of the

building. The security of neighbouring dwellings would be reduced. The proposed 1.5m gap between building and boundary fence along one side decreases the security of the dwellings abutting this boundary even further.

Privacy, Aspect and Outlook

- 6.24 The applicant proposes building directly to the boundaries of the site. The nearest habitable rooms in adjacent dwellings are only 12m from the habitable rooms of the development. The upper storeys of neighbouring houses are well within the 20m recommended separation of neighbouring habitable rooms required by the Haringey Housing SPD October 2008, para 8.21. Habitable rooms of neighbouring dwellings with their windows will be clearly visible from within the development, and by visitors coming and going to the development; the privacy of many will be compromised.
- 6.25 The proposed development is so close to existing dwellings that the privacy and outlook from existing houses and gardens will be affected. This is against SPG3c, page 3 para 5.1 bullet 2.

Layout

- 6.26 The only means of escape from the building in case of fire is past the kitchen area of the building. All the bedrooms exit via the kitchen. This is contrary to Building Regulations and is poor design with respect to layout, contrary to UDP policy.
- 6.27 It is proposed that the outside of the building be timber clad. The building is proposed to be built to, or very near to, the boundaries and the timber cladding thus presents a fire hazard to neighbouring properties. This will impact on nine adjoining dwellings. This proposal is also contrary to Building Regulations and is poor design contrary to the UDP.

Light Pollution

- 6.28 The proposal includes skylights and a central glazed space. In effect, the new dwelling will be a glazed box in the middle of the site. This arrangement will cause a light pollution nuisance to neighbouring properties: illumination will affect neighbours' first floor windows and the aspect of the neighbouring dwellings at night.
- 6.29 External light fittings are proposed, including permanent dawn to dusk forecourt lighting to illuminate the long route through the site. Such illumination is out of character with the Conservation Area; it would erode the character of the Conservation Area and its night time atmosphere of quietitude. Unwelcome light such as this will impact adversely on the amenity of neighbours and the Conservation Area, against the Council's adopted policies.

Other points

6.30 The proposed roof cross-section shows roof drainage to be to the outside of the site. Maintenance of rain water guttering and drainage will only be possible via access to the gardens of a large number of other dwellings. This is not good design. The design statement asserts at para 3.02 and 4.03 that all rooms are at the same level, and thus wheelchair accessible. This is contradicted by the drawings which show that the kitchen and one bedroom are two steps down from the rest of the ground floor. AGRA notes that this application is substantially the same as application HGY/2010/0490, which was withdrawn by the applicant prior to determination by the planning authority. The substance of the objections to this application and its problems are essentially the same as to the previous application.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 This application follows on from a similar application (LPA Ref: HGY/2010/0490) for the erection of 3 bedroom bungalow which was withdrawn arising from concerns raised by Officers associated with its layout and impact on the amenities to adjoining residents. The main issues in the determination of this application are considered to be:

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

Principle of development

7.2 The Council have specific policy considerations in regards to backland development as outlined in SPG3c. This SPG states that permission will only be granted for development scheme where they meet all the appropriate standards. The SPG states that density standards will not generally apply to backland sites and that privacy and outlook from existing housing will be carefully considered. The SPG states that regard will be given to the number of trees, on site, the value of those trees and also impact, including the cumulative effect of the loss of habitat/biodiversity. This SPG states that careful consideration will be give design issues and use of landscaping to integrate the new development into the local context.

7.3 Paragraph 7.3 of SPG3c states that the Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas. Paragraph 7.4 of the guidance goes onto state that on previously developed backland sites, well designed new development may be acceptable provided it:

- promotes the greening of the environment;

- is limited to one or two storeys;
- does not have an adverse impact on views into, across and within the site;
- is compatible with the established character of uses in the area;
- respects the established pattern of development in the area in so far as this can be achieved on a backland site.

7.4 The site in question is not a protected open space for nature conservation/ ecological value and is a separate piece of land which is enclosed and fenced off from the gardens of the adjoining properties and currently contains an outbuilding/ summerhouse. The historical OS map shows that the site previously contained a structure which sat in a similar position to the current outbuilding, but set in from the boundaries with the adjoining properties. The history and use of this site is not very clear however in the information submitted with the application it is believed that this piece of land and the piece of land next to it was a mews in between Station Road, Barratt Avenue and Park Avenue, referred to as 1-6 Crescent Mews. The western section of this larger triangular shaped site formed by the positioning of three roads contains a number of small constructions in the form of warehouses. The conservation area appraisal refers to a small attractive Victorian outbuilding constructed from yellow stock brick with a prominent shaped gable on this site.

7.5 As the site currently and previously contained a structure and in addition because the site has never been the rear gardens to properties on Station Road and Barratt Avenue, the revisions to PPS3 'Housing' of June 2010 which takes garden sites outside of 'previously developed'/ 'brownfield land' and now reclassifies them as greenfield land is not significant material consideration in this case. This change to PPS3 is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all 'brownfield' land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable 'greenfield sites', where residential amenity and other planning considerations can be addressed.

7.6 In a recent appeal decision for a site in Muswell Hill at 1 Parham Way which abuts the rear gardens of properties on Grove Avenue and Rosebery Road and which would have involved the demolition of the existing bungalow on site and the erection of a part 2, part 3 storey development of 4 houses, a Planning Inspector stated that there is nothing in the revisions to PPS3 "which precludes the development of this site in principle; PPS3 continues to advise that efficient and effective use of land is sought and that housing development should be well integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access".

7.7 As the application site does not form part of a protected open space and given the proposal won't affect the character and appearance of the conservation area, the principle of residential use on this site is considered to be acceptable.

The site is surrounded by residential uses and is within a broader residential area and is designed to meet the criteria set out in para. 7.4 of SPG3c (outlined above).

Design, Form & Layout

- 7.8 The proposed structure will be a single storey and will be located long the western boundary of the site and will abut the boundaries of No's 120 -124 Station Road. Along the northern boundary the site will be pulled away (1.5m) from the boundary with No's 11 -17 Barratt Avenue (expect at one point). The dwelling will be irregular in shape reflecting the shape of the site and the fact that it tapers along the boundary with adjoining gardens. The building will have a small central courtyard area/ lightwell with living space to one side and bedrooms to the other. The widows to this dwelling will have an east or west facing aspect.
- 7.9 The building will have timber framed windows and be clad in timber so that it will blend into its surroundings. In addition the building will have an extensive green/ sedum roof. A central section of the roof above living room accommodation will have an elevated section to provide additional light. The elevated section of glazing will be west facing and will be glazed with translucent photovoltaic panels, allowing the sunlight inside the liveable spaces, while using that energy to cover part of the building's energy needs.
- 7.10 Along the southern boundary the structure will barely exceeds the height of the boundary fences (1.8m) and will slope inwards. This section of the roof closes to these properties will have a sloping roof with some photovoltaic rooflight panels. It is stated that panel finishes will be chosen to avoid glossy elements.
- 7.11 The rest of the site will be landscaped and will include a pavement (permeable block paving scheme) to allow access the building from the street. The proposed new dwelling will benefit from a large front garden that will exceed the Council's minimum amenity area requirement of 50sqm for a family size dwelling.
- 7.12 The overall height and mass of the building has been minimises by positioning the elevated section with a clerestory style window towards the centre. The single storey building will largely have a sedum green roof, therefore softening it appearing when viewed from the first floor windows of properties. Overall the building form, detailing and associated materials are considered to be acceptable and will respect the open nature of the site.
- 7.13 The residential unit will have a gross internal floorspace of approximately 115 sq.m and therefore meets the floorspace minima for a three-bedroom dwelling as set out in the Council's Housing SPD.
- 7.14 The house is designed to comply with Part M of the Building Regulations in terms of access. Part of the house will sit two steps lower than the rest. Level access with the front garden area and the main front entrance will be achieved.

- 7.15 The building will be designed to be highly energy efficient and will be insulated to exceed the requirements of Part L of the Building Regulations. All glazing and fenestration elements will be double glazed, argon filled. On site renewable source energies will be exploited by using a ground source heat pump and a photovoltaics.

Impact on the character and appearance of the Conservation Area

- 7.16 The character of the application site and this part of this part of Wood Green Common Conservation Area is derived from a number of elements which are outlined in the Character Appraisal.
- 7.17 The appraisal states that Wood Green Common is essentially composed of late Victorian and Edwardian terraced streets that developed around the open spaces of New River, Wood Green Common and Avenue Gardens. It notes that it has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).
- 7.18 The siting, scale and design of the proposed dwellings does not attempt to mimic the design and proportions of the adjoining terrace properties. The proposal is a single storey building of modern and simple design which is hardly visible from the street. The building is limited to one storey, incorporates landscaping and will not have adverse impact on views into, across and within the site.
- 7.19 The setting and appearance of two rows of terrace properties and the contribution they make to the character and appearance of the conservation area will not be affected by the proposal. The existing structure on site does not impact on the character and appearance of the conservation, nor is it considered the proposed new building would. As such the proposal is considered to be in accordance with policy CSV1.

Impact on Residential Amenity

- 7.20 The proposed development has taken careful consideration in terms its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. In order to address concerns raised by Officers in respect of the previous application, the position of the small central courtyard has been changed so that its long elevations of glazing are on an east west axis as opposed to a north south axis.
- 7.21 The height of the proposed house has been kept as low as possible and will not affect the sunlight and daylight to adjoining properties and their gardens. As noted above the principle windows of this dwelling will be east/ west facing.
- 7.22 The properties on Station Road sit 11.3m away from the fence line at their closest point while the properties on Barrett Avenue sit 11m (at their closest

point) away from the northern boundary of the site. As noted above proposed building has been pulled away from this boundary to take account of a semi-mature tree to the rear of No's 11 & 13 Barrett Avenue.

- 7.23 The positioning of the house does not contravene privacy standards as set out in para. 8.21 of the 'Housing' SPD. The guidance states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments. The dwelling in question is only a single storey development so this does not apply and in addition as pointed out above the position of windows serving the living/ dining room area and bedroom accommodation has been positioned at right angle to the rear windows of the adjoining terrace properties.
- 7.24 The change in the orientation of the central courtyard and position of the elevated window also reduces the risk of glare/ light spillage in the direction of neighbouring properties. While the positioning of the fenestration to this new dwelling may lead to some light spillage this would not be considered to be significant to an extent to refuse such an application, bearing in mind light spillage that exists in the broader area arising from front and rear facing windows and street lighting.
- 7.25 As outlined in the application low energy external lighting will be provided within the forecourt of the property, sufficient to illuminate access to the front door. The lighting will operate on a dawn to dusk time clock and will incorporate baffles to ensure minimal spill.
- 7.26 The fact that a residential dwelling of a modest size is being introduced on this site does not necessarily compromise the security of adjoining resident. In fact the introduction of a residential unit on this site brings proper ownership, management/ upkeep and surveillance to this site. Typically houses with gardens backing onto other garden are more secure, that stay gardens which back onto open/ vacant pieces of land.

Impact on Tress

- 7.29 There are no protected trees within this site or within the adjoining gardens. The position of a semi-mature tree to the rear of No's 11 & 13 Barrett Avenue has been noted and the building has been pulled in from this boundary. Given the nature of the building proposed non intrusive foundations can be used in this case therefore safeguarding the roof system to trees.

Access and Parking

- 7.30 The very back wall of the site is 53m away from the back edge of the pavement and therefore this does not meet the London Fire and Emergency Planning Authority's requirement of 45 metres to allow access for a pump appliance to within all points within a dwellinghouse. However, the use of a residential sprinklers can be used in such a case as sprinklers allows the distance between fire fighting shafts to be increased from 45 metres to 60

metres. This is due to the fact that sprinklers prevent fire growth and therefore allow more time for fire-fighters to attack a fire.

- 7.31 The site has a vehicular and pedestrian gated entrance (opening inwards) from Barratt Avenue. The existing parking space within the property, as well as the current dropped kerb will be retained. On site cycle parking spaces (4) will be provided next to the entrance of the property.

8. CONCLUSION

- 8.1 The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwelling has been carefully considered to create a discrete building which will not adversely affect the open nature of the site, the building patterns of the adjoining terraces properties which define the character and appearance of this part of the conservation area. The proposal achieves an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers.
- 8.2 As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD and SPG3c 'Backland Development'. This application is therefore recommended for APPROVAL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) EX01, 10, 21; GA01, 10, 11, 51, 52, 61 & 62

Subject to the following condition(s)

IMPLEMENTATION

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

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

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

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

MATERIALS & SITE LAYOUT

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

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

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details.

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

5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential unit hereby approved is occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties.

PERMITTED DEVELOPMENT RIGHTS

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

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

CONSTRUCTION

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

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

REASON FOR APPROVAL

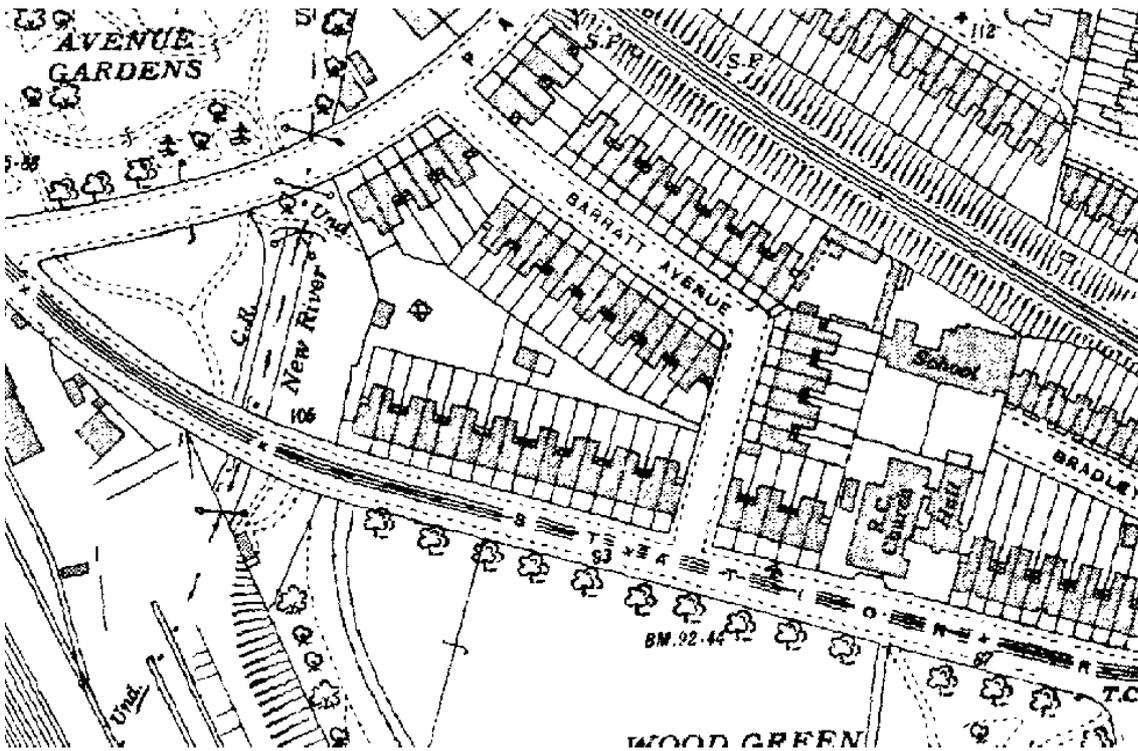
The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwelling has been carefully considered to create a discrete building which will not adversely affect the open nature of the site, the building patterns of the adjoining terraces properties, which define the character and appearance of this part of the conservation area. The proposal achieves an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities to the occupiers of adjoining properties.

As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD and SPG3c 'Backland Development'

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)

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

INFORMATIVE: There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.



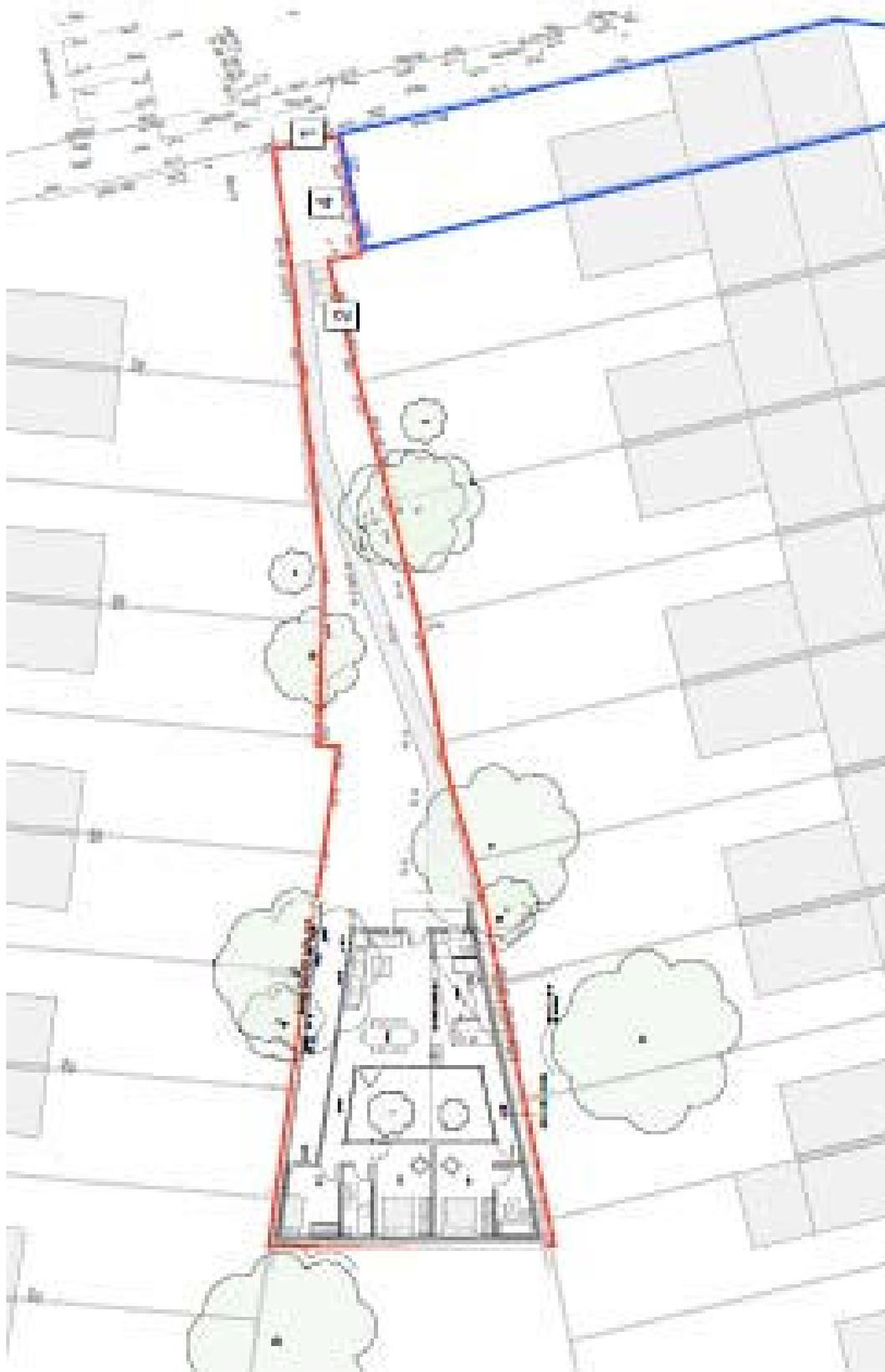
Extract from 1936 OS Map



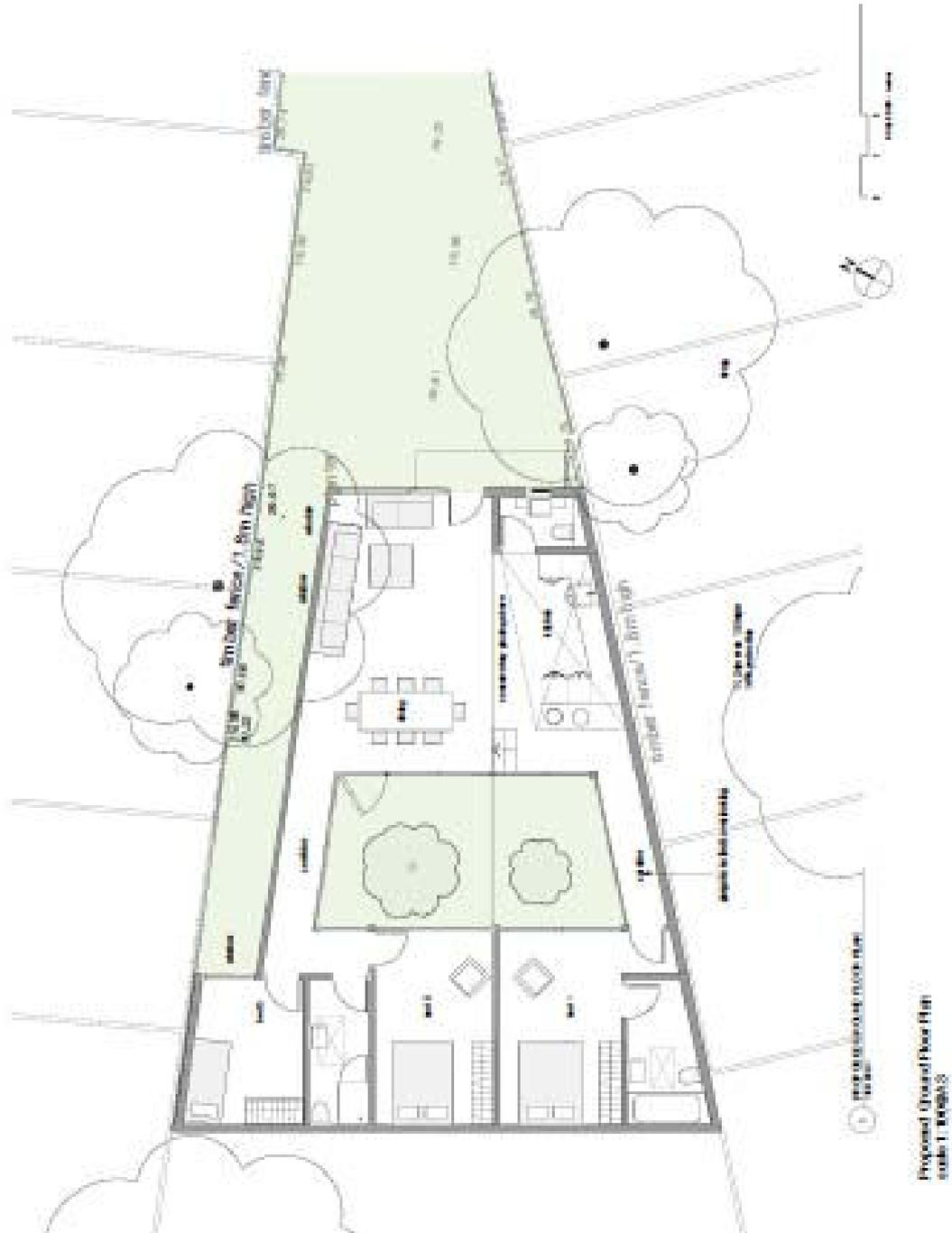
Entrance to the site from Barrett Avenue



Existing structure on site.

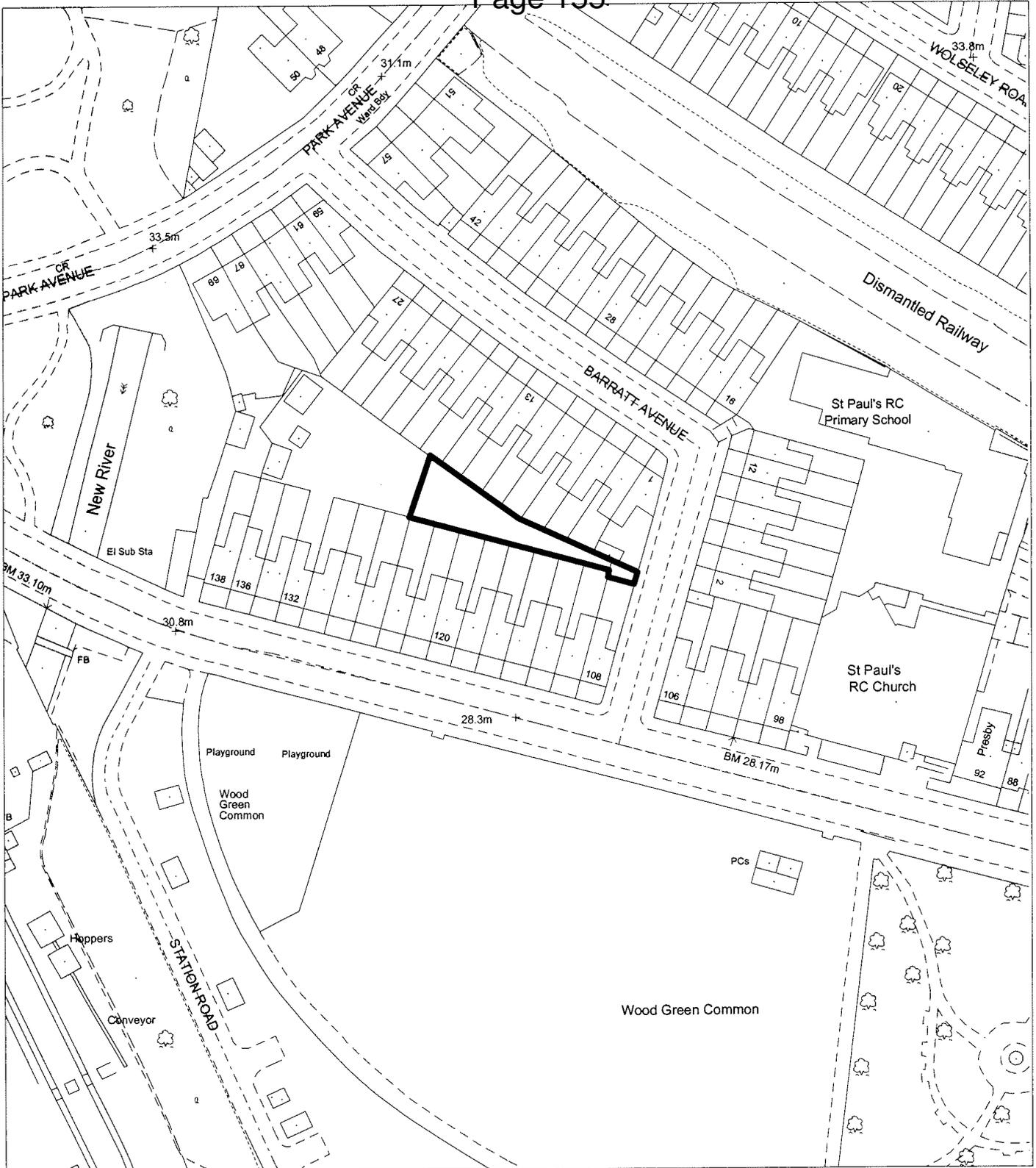


Drawing 1: Proposed Site Layout



Drawing 2: Proposed floor plan/ layout

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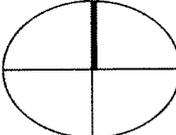
Site plan

Rear of 108 - 126 Station Road N22

**Directorate of
Urban
Environment**

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Assistant Director
Planning and Regeneration
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London N17 8BD

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