



NOTICE OF MEETING

Planning Committee

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

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

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

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

AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 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 - 4)

To confirm and sign the Minutes of the Planning Committee held on 14th March 2011.

6. APPEAL DECISIONS (PAGES 5 - 10)

To advise the Committee on Appeal decisions determined by the Department for Communities and Local Government during February 2011.

7. DELEGATED DECISIONS (PAGES 11 - 30)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 21st February 2011 and 20th March 2011.

8. PERFORMANCE STATISTICS (PAGES 31 - 44)

To advise the Committee of performance statistics on Development Management and Planning Enforcement since the 14th March 2011 Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 45 - 50)

To confirm the following Tree Preservation Order:

1. 35 Stanhope Gardens, N6

10. PLANNING APPLICATIONS (PAGES 51 - 52)

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

11. 256 ST ANNS ROAD, N15 (PAGES 53 - 64)

Change of use from (A3) to D1 (Pharmacy) and external alterations to create new entrance.

RECOMMENDATION: Grant permission, subject to conditions.

12. 225 ARCHWAY ROAD, N6 (PAGES 65 - 96)

Planning permission sought for HGY/ 2011/0193; the demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site.

RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

13. 225 ARCHWAY ROAD, N6 (PAGES 97 - 106)

Listed building consent is sought for HGY/ 2011/0194; the demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT subject to conditions.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

Monday, 16th May 2011, at 7pm.

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

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

Friday, 1 April 2011

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MARCH 2011**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC155.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reece, for whom Cllr Solomon was substituting.</p>	
PC156.	<p>URGENT BUSINESS</p> <p>The Chair admitted a late item of urgent business to correct the minutes of the special Planning Committee held on 30 September 2011. The reason for urgency was that it was intended that planning permission would be issued prior to the next meeting of the Committee and the conditions must be finalised for that to occur.</p> <p>RESOLVED</p> <p>i) That the minutes of the meeting held on 30th September 2010 be corrected by deleting the detailed wording for conditions 61, 62 and 63 from the draft conditions in the resolution for the grant of planning permission for Tottenham Hotspur football stadium and associated land (Ref. No. HGY/2010/1000);</p> <p>ii) That it be noted that the wording of those conditions will be considered and approved by the Assistant Director Planning and Regeneration in accordance with delegated powers under Section 4 of Appendix E of the Constitution.</p>	
PC157.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC158.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC159.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 14 February 2011 be approved and signed by the Chair.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MARCH 2011**

<p>PC160.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report on appeal decisions determined by the Department for Communities and Local Government during January 2011. It was noted that one further appeal which had been dismissed had been omitted from the report, and this had been provided separately for the information of Members.</p> <p>NOTED</p>	
<p>PC161.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 24 January 2011 and 20 February 2011.</p> <p>NOTED</p>	
<p>PC162.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement since the 14th February 2011 Planning Committee.</p> <p>The Committee requested information on the length of time those minor applications which were not completed within the 8-week target took to be resolved; it was agreed that this information would be provided to the Committee.</p> <p>NOTED</p>	
<p>PC163.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending the confirmation of the Tree Preservation Order against trees located at 29 Mount Pleasant Villas, N4. No objections had been received in respect of the proposed TPO.</p> <p>RESOLVED</p> <p>That the Tree Preservation Order at 29 Mount Pleasant Villas, N4, be confirmed.</p>	
<p>PC164.</p>	<p>MIMOSA COURT, 27 - 31 AVENUE ROAD, N15</p> <p>The Committee considered a report, previously circulated, which set out the application, site and surroundings, planning history, details of the consultation and relevant planning policy and factors. The Planning Officer presented the report, highlighting</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MARCH 2011**

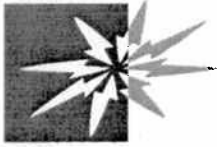
	<p>the key elements. There being no registrations to speak, the Committee examined the plans and asked questions of the Planning Officer.</p> <p>In response to questions from the Committee, it was reported that while this was an application for an extension of time for an existing permission, the Committee did have the opportunity to add appropriate informatives or conditions, provided that these did not fundamentally alter the original permission granted. The Committee expressed some concern regarding the issues raised by a local resident as part of the consultation; it was reported that the issues raised regarding bins and landscaping were covered in the application, but that informatives could be added to address any further issues. In response to a further question from the Committee, it was confirmed that there had been no significant change in Planning Policy since the time of the original decision, which would enable the issue of the height of the development to be revisited.</p> <p>The Committee asked whether existing tenants could be protected by means of a condition enforcing immediate action to secure the disused area at the front of the site and prevent unauthorised access. It was reported that a condition could be added requesting that a plan for such actions be submitted for approval by the Local Authority and implemented at the time of work commencing on the scheme, however such a condition would only be triggered by commencement of the scheme. It was agreed, however, that an informative could be added expressing the Committee's wish for measures to protect local residents being put in place as soon as possible. It was reported that there was nothing to prevent the owner of the site seeking a further extension of time at a later date.</p> <p>The Chair moved the recommendation of the report and it was resolved that application HGY/2011/0033 be granted. Cllr Schmitz's vote against the recommendation was noted.</p> <p>RESOLVED</p> <p>That, subject to conditions and an additional informative that measures should be put in place as soon as possible to secure the site in order to protect local residents, application HGY/2011/0033, be granted.</p>	
PC165.	<p>DATE OF NEXT MEETING</p> <p>Monday, 11 April 2011, 7pm.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 14 MARCH 2011**

	The meeting closed at 19:35hrs.	
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COUNCILLOR SHEILA PEACOCK

Chair



Haringey Council

Agenda item:

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Planning Committee

On 11th April 2011Report Title: **Appeal decisions determined during February 2011**Report of: **Anne Lippitt interim Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during February 2011.

2. Summary

Reports outcome of 6 planning appeal decisions determined by the Department for Communities and Local Government during February 2011 of which 2 (33%) were allowed and 4 (67%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:

PP **Marc Dorfman**
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**
Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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APPEAL DECISION FEBRUARY 2011

Ward:	Crouch End
Reference Number:	HGY/2010/1462
Decision Level:	Delegated

29 Wolseley Road N8 8RS

Proposal:

Construction of a self contained studio flat in void area below ground floor flat

Type of Appeal:

Written Representation

Issues:

Whether the proposed would preserve or enhance the character or appearance of the Crouch End Conservation Area, within which the appeal site is located

Whether the intensification proposed is conducive to the creation of acceptable living conditions for future occupants

Result:

Appeal - **Dismissed** 5 February 2011

Ward:	Fortis Green
Reference Number:	HGY/2010/0905
Decision Level:	Delegated

9 Osier Crescent N10 1QQ

Proposal:

Change of use from a residential property to a 20 place day-care nursery (D1)

Type of Appeal:

Written Representation

Issues:

The effect of the proposed nursery on the living conditions of neighbouring occupiers

Result:

Appeal **Dismissed** 14 February 2011

Ward:	St Ann's
Reference Number:	HGY/2010/1088
Decision Level:	Delegated

43 Rutland Gardens N4 1JN

Proposal:

Conversion of a single family dwelling to two self contained flats 1 x 2 bedroom (first floor) and 1 x 2 bedroom (Ground Floor)

Type of Appeal:

Written Representation

Issues:

Whether the proposal conforms with adopted planning policy dealing with the conversion of family dwellings to flats

Result:

Appeal **Dismissed** 1 February 2011

Ward:	Seven Sisters
Reference Number:	HGY/2010/0820
Decision Level:	Delegated

75 Hermitage Road N4 1LU

Proposal:

Change of use of a dwelling house to a house in multiple occupation

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the housing mix within the Borough

Result:

Appeal **Allowed** 4 February 2011

Appeal for Cost – **Cost Awarded** 4 February 2011

Ward:	Seven Sisters
Reference Number:	HGY/2010/1200
Decision Level:	Delegated

89-91 Wargrave Avenue N15 6TU

Proposal:

Retention of existing front porch, air conditioning unit and rear Sukkah roof

Type of Appeal:

Written Representation

Issues:

The effect of the front porch and the rear Sukkah roof lights and air conditioning unit on the character and appearance of the building and of the surrounding area

Result:

Appeal **Dismissed** 21 February 2011

Ward:	Woodside
Reference Number:	HGY/2010/1850
Decision Level:	Delegated

19 New Road N22 5ET

Proposal:

Erection of single storey rear extension and formation of WC and utility room

Type of Appeal:

Written Representation

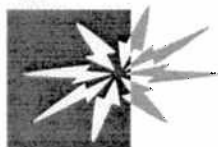
Issues:

The effect of the extension on the living conditions of the occupiers of Nos. 17 and 21 New Road in terms of visual impact and daylight

Result:

Appeal **Allowed** 17 February 2011

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Haringey Council

Agenda item:

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Planning Committee	On 11th April 2011
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Report Title: Decisions made under delegated powers between 21 February 2011 and 20 March 2011		
Report of: Anne Lippitt interim 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 21 February 2011 and 20 March 2011.		
3. Recommendations See following reports.		
Report Authorised by: <div style="text-align: center;">  Marc Dorfman Assistant Director Planning & Regeneration </div>		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 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 21/02/2011 AND 20/03/2011

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

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WARD: Alexandra

Application No: **HGY/2010/2080** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 02/03/2011
 Location: Flat A, 29 Coniston Road N10 2BL
 Proposal: Erection of rear dormer and terrace with insertion of front rooflight

Application No: **HGY/2010/2340** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 22/02/2011
 Location: 26 Clyde Road N22 7AE
 Proposal: Erection of side infill extension at ground floor level.

Application No: **HGY/2011/0036** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 02/03/2011
 Location: 37 Grasmere Road N10 2DH
 Proposal: Erection of conservatory to rear of property

Application No: **HGY/2011/0045** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/03/2011
 Location: 82A Colney Hatch Lane N10 1EA
 Proposal: Excavation works to extend basement, and creation of lightwell (householder application)

WARD: Bounds Green

Application No: **HGY/2011/0321** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/03/2011
 Location: 112 Christopher Place Myddleton Road N22
 Proposal: Installation of roller shutters to existing car ports.

WARD: Bruce Grove

Application No: **HGY/2010/2290** Officer: Oliver Christian
 Decision: GTD Decision Date: 22/02/2011
 Location: 94 The Avenue N17 6TD
 Proposal: Erection of part two storey, part one storey rear extension, hip to gable roof alterations and loft conversion. Change of use from hostel (sui generis) to children's home (C2).

Application No: **HGY/2011/0022** Officer: Oliver Christian
 Decision: GTD Decision Date: 25/02/2011
 Location: 202 Philip Lane N15 4HH
 Proposal: Erection of rear dormer (householder application).

Application No: **HGY/2011/0024** Officer: Oliver Christian
 Decision: GTD Decision Date: 28/02/2011
 Location: 198 Philip Lane N15 4HH
 Proposal: Erection of rear dormers to main roof and back addition

WARD: **Crouch End**

Application No:	HGY/2010/1084	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	17/03/2011
Location:	150 Crouch Hill N8 9DZ		
Proposal:	Approval of Details pursuant to Condition 4 (soil contamination) and Condition 6 (refuse and waste storage) attached to planning permission HGY/2009/0851		
Application No:	HGY/2011/0038	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/03/2011
Location:	2 Frederick Place N8 8AF		
Proposal:	Change of use of first floor from B1 (office) to D2 (kickboxing school)		
Application No:	HGY/2011/0049	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/03/2011
Location:	70 Shepherds Hill N6 5RH		
Proposal:	Tree works to include various works to various trees.		
Application No:	HGY/2011/0080	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/03/2011
Location:	36 Cecile Park N8 9AS		
Proposal:	Erection of single storey rear extension including alterations (Householder App)		
Application No:	HGY/2011/0085	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/03/2011
Location:	3 Landrock Road N8 9HP		
Proposal:	Retention of existing single storey rear extension including internal alterations (Householder App)		
Application No:	HGY/2011/0095	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	10/03/2011
Location:	49 Landrock Road N8 9HR		
Proposal:	Basement conversion plus alterations to front garden to incorporate a front lightwell with safety grill (householder application).		
Application No:	HGY/2011/0111	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	02/03/2011
Location:	24 Haringey Park N8 9HX		
Proposal:	Erection of ground and first floor rear / side extension		
Application No:	HGY/2011/0113	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/03/2011
Location:	8a Cecile Park N8 9AS		
Proposal:	Demolition of existing single storey extension and erection of single storey rear extension		

Application No: **HGY/2011/0160** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/03/2011
 Location: 9 Elder Avenue N8 9TE
 Proposal: Tree works to include reduction to previous pollard points of 2 x Plane trees

Application No: **HGY/2011/0196** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/03/2011
 Location: Flat 1, 7 Crouch Hall Road N8 8HT
 Proposal: Non-material amendments following a grant of planning permission HGY/2010/1814 for modifications including enlargement of footprint by approximately 600mm to the south and west. Reconfiguration of south and west elevations to change windows/doors proportions. Timber framed windows replaced by metal framed windows in a timber sub-frame

Application No: **HGY/2011/0232** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/03/2011
 Location: 100 Crouch Hill N8 9EA
 Proposal: Replacement of existing window with new timber double glazed door (householder application)

Application No: **HGY/2011/0240** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/03/2011
 Location: Wolseley Road S/O 70 Coolhurst Road N8 8RR
 Proposal: Installation of 1x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0252** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/03/2011
 Location: Coleridge Road, side of 1 The Broadway N8 8DU
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0258** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/03/2011
 Location: O/S 115 Crouch Hill N8 9QN
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0404** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 15/03/2011
 Location: 11 Clifton Road N8 8HY
 Proposal: Non material amendment following a grant of planning permission HGY/2010/2226 for alterations to window/door arrangement

WARD: Fortis Green

Application No: **HGY/2010/2181** Officer: Subash Jain
 Decision: GTD Decision Date: 11/03/2011
 Location: Muswell Hill Baptist Church, Dukes Avenue N10 2PT
 Proposal: Replacement of the central access double timber doors with new ones in glass, retention of the existing timber frame situ and removal of existing timber doors to safe storage

Application No: **HGY/2010/2311** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/03/2011
 Location: 14-16 Creighton Avenue N10 1NU
 Proposal: Non-material amendments following a grant of planning permission HGY/2009/0080 for placement of velux roof windows to house 1-4.

Application No: **HGY/2010/2312** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/03/2011
 Location: 14-16 Creighton Avenue N10
 Proposal: Non-material amendments following a grant of planning permission HGY/2009/0080. Ground floor house 5 facade to be aligned with balcony at first floor, building line not altered against overall floor plate. Lower ground of houses 1,2,3 and 4 individual lightwells widened slightly and partitioned at boundaries to form usable, enclosed amenity space.

Application No: **HGY/2010/2313** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/03/2011
 Location: 14-16 Creighton Avenue N10 1NU
 Proposal: Non-Material amendments following a grant of planning permission HGY/2009/0080 for minor changes to window placement and dimension (Hse 1-5) insertion of two chimney stacks (Hse 1,2,3,4); Slight enlargement of bay window depth (Hse1-4); Pitched roof to bay window roof gables (Hse 1-4); Revised canopy over main entrance (Hse 1,2,3,4); Velux window to house 5.

Application No: **HGY/2011/0014** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 23/02/2011
 Location: 41 Hill Road N10 1JE
 Proposal: Raising of roof level and erection of rear ground floor extension (householder extension).

Application No: **HGY/2011/0039** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 17/03/2011
 Location: Chiltern Court, 61 Pages Hill N10 1EN
 Proposal: Tree works to include various works to 3 x Horse Chestnut trees

Application No: **HGY/2011/0040** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 02/03/2011
 Location: 39 Twyford Avenue N2 9NU
 Proposal: Erection of single storey rear extension, conversion of garage to habitable room, and hip to gable loft conversion with rear dormer

Application No: **HGY/2011/0041** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/03/2011
 Location: 39 Twyford Avenue N2 9NU
 Proposal: Erection of single storey rear extension, conversion of garage into a habitable room and new first floor rear window (householder application)

Application No: **HGY/2011/0053** Officer: Jill Warren
 Decision: GTD Decision Date: 04/03/2011
 Location: 45 Creighton Avenue N10 1NX
 Proposal: Formation of vehicle crossover (Householder Application)

Application No:	HGY/2011/0055	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	04/03/2011
Location:	67 Greenham Road N10 1LN		
Proposal:	Erection of rear dormer window with insertion of 3 x rooflights to front roofslope (Certificate of Lawfulness)		
Application No:	HGY/2011/0089	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	14/03/2011
Location:	1 Sussex Gardens N6 4LY		
Proposal:	Erection of 3 storey side extension including conversion of garage with internal alterations		
Application No:	HGY/2011/0092	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/03/2011
Location:	The Baptist Church, Muswell Hill Dukes Avenue N10 2PT		
Proposal:	Listed Building Consent for replacement of the central access double timber doors with new ones in glass, retention of the existing timber frame situ and removal of existing timber doors to safe storage		
Application No:	HGY/2011/0105	Officer:	Jill Warren
Decision:	GTD	Decision Date:	16/03/2011
Location:	1 Beech Drive N2 9NX		
Proposal:	Alterations to side and rear dormers, insertion of rooflight to side elevation and erection of front dormer		
Application No:	HGY/2011/0108	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/03/2011
Location:	Chessing Court, Fortis Green N2 9ER		
Proposal:	Formation of additional floor to create 2 x one bed flats		
Application No:	HGY/2011/0110	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/03/2011
Location:	Muswell Hill Methodist Church, Pages Lane N10 1PP		
Proposal:	Installation of solar photovoltaic array of 39 PV panels to rear roof.		
Application No:	HGY/2011/0120	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/03/2011
Location:	4 Cheapside, Fortis Green N2 9HP		
Proposal:	Continuation of use of property as A3 (cafe / tearoom)		
Application No:	HGY/2011/0203	Officer:	Jill Warren
Decision:	GTD	Decision Date:	15/03/2011
Location:	16 Springcroft Avenue N2 9JE		
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/1978 to construct a virtually frameless all glazed roof structure set at a 5 degree fall towards the rear wall (and not a side pitch to the party wall as previously) complete with double glazed french doors with fixed side lights either side		
Application No:	HGY/2011/0241	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/03/2011
Location:	13 Wellfield Avenue N10 2EA		

Proposal: Non-material amendment following a grant of planning permission HGY/2010/1434 for alteration from a pitched roof to flat roof on the single storey rear conservatory, raising party wall on shared boundary by no more than three bricks and insertion of conservation roof window above stairwell leading to the attic.

WARD: **Harringay**

Application No: **HGY/2011/0057** Officer: Oliver Christian
 Decision: REF Decision Date: 01/03/2011
 Location: 23 Hewitt Road N8 0BS
 Proposal: Conversion of existing property into 3 self contained flats comprising of 2 x one bed and 1 x studio flats

Application No: **HGY/2011/0094** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 10/03/2011
 Location: 3 Seymour Road N8 0BJ
 Proposal: Retention and alteration of safety railing at roof terrace (householder application)

Application No: **HGY/2011/0289** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/03/2011
 Location: 70 Sydney Road N8 0EX
 Proposal: Erection of rear dormer to facilitate a loft conversion and insertion of 2 x velux to front elevation

WARD: **Highgate**

Application No: **HGY/2010/1201** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/03/2011
 Location: 2-4 Broadlands Road N6 4AN
 Proposal: Approval of details pursuant to conditions 4 (levels), 10 (arboricultural method statement), 12 (external lighting), 15 (central dish/aerial system) and 20 (energy efficient design) attached to planning reference HGY/2008/1065.

Application No: **HGY/2010/1503** Officer: Matthew Gunning
 Decision: REF Decision Date: 09/03/2011
 Location: Southwood Nurseries, Townsend Yard N6 5JF
 Proposal: Demolition of existing buildings and erection of three self-contained dwelling houses, access road and landscaping

Application No: **HGY/2010/1986** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 08/03/2011
 Location: Land Adjacent 2 Church Road N6 4QT
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (landscaping), 5 (levels and boundary treatments), 7 (ground levels), 8 (method statement), 9 (geo-environmental report) and 13 (refuse and waste storage) attached to appeal reference APP/Y5420/A/10/212858 (original planning reference HGY/2009/1721)

Application No: **HGY/2010/2232** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 21/02/2011
 Location: 56 High Point, North Hill N6 4AZ
 Proposal: Listed Building Consent for internal alterations to existing kitchen to create a new kitchen including refurbishment of the flat

Application No:	HGY/2010/2306	Officer:	Ruma Nowaz	Decision Date:	01/03/2011
Decision:	REF				
Location:	12 Wood Lane N6 5UB				
Proposal:	Listed Building Consent for extending width of off street parking				
Application No:	HGY/2010/2346	Officer:	Valerie Okeiyi	Decision Date:	17/03/2011
Decision:	GTD				
Location:	5 Cholmeley Park N6 5ET				
Proposal:	Erection of 5 bedroom, 2 storey detached house with basement level. (Re-consulting due to amended description and amended plans).				
Application No:	HGY/2011/0060	Officer:	Valerie Okeiyi	Decision Date:	04/03/2011
Decision:	GTD				
Location:	21 Stormont Road N6 4NS				
Proposal:	Enlargement of existing garage to create a new study and gym (household application)				
Application No:	HGY/2011/0099	Officer:	Valerie Okeiyi	Decision Date:	16/03/2011
Decision:	GTD				
Location:	88 Talbot Road N6 4RA				
Proposal:	Replacement of windows with glazed doors to the rear facade				
Application No:	HGY/2011/0112	Officer:	Michelle Bradshaw	Decision Date:	16/03/2011
Decision:	GTD				
Location:	260-268 Archway Road N6 5AX				
Proposal:	Change of use of existing property ground floor to retail (A1)				
Application No:	HGY/2011/0119	Officer:	Michelle Bradshaw	Decision Date:	16/03/2011
Decision:	GTD				
Location:	5 Grange Road N6 4AR				
Proposal:	Amendments to approved planning application HGY/2009/1248 for alterations to window fenestrations, alterations to dormer position and addition of front light well, rationalisation of roofline, addition of rear terrace and altered building footprint.				
Application No:	HGY/2011/0145	Officer:	Michelle Bradshaw	Decision Date:	15/03/2011
Decision:	GTD				
Location:	34 Sheldon Avenue N6 4JR				
Proposal:	Erection of rear extension				

WARD: Hornsey

Application No:	HGY/2011/0118	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	16/03/2011
Decision:	REF				
Location:	Campsbourne Infant School, Nightingale Lane N8 7AF				
Proposal:	Conservation Area Consent for demolition of caretakers house and oil tank building.				

Application No: **HGY/2011/0132** Officer: Oliver Christian
 Decision: GTD Decision Date: 10/03/2011
 Location: 43 Rosebery Gardens N8 8SH
 Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0367** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 07/03/2011
 Location: Pump House 1 New River Avenue N8 7QD
 Proposal: Installation of new entrance doors set within existing porch.

WARD: Muswell Hill

Application No: **HGY/2010/1411** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 21/02/2011
 Location: 52 Church Crescent N10 3NE
 Proposal: Erection of lower ground floor extension

Application No: **HGY/2010/1832** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/02/2011
 Location: 3 Cranley Gardens N10 3AA
 Proposal: Approval of details pursuant to condition 2 (Boundary Treatments) attached to appeal decision notice APP/Y5420/C/07/2053181

Application No: **HGY/2010/2176** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/03/2011
 Location: 185A Park Road N8 8JJ
 Proposal: Erection of 8 x 15.24m poles with illumination lighting

Application No: **HGY/2011/0026** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/02/2011
 Location: 19 Rookfield Avenue N10 3TS
 Proposal: Erection of rear dormer, insertion of rooflights and solar panels to side and rear roofs, demolition of existing conservatory and erection of new rear extension, and conversion of cellar incorporating pavement light to driveway

Application No: **HGY/2011/0043** Officer: Jill Warren
 Decision: GTD Decision Date: 24/02/2011
 Location: 18b Princes Avenue N10 3LR
 Proposal: Non-material amendments following a grant of planning permission HGY/2010/1953 for removal of windows from flank elevations, relocation of roof windows and widening of patio doors.

Application No: **HGY/2011/0048** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/02/2011
 Location: 3 Topsfield Road N8 8SN
 Proposal: Demolition of existing conservatory and erection of single storey rear extension (householder application).

Application No:	HGY/2011/0061	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/02/2011
Location:	20 Palace Road N8 8QJ		
Proposal:	Erection of single storey rear/side extension.		
Application No:	HGY/2011/0072	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/03/2011
Location:	Top Flat, 1 Woodland Rise N10 3UP		
Proposal:	Erection of side dormer (Householder Application)		
Application No:	HGY/2011/0097	Officer:	Jill Warren
Decision:	PERM REQ	Decision Date:	15/03/2011
Location:	3 Cranley Gardens N10 3AA		
Proposal:	Rear garden store		
Application No:	HGY/2011/0098	Officer:	Jill Warren
Decision:	GTD	Decision Date:	15/03/2011
Location:	3 Cranley Gardens N10 3AA		
Proposal:	Approval of details pursuant to condition 1 (Details of lightwells) attached to Appeal Decision APP/Y5420/C/07/2053181		
Application No:	HGY/2011/0115	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/03/2011
Location:	155 Muswell Hill Broadway N10 3RS		
Proposal:	Installation of new shopfront and installation of new air conditioning condensing unit to flat roof at rear		
Application No:	HGY/2011/0116	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/03/2011
Location:	155 Muswell Hill Broadway N10 3RS		
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x non-illuminated hanging sign		
Application No:	HGY/2011/0182	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	11/03/2011
Location:	3 Cranley Gardens N10 3AA		
Proposal:	Alterations to front garden and formation of vehicle crossover.		
Application No:	HGY/2011/0254	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/03/2011
Location:	Hillfield Avenue, outside side 122 Hillfield Avenue N8 7DJ		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0336	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/03/2011
Location:	20 Palace Road N8 8QJ		
Proposal:	Certificate of Lawfulness for conversion of two flats into a single dwellinghouse		

WARD: Noel Park

Application No: **HGY/2010/0235** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 01/03/2011
 Location: Land R/O 14 High Road & adjacent to 1 Whymark Avenue N22 6BX
 Proposal: Approval of details pursuant to conditions 15 (site history), 16 (site investigation) and 20 (landscaping) attached to planning reference HGY/2005/2228

Application No: **HGY/2011/0056** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/02/2011
 Location: First Floor 16 High Road N22 6BX
 Proposal: Change of use from B1 (offices) to D1 (non-residential institutions)

Application No: **HGY/2011/0074** Officer: Oliver Christian
 Decision: REF Decision Date: 09/03/2011
 Location: 65 Park Ridings N8 0LB
 Proposal: Erection of ground floor and first floor side extension including alterations to existing property to form three new flats comprising of 1 x 3 bed flat, 1 x 2 bed and 1 x 1 bed flat

Application No: **HGY/2011/0084** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 09/03/2011
 Location: 37a Burghley Road N8 0QG
 Proposal: Erection of single storey rear extension (Householder Application)

Application No: **HGY/2011/0206** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/03/2011
 Location: Mark Road/ Rear of 276 Gladstone Avenue N22 6LE
 Proposal: Prior approval for installation of 1 x DSLAM green telecommunications cabinet

Application No: **HGY/2011/0208** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/03/2011
 Location: Ashley Crescent/ Side of 1 Hewitt Avenue N22 6QH
 Proposal: Prior approval for installation of 1 x DSLAM green telecommunications cabinet.

Application No: **HGY/2011/0209** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/03/2011
 Location: Darwin Road/ Side of 194 Gladstone Avenue N22 6LG
 Proposal: Prior approval for installation of 1 x DSLAM green telecommunications cabinet

WARD: Northumberland Park

Application No: **HGY/2010/0510** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 17/03/2011
 Location: 705-707 High Road N17 8AD
 Proposal: Change of use from residential care home to residential, and creation of 1 x one bed, 4 x two bed, 1 x three bed and 1 x four bed flats. Replacement of rear extension at 705 High Road with new 2 storey rear extension

Application No: **HGY/2010/0513** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 17/03/2011
 Location: 705-707 High Road N17 8AD
 Proposal: Listed Building Consent for change of use from residential care home to residential, and creation of 1 x one bed, 4 x two bed, 1 x three bed and 1 x four bed flats. Replacement of rear extension at 705 High Road with new 2 storey rear extension

Application No: **HGY/2011/0015** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/02/2011
 Location: 57 Chalgrove Road N17 0JD
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/0029** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 23/02/2011
 Location: 37-39 West Road N17 0RE
 Proposal: Partial demolition of existing single storey part of building and erection of single storey extension with loading / unloading canopy and conversion works to provide light industrial / office (Class B1) of existing first floor including alterations to front elevation and retention of existing sandwich bar kiosk.

Application No: **HGY/2011/0054** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/03/2011
 Location: 132 Church Road N17 8AJ
 Proposal: Erection of single storey side / rear extension (householder application)

Application No: **HGY/2011/0087** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/03/2011
 Location: Park Lane Close N17 0HL
 Proposal: Replacement of existing fencing with a new weld mesh fencing

Application No: **HGY/2011/0102** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 17/03/2011
 Location: 18 Ruskin Road N17 8ND
 Proposal: Retrospective planning permission for the conversion of second (top) floor into 2 x 1 bedroom flats

WARD: St Anns

Application No: **HGY/2011/0100** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 02/03/2011
 Location: 52 Cranleigh Road N15 3AD
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/0101** Officer: Oliver Christian
 Decision: GTD Decision Date: 10/03/2011
 Location: St Anns Primary School, Avenue Road N15 5JG
 Proposal: Installation of canopy to rear of playground.

Application No:	HGY/2011/0131	Officer:	Jeffrey Holt	Decision Date:	15/03/2011
Decision:	GTD				
Location:	The Laurels Healthy Living Centre 256 St Anns Road N15 5BW				
Proposal:	Installation of two Daikin outdoor condenser units				
Application No:	HGY/2011/0205	Officer:	Oliver Christian	Decision Date:	08/03/2011
Decision:	GTD				
Location:	2B Glenwood Road N15 3JU				
Proposal:	Retention of existing outbuilding footprint, and erection of end of terrace dwelling incorporating vehicular crossover to create 2 x two bed and 2 x one bed flats, with off-street parking, landscaping and refuse / cycle storage facilities				
Application No:	HGY/2011/0230	Officer:	Oliver Christian	Decision Date:	07/03/2011
Decision:	REF				
Location:	17 Rutland Gardens N4 1JN				
Proposal:	Conversion of an existing four bedroom house into two self contained two bedroom flats				
Application No:	HGY/2011/0249	Officer:	Oliver Christian	Decision Date:	07/03/2011
Decision:	GTD				
Location:	1 Rowley Road N15 3AX				
Proposal:	Erection of single storey rear extension (Householder Application)				

WARD: Seven Sisters

Application No:	HGY/2010/1811	Officer:	Stuart Cooke	Decision Date:	02/03/2011
Decision:	GTD				
Location:	Bridge adjacent to South Tottenham Station, High Road N15 6UJ				
Proposal:	Prior approval under Part 11 of Schedule 2 of General Permitted Development Order for the reconstruction of the existing bridge including underpinning existing abutment walls and new main girder, floor and bridge decks				
Application No:	HGY/2010/2166	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	08/03/2011
Decision:	PERM DEV				
Location:	92 Lealand Road N15 6JT				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension				
Application No:	HGY/2010/2291	Officer:	Oliver Christian	Decision Date:	17/03/2011
Decision:	GTD				
Location:	Site between 186-188 Hermitage Road N4 1NN				
Proposal:	Approval of details pursuant to conditions 2 (plans and specifications), 3 (materials), 5 (site-wide energy strategy) and 6 (provision of cycle rack) attached to planning reference HGY/2009/1559				
Application No:	HGY/2011/0016	Officer:	Oliver Christian	Decision Date:	10/03/2011
Decision:	GTD				
Location:	75 Craven Park Road N15 6AH				
Proposal:	Erection of single storey rear extension and front and rear dormers (householder application)				

Application No:	HGY/2011/0044	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/02/2011
Location:	24 Gladesmore Road N15 6TB		
Proposal:	Erection of second floor roof extension		
Application No:	HGY/2011/0065	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/03/2011
Location:	14 Lockmead Road N15 6BX		
Proposal:	Erection of 2 storey addition over main house and erection of single storey rear addition (householder application).		
Application No:	HGY/2011/0066	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/03/2011
Location:	12 Lockmead Road N15 6BX		
Proposal:	Erection of 2 storey addition over main house and erection of single storey rear addition (householder application).		
Application No:	HGY/2011/0121	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	10/03/2011
Location:	2 Norfolk Avenue N15 6JX		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)		
Application No:	HGY/2011/0123	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/03/2011
Location:	88 High Road N15 6JU		
Proposal:	Change of use from A1 to A3.		
Application No:	HGY/2011/0135	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	03/03/2011
Location:	127 Castlewood Road N15 6BD		
Proposal:	Erection of new loft floor (householder application)		

WARD: Stroud Green

Application No:	HGY/2011/0023	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/02/2011
Location:	28 Perth Road N4 3HB		
Proposal:	Erection of single storey rear extension, including change to window in rear elevation, and demolition of brick shed		
Application No:	HGY/2011/0046	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/02/2011
Location:	45 Lancaster Road N4 4PJ		
Proposal:	Erection single storey extension to existing back addition		

Application No: **HGY/2011/0134** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/03/2011
 Location: 74 Mount View Road N4 4JR
 Proposal: Formation of rear dormer and installation of 4 x velux rooflights to facilitate a loft conversion (householder application)

Application No: **HGY/2011/0146** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/03/2011
 Location: 80 Denton Road N8 9NT
 Proposal: Tree works to include removal of re-growth of 1 x Sycamore tree

Application No: **HGY/2011/0162** Officer: Oliver Christian
 Decision: GTD Decision Date: 15/03/2011
 Location: 202 Stapleton Hall Road N4 4QL
 Proposal: Installation of one rooflight to each flank of gable above first floor bay window

Application No: **HGY/2011/0225** Officer: Oliver Christian
 Decision: GTD Decision Date: 15/03/2011
 Location: 18B Stroud Green Road N4 3EA
 Proposal: Erection of new 3 storey office building

Application No: **HGY/2011/0246** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/03/2011
 Location: Oakfield Road, S/O 76 Mount View Road N4 4JR
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0259** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/03/2011
 Location: O/S 1-16 Granville Court, Granville Road N4 4EP
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (prior approval)

Application No: **HGY/2011/0280** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/03/2011
 Location: Quernmore Road, S/O 78 Oakfield Road N4 4LB
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval).

WARD: Tottenham Green

Application No: **HGY/2011/0020** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 22/02/2011
 Location: 103 Beaconsfield Road N15 4SH
 Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0031** Officer: Stuart Cooke
 Decision: GTD Decision Date: 28/02/2011
 Location: Station Court, 158 High Road N15 4NU
 Proposal: Temporary change of use between 12.07.2012 and 07.09.2012 from student accommodation to use by officials and other persons associated with the Olympic and Paralympic Games in 2012, after which the property will revert to its original use

Application No: **HGY/2011/0096** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 10/03/2011
 Location: 12 Ashby Road N15 4PF
 Proposal: Erection of single storey rear extension (householder application).

Application No: **HGY/2011/0143** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/03/2011
 Location: 27 Seaford Road N15 5DU
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front elevation to facilitate a loft conversion (Certificate of Lawfulness).

Application No: **HGY/2011/0144** Officer: Jeffrey Holt
 Decision: REF Decision Date: 10/03/2011
 Location: Unit 9 High Cross Centre, Fountayne Road N15 4QL
 Proposal: Change of use from Office / Light Industrial (B1) to Education (D1).

WARD: Tottenham Hale

Application No: **HGY/2011/0150** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 15/03/2011
 Location: 67 Sherringham Avenue N17 9RT
 Proposal: Certificate of Lawfulness for use of property as two self contained flats.

Application No: **HGY/2011/0155** Officer: Stuart Cooke
 Decision: GTD Decision Date: 10/03/2011
 Location: Tottenham Hale Village, Ferry Lane N17 9NF
 Proposal: Erection of a temporary Marketing Suite with ramped and stepped access. Provision of 3 parking spaces and 1 wheel chair accessible visitors parking.

Application No: **HGY/2011/0156** Officer: Stuart Cooke
 Decision: GTD Decision Date: 10/03/2011
 Location: Tottenham Hale Village, Ferry Lane N17 9NF
 Proposal: Display of 1x non- illuminated projecting sign and 1x non-illuminated hoarding sign and 6x flag advertisements.

Application No: **HGY/2011/0168** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/03/2011
 Location: 131 Reedham Close N17 9PY
 Proposal: Replacement of existing wooden / metal white windows with PVCu white windows (householder application)

Application No: **HGY/2011/0191** Officer: Oliver Christian
 Decision: REF Decision Date: 15/03/2011
 Location: 510 High Road N17 9JF
 Proposal: Change of use of ground floor from Retail (A1) to Hot Food Takeaway (A5)

WARD: **West Green**

Application No: **HGY/2011/0107** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 16/03/2011
 Location: 434 West Green Road N15 3PT
 Proposal: Conversion of first and second floors into 2 self-contained two bed flats, and roof conversion into 1 x one bed flat incorporating 2 x rear dormers. Rear terraces to first and second floors with screening

WARD: **White Hart Lane**

Application No: **HGY/2010/2272** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/02/2011
 Location: 112 Great Cambridge Road N17 8LT
 Proposal: Use of property as two self contained flats (certificate of lawfulness for an existing use).

WARD: **Woodside**

Application No: **HGY/2010/2302** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 02/03/2011
 Location: 47 The Roundway N17 7HA
 Proposal: Erection of rear dormer window with insertion of 2 rooflights to front rooslope to facilitate a loft conversion.

Application No: **HGY/2011/0047** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/03/2011
 Location: 14 Berwick Road N22 5QB
 Proposal: Conversion of existing property into two self-contained houses comprising 1 x two bed house and 1 x three bed house

Application No: **HGY/2011/0088** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/03/2011
 Location: 292 High Road N22 8JT
 Proposal: Erection of additional floor to existing cafe / restaurant

Application No: **HGY/2011/0287** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/03/2011
 Location: 117 Maryland Road N22 5AS
 Proposal: Conversion of single dwellinghouse into 2 x two bed self-contained flats.

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Haringey Council

Agenda item:

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Planning Committee	On 11th April 2011
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Report Title: Development Management and Planning Enforcement work report	
Report of: Anne Lippitt interim Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of performance statistics on Development Management and Planning Enforcement.	
2. Summary Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 14 th March 2011 Planning Committee meeting.	
3. Recommendations That the report be noted.	
Report Authorised by: <div style="display: flex; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">PP</div> <div> Marc Dorfman Assistant Director Planning & Regeneration </div> </div>	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 11 April 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

February 2011 Performance

In February 2011 there were 99 planning applications determined, with performance in each category as follows -

There were no major applications determined in February.

78% of minor applications were determined within 8 weeks (14 out of 18 cases)

75% of other applications were determined within 8 weeks (61 out of 81 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 February, there were 1672 planning applications determined, with performance in each category as follows -

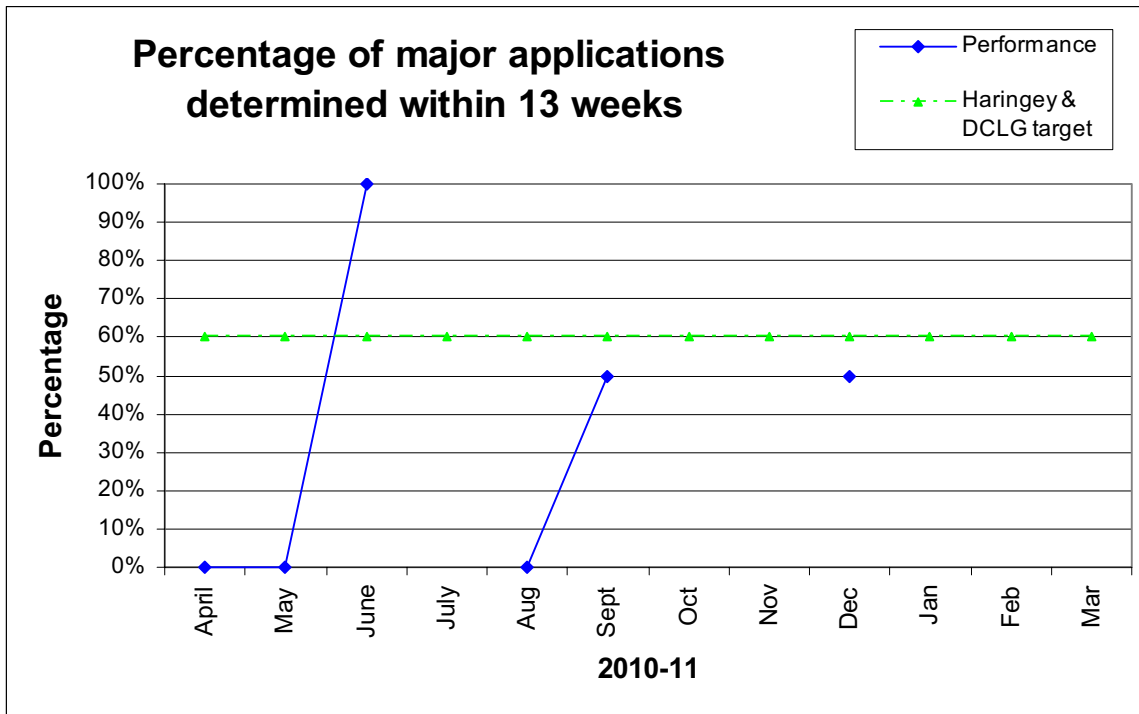
38% of major applications were determined within 13 weeks (3 out of 8)

80% of minor applications were determined within 8 weeks (276 out of 343 cases)

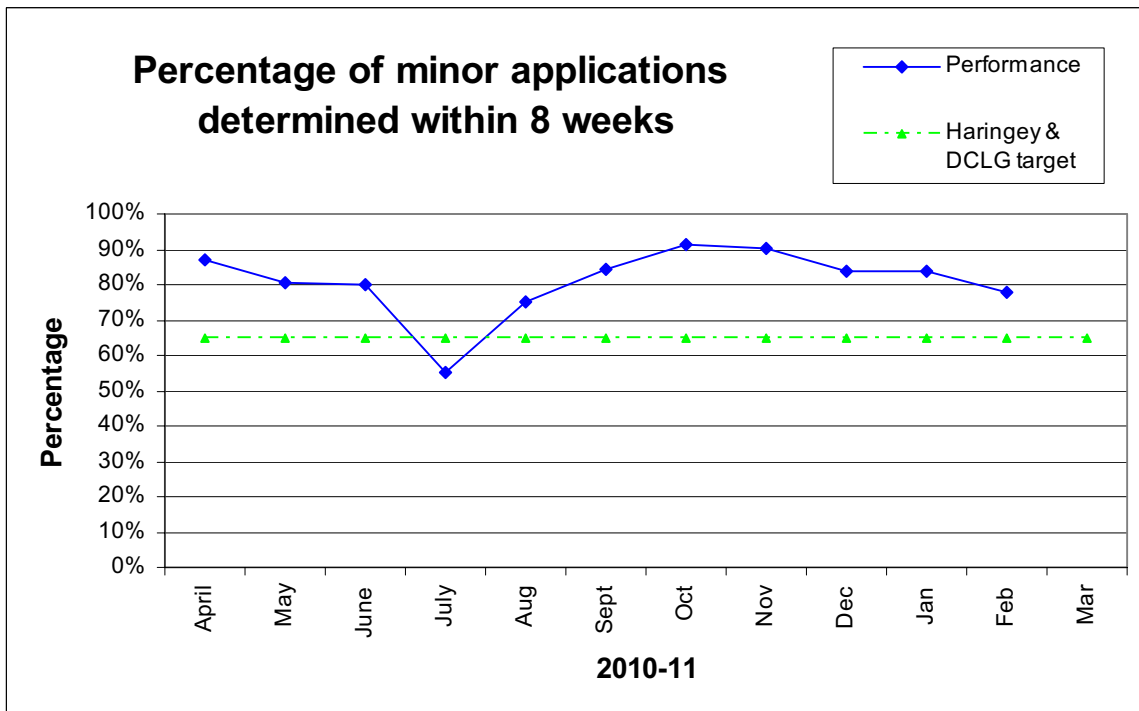
84% of other applications were determined within 8 weeks (1114 out of 1321 cases)

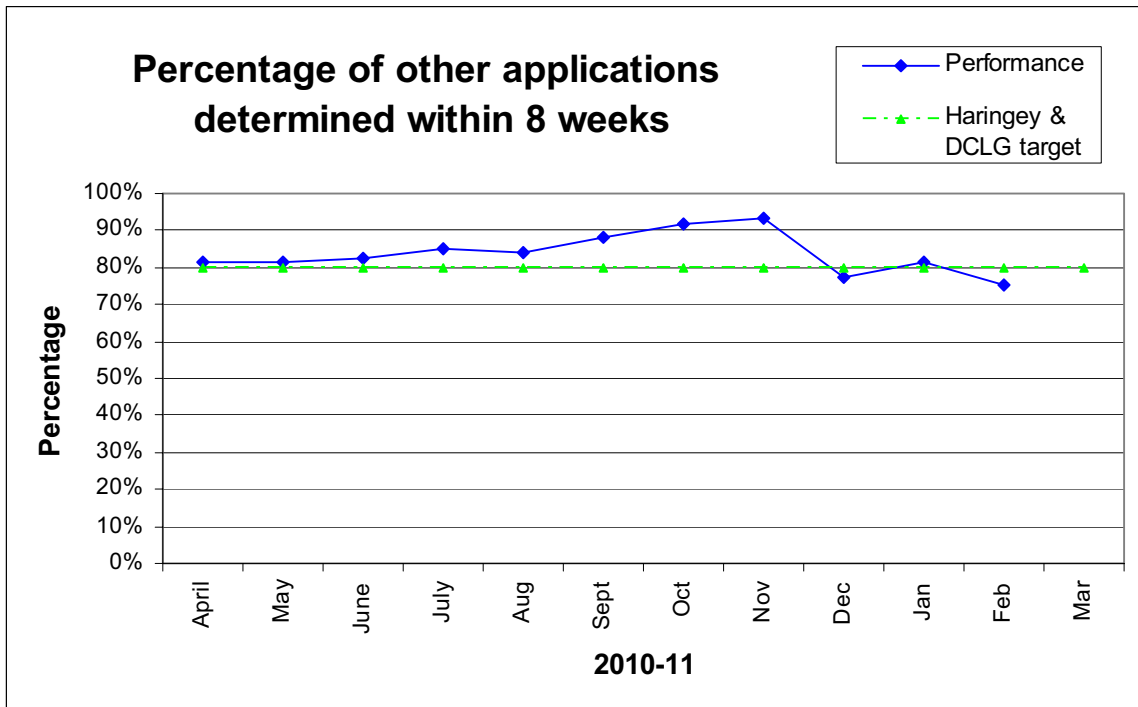
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2010/11



Minor Applications 2010/11



Other applications 2010/11**Last 12 months performance – March 2010 to February 2011**

In the 12 month period March 2010 to February 2011 there were 1836 planning applications determined, with performance in each category as follows -

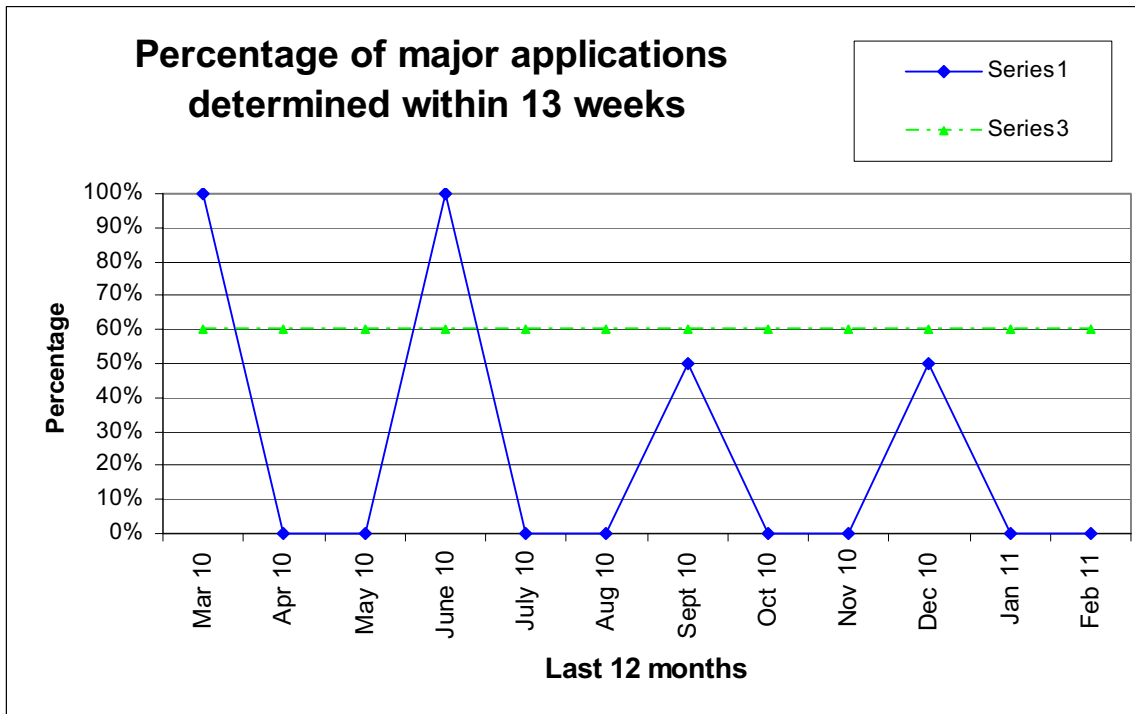
50% of major applications were determined within 13 weeks (5 out of 10)

81% of minor applications were determined within 8 weeks (310 out of 384 cases)

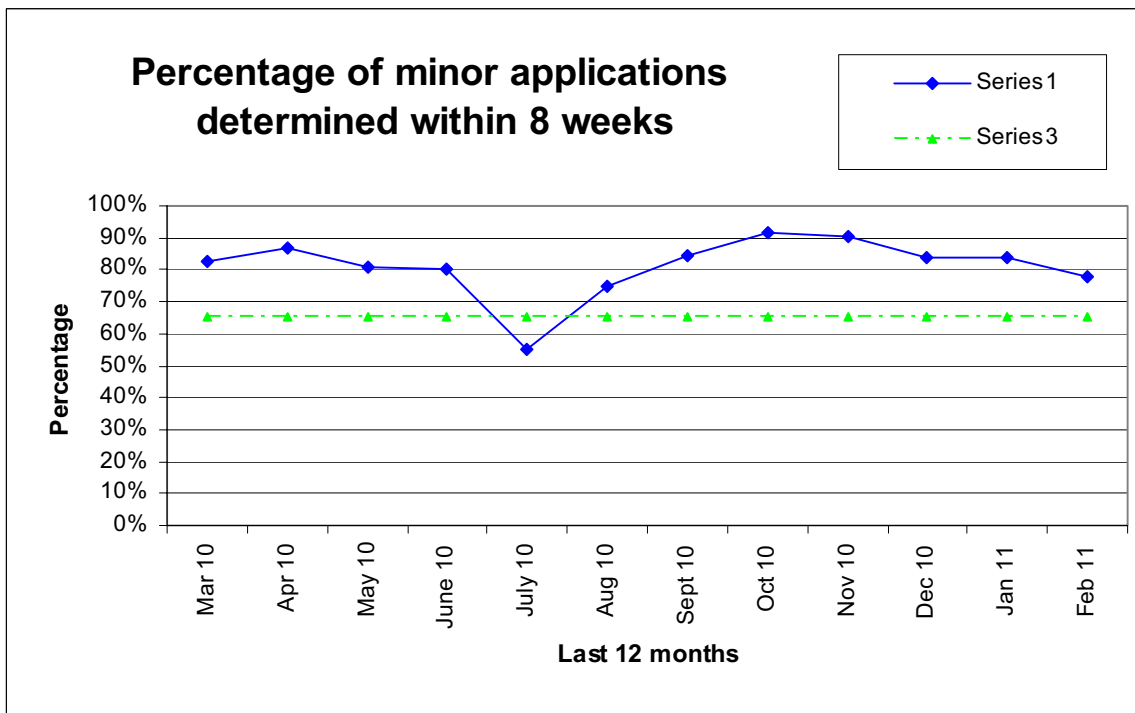
85% of other applications were determined within 8 weeks (1221 out of 1442 cases)

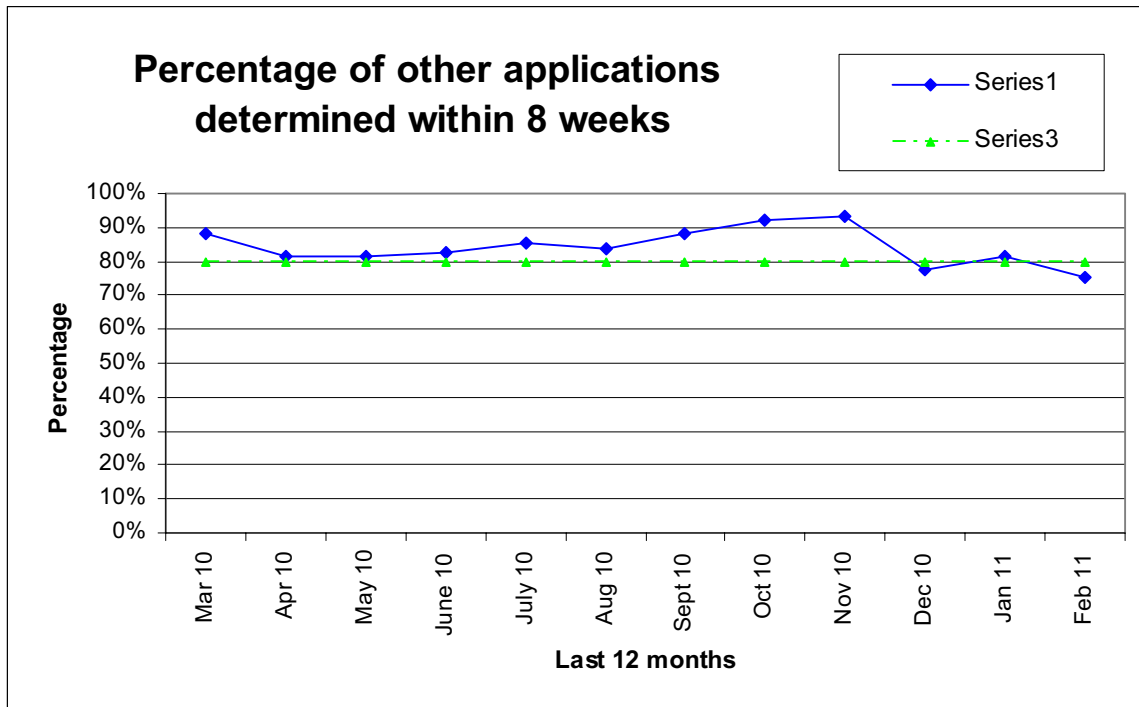
The 12 month performance for each category is shown in the following graphs:

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 MANAGEMENT PERFORMANCE STATISTICS

GRANTED / REFUSAL RATES FOR DECISIONS

February 2011 Performance

In February 2011, excluding Certificate of Lawfulness applications, there were 84 applications determined of which:

83% were granted (70 out of 84)

17% were refused (14 out of 84)

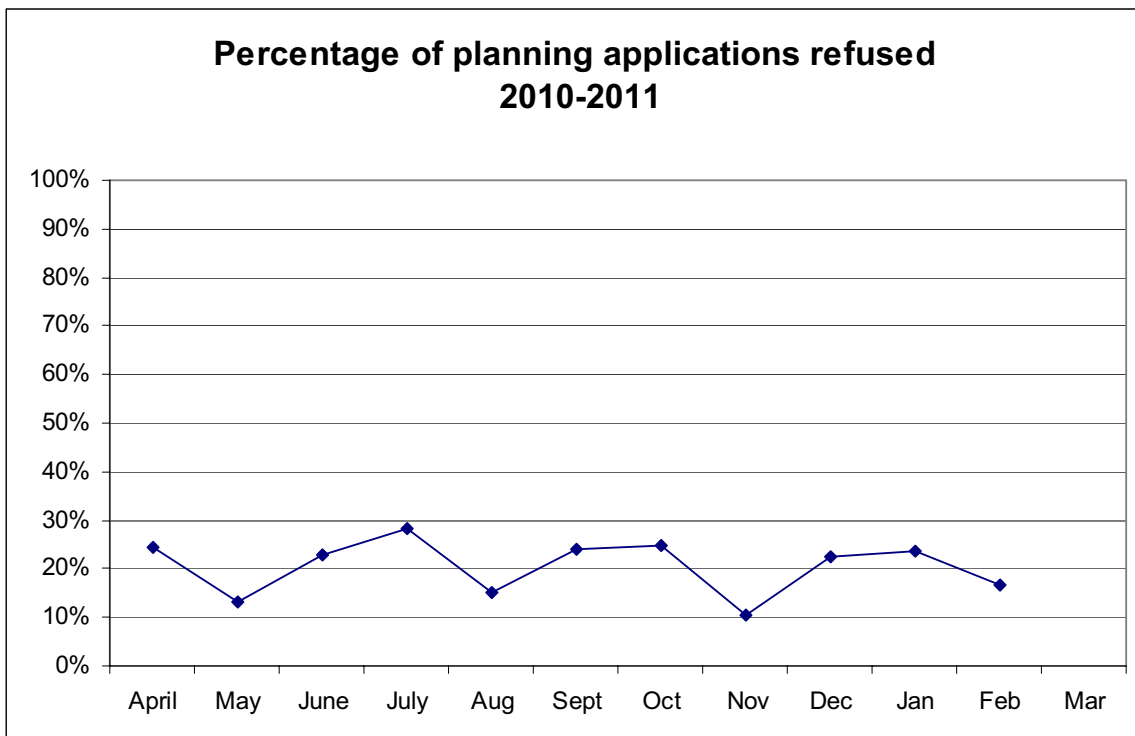
Year Performance – 2010/11

In the financial year 2010/11 up to the end of February, excluding Certificate of Lawfulness applications, there were 1408 applications determined of which:

80% were granted (1122 out of 1408)

20% were refused (286 out of 1408)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

February 2011 Performance

In February 2011 there were 6 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33% of appeals allowed on refusals (2 out of 6 cases)

67% of appeals dismissed on refusals (4 out of 5 cases)

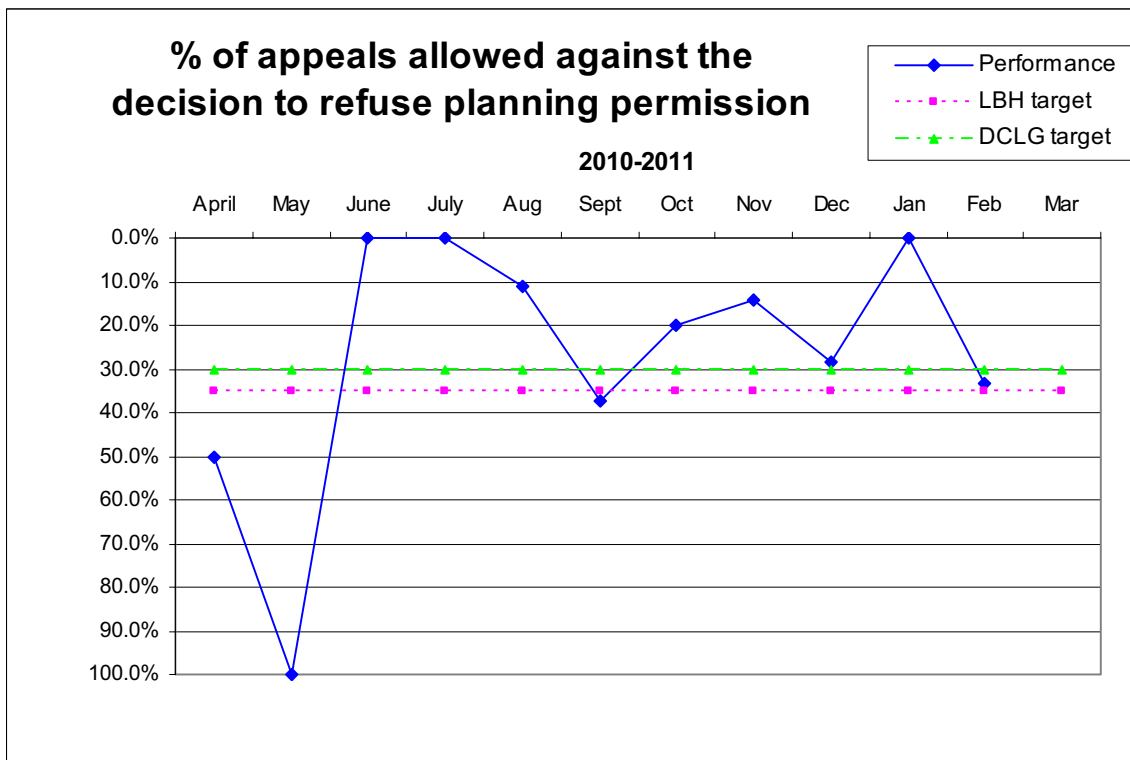
Year Performance – 2010/11

In the financial year 2010/11, up to the end of February, there were 72 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25% of appeals allowed on refusals (18 out of 72 cases)

75% of appeals dismissed on refusals (54 out of 72 cases)

The monthly performance is shown in the following graph:



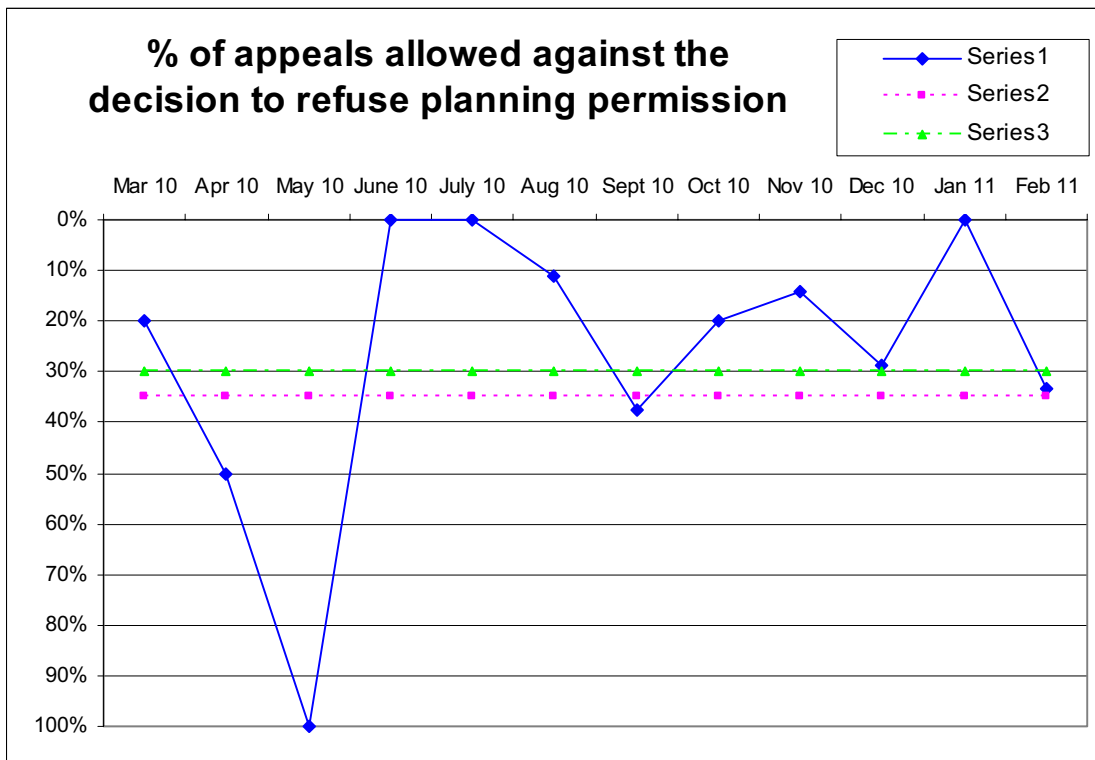
Last 12 months performance – March 2010 to February 2011

In the 12 month period March 2010 to February 2011 there were 81 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

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

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

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



Background/Targets

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

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

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

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

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

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

PLANNING COMMITTEE STATS FOR COMMITTEE MEEETING
February 2011

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 44 Quernmore Road N4 – Conversion of shop to flat

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. AHMET PLEASE ADD

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

100 Myddleton Road N22

APPEAL DECISION

None

SUCCESSFUL PROSECUTIONS

None

CAUTIONS

None

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Haringey Council

Agenda item:

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Planning Committee	On 11th April 2011
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Report Title: **Town & Country Planning Act 1990****Town & Country Planning (Trees) Regulations 1999**Report of: **Anne Lippitt interim Director of Urban Environment**Wards(s) affected: **Crouch End**Report for: **Planning Committee****1. Purpose**

The following report recommend Tree Preservation Order be confirmed.

2. Summary

Details of confirmation of Tree Preservation Order against tree located at:

1. 35 Stanhope Gardens N6

3. Recommendations

To confirm the attached Tree Preservation Order.

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**

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.

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PLANNING COMMITTEE 11 APRIL 2011

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: 35 Stanhope Gardens N6

Species: T1. Lombardy Poplar

Location: Rear Garden

Condition: Fair

The Council's Arboriculturalist has reported as follows:

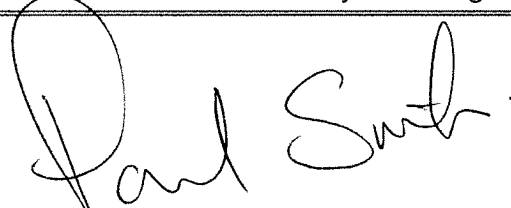
A Tree Preservation Order should be attached on the following grounds:

1. The tree is of amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age. It has a predicted life expectancy in excess of 40 years.
3. The tree is suitable to its location.
4. The tree forms part of a group of trees which is a characteristic of this part of the conservation area.

No objections have been received in regard to the TPO.

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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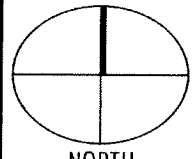


This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

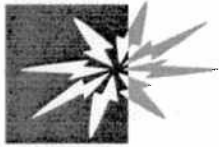
Site plan
35 Stanhope Gardens N6
T1. Lombardy Poplar

Directorate of
Urban
Environment

Marc Dorfman
 Assistant Director
 Planning and Regeneration
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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	Date	11/04/2011

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Haringey Council

Agenda item:

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Planning Committee	On 11th April 2011
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Report Title: **Planning applications reports for determination**Report of: **Anne Lippitt interim 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 11 April 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1993	Ward: St Anns
Address: 256 St Anns Road N15	
Proposal: Change of use from (A3) to D1 (Pharmacy) and external alterations to create new entrance.	
Existing Use: A3 (café)	Proposed Use: D1 (Pharmacy)
Applicant: Ms Lainya Offside-Keivani Bridge Renewal Trust	
Ownership: Public	
Date received: 25/10/2010 Last amended date: 29/03/2010	
Drawing number of plans: P02, P03, P04, SP01, SP02	
Case Officer Contact: Jeffrey Holt	
PLANNING DESIGNATIONS:	
Road Network: Classified Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>The proposed pharmacy will be a non-retail dispensing pharmacy ancillary to the existing D1 Use Class of the Laurels Healthy living Centre. The external alterations proposed are considered to be in keeping with the appearance of the building and will cause no harm to the character of the area. Visitors to the pharmacy will arrive through the main Health Centre entrance, leaving the secondary entrance for infrequent out-of-hours use. Due to its supporting role to the rest of the Health Centre, visitors are likely to be local and using sustainable forms of transport. Should a supervised methadone dispensing service be included, the pharmacy will be secure and properly managed to minimise any impact on crime and anti-social behaviour. The proposal is considered to be in compliance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006 and therefore APPROVAL is recommended.</p>	

1. SITE AND SURROUNDINGS

- 1.1. The subject site is an existing ground floor unit within a modern 7-storey building containing a health centre with flats above. The premises was originally part of the wider D1 use of the health centre but was converted into an ancillary A3 use at some point. This use has now ceased. The site fronts onto Cornwall Road, near the junction with St Anns Road. Surrounding development consists of a mixture Local Authority flats and small Victorian houses.
- 1.2. The site is not within a Conservation Area but St Anns Conservation area is immediately to the south and west.

2. PLANNING HISTORY

- 2.1. HGY/2001/1296 - Redevelopment of site involving new building comprising a Health Centre, residential development of 71 self contained units (25 x 1 bed, 36 x 2 bed & 10 x 3 bed) with associated car parking and amenity space – GRANTED

3. DETAILS OF THE PROPOSAL

- 3.1. Permission is sought for the change of use from (A3) to D1 (Pharmacy) including new entrance and other alterations to front elevation.
- 3.2. The new entrance is on the right hand side of the front elevation. It will be for out-of-hours access with the existing entrance becoming staff only. A new fascia is proposed to make the unit more visible to the public. New paving is proposed to the new entrance and existing planting will be replaced by more low level plants.
- 3.3. New signage is proposed on this fascia however this would be subject to a separate consent.

4. RELEVANT PLANNING POLICY

4.1. National Planning Policy

PPG13 Transport

4.2. London Plan

3A.20 Health Objectives
3A.21 Locations for Healthcare
3A.22 Medical Excellence

4.3. Unitary Development Plan

UD3 General Principles
UD4 Quality Design
CW1 New Community/Health Facilities

4.4. Supplementary Planning Guidance / Documents

SPG6a Shopfronts, Signage and Security

5. CONSULTATION

Internal	External
Transportation Group	<u>Amenity Groups/Community Organisations</u> St Anns CAAC Chestnuts Primary School, Black Boy Lane, N15 St Anns Church, Avenue Road, N15 St Anns C of E Primary, Avenue Road, N15 Chestnuts Community Centre, 28 St Anns Road, N15 <u>Local Residents</u> Flat a, b , 1 North Grove, N15 Gff, Fff 3 North Grove, N15 Flat 25-40 (o) Turners Court, 254 St Ann’s Road, N15 44-52 (c) Turners Court, 252 St Anns Road, N15 53-62 (c) Turners Court, 250 St Anns Road, N15 1-5 (o) North Grove, N15 13-28 (c) Appleby Close, N15 151-217 (o) Cornwall Road, N15 132-166 (e) Cornwall Road, N15 1-12 (c) Appleby close, N15 <u>Total No of Residents Consulted: 162</u>

6. RESPONSES

6.1. Community Objections

Objections received from:

- a) 27 Local residents,
- b) Chair of Governors, Seven Sisters Primary,
- c) Chair of Safer Neighbourhoods Panel,
- d) Harringay Ladder Community Safety Partnership
- e) Woodland Parks Residents Association
- f) 9 local pharmacists

Raising the following points:

Consultation

- The consultation letter did not provide a full picture of the proposal
- The letters submitted by the applicant relate only to a refused application to the PCT for a reduced opening hours pharmacy/dispensary. They do not constitute support for the planning application

Safety

- Concerned that a late night dispensary will attract addicts and drug users and the proximity to Chestnut Park (including children’s play areas) presents a crime and anti-social behaviour risk
- Existing criminal and anti-social behaviour problems will be exacerbated
- The security arrangements are not adequate for residents of Turner Court and staff at the Laurels

- There is already adequate provision for methadone dispensing in Green Lanes, Seven Sisters Road and West Green Road.
- An additional dispensary will risk an increase to crime and disorder in the locality
- There have been number of crimes in the past 2 years involving assaults on staff and burglaries whereby property was stolen from behind two doors secured by various methods including code locking systems. In light of this, there is concern that the proposed 'secure hatch' would not be sufficiently secure
- The site is next to park popular with children and there is concern that methadone will be administered in the park
- Should permission be granted a condition should be applied to restricting opening hours and prohibiting methadone dispensing

Need

- The area is already adequately served by pharmacies
- There is no public support for this proposal
- Would harm viability of existing pharmacies

Amenity

- Increased noise and nuisance
- Long opening hours will result in additional noise, litter and traffic
- Activity and foot traffic to existing clinics has risen since the building was completed
- The new commercial entrance will depress property prices
- Lit sign is unacceptable

Other Issues

- The decision should be made by committee
- The proposal is contrary to the regeneration of the area
- Hazardous materials will be kept on site
- Remodelling work has been ongoing prior to this application

6.2. Ward Councillors

- There are many serious concerns raised by local residents and community groups including: crime, safety, noise, light pollution, disturbance, existing anti-social behaviour
- The proposal is contrary to Policies AC4, UD3 and CW1
- The pharmacy is a risky venture

6.3. Barnet, Enfield & Haringey Local Pharmaceutical Committee

- The pharmacy proposed is actually a retail pharmacy (A1)
- It will bring increased traffic and activity to a residential area
- NHS Haringey has are four pharmacies open for 100 hours per week minimum
- Such pharmacies are required to provide essential services when needed by the Primary Care Trust, including methadone dispensing and needle exchange.
- The proposed pharmacy intends to provide such services
- Security is an issue for all pharmacies
- It is not clear how the proposed alterations to increase security will affect the building
- The proposal does not meet UDP Policy CW1

6.4. Sergeant Tim Hannah, St Anns Safer Neighbourhoods Team

- No opposition to plans in terms of security
- Concerns remain over the methadone dispensary and potential anti-social behaviour increase
- We would work together to look for solutions should methadone ultimately be dispensed

6.5. St Anns CAAC

- The site is bounded by the Conservation Area and therefore has an impact on it
- Appearance: The commercial entrance is out of keeping with the conservation area and residential location
- Noise: Queues will form outside leading to noise and disturbance. Additional cars will bring additional noise. Early opening and late closing will disturb neighbours. Deliveries and roller shutter will generate noise
- Transport: There is only one bus route to the Laurels (67) and the majority of people will not use public transport
- Crime: a methadone dispensary will increase risk of crime and anti-social behaviour to local residents, especially during early morning and late night. The pharmacy itself will become a target for burglary
- Demand: The proposal fails to meet any of the four objectives of Policy CW1. NHS Haringey refused to grant permission for this proposal as it failed to meet the regulatory test for demand, need and expediency
- St Anns CAAC were not notified of the application
- Conservation officer was not aware
- Ascot Road, Appleby Close, Cornwall Road, Chestnuts Community Centre, local community organisations, St Anns Primary school, St Anns Church and Chestnuts primary school were not consulted

6.6. Transportation Team

This proposed development is located in an area with low public transport accessibility level and is served by the 67 bus route, which provides frequent connection to and from Turnpike Lane underground station and bus interchange.

The proposed pharmacy is likely to attract customers from the existing health centre, who are likely to be travelling from the immediate locality or using public transport. We have deemed that the level of generated car trips ensuing from this proposed change of use would not have any significant impact on the subsisting traffic or indeed car parking demand at this location.

6.7. Applicant Submissions

The applicant has previously applied to the Primary Care Trust (PCT) for a license to operate a pharmacy opening less than 100 hours a week. Consultation was undertaken on this application and numerous expressions of support were received. The applicant has submitted these consultations responses to illustrate support for their PCT application. It is understood however that this PCT application differs from the current planning application in that the planning application is for a pharmacy opening for at least 100 hours per week. For this reason, these expressions of support are not taken to be in support of the current planning application, particularly as the additional hours form the basis of a number of objections.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1. The main issues relating to this proposal are:

- Background
- Principle
- Appearance
- Amenity
- Transportation
- Supervised Methadone Dispensing Service: Crime and Anti-Social Behaviour
- Other Objections
- Environmental Impact Assessment
- Equalities Impact Assessment

Background

7.2. The Laurels Healthy Living Centre is a community health centre providing a range of NHS health services. It was initially intended that an onsite pharmacy form part of the centre however the space set aside was ultimately not suitable. In 2008, following a review by the NHS Primary Care Trust, an onsite pharmacy was again considered and the site that was once a community café was chosen.

Principle

- 7.3. The A3 (cafe) use which occupied the premises prior to this application was ancillary to the main D1 use. The change of use to pharmacy would also be ancillary. Therefore, the principle of the change of use would not be under consideration as such and Policy CW1, as mentioned by the objector's would not apply. The proposed pharmacy falls under the D1 Use Class, which is consistent with the rest of the Laurels Healthy Living Centre and the application site's original use class designation. The site falls just outside the Seven Sisters Bridge NDC Area of Change and as such Policy AC4 is not applicable in this instance. However, it is considered that the proposal's supportive role to the Laurels Healthy Living Centre is consistent with the regeneration aims of that policy.
- 7.4. The difference between the current proposal and those prior uses is the requirement for external alterations to the building to allow for public out-of-hours access. The objections raised by local residents and community groups/organisations relate to the impact this arrangement might have on residential amenity in terms of noise and light pollution, as well as crime and anti-social behaviour if methadone would be dispensed on site. These issues are addressed in following sections.

Appearance

- 7.5. Policies UD3 and UD4 seek to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area.
- 7.6. The proposed external alterations consist of a new entrance door for out-of-hours access, a new fascia and additional paving and landscaping to the elevation facing Cornwall Road. Towards Cornwall Road, the property presents a relatively blank elevation with no specific architectural features. The proposed alterations are minor but would provide architectural interest to this part of the building without substantially altering its character. The new paving and additional landscaping will improve the interface between the building and public realm. Objections have been received over the proposal for a neon lit sign. Specific

proposals for a sign are not included in this application as any advertising would be subject to a separate advertising consent application. Local residents will be consulted on such an application.

- 7.7. The proposal is considered to cause no harm to the appearance or character of the building or the neighbouring conservation area having regard to Policies UD3 and UD4 of the Unitary Development Plan 2006.

Amenity

- 7.8. Policy UD3 requires development proposals to not have any significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water light and noise pollution.

Noise

- 7.9. The proposed pharmacy will have a secondary entrance on Cornwall Road. Objections have been received stating that this entrance will bring increased pedestrian traffic with an associated increase in noise.
- 7.10. The applicants have stated that this entrance will only be used when out-of-hours when the main entrance to the Laurels is closed. At all other times, access to the pharmacy will be via the main entrance used for the rest of the Healthy Living Centre. It should also be noted that patients already attend the centre for out-of-hours GP services up to 12pm each evening.
- 7.11. The pharmacy will not operate as a retail pharmacy despite having extended opening hours. It will focus on NHS dispensing and the products sold will be limited to 'medical products' as defined in Section 30 of the Medicines Act 1968 and will not include retail products such as skin care, toiletries, cosmetics, baby products etc. As such, visitors to the site are most likely to be engaging with other health services on site and the expected footfall for this pharmacy would not be comparable to that of a high street outlet.
- 7.12. In the event that the pharmacy is instructed to provide a methadone dispensing service, there is no intention to supply medication through an external hatch. Visitors would use the main entrance to the Laurels and the secondary entrance during extended hours. The applicant states that usually, methadone is dispensed by appointment within the pharmacy.
- 7.13. Given the points above, it is considered that the level of activity resulting from the secondary entrance would be low. The nearest residential properties are 2 floors above the pharmacy with the floor immediately above being offices. On balance, it is considered that the new entrance on Cornwall Road will not result in a harmful increase in noise for neighbouring residents.

Light

- 7.14. The application mentions a new sign to accompany the new entrance. This sign has been identified as a potential source of light pollution for residents, particularly those above. Although a sign has been mentioned, any advertising would be subject to a separate advertising consent application, which will be subject to public consultation.

Transportation

- 7.15. Policy UD3 requires development proposals to have no significant impact on public and private transport networks, including highways or traffic conditions.
- 7.16. The Council's Transportation Team have assessed the proposal and do not object. The proposed pharmacy is likely to attract customers from the existing health centre, who are likely to be travelling from the immediate locality or using public transport. It is therefore deemed that the level of generated car trips ensuing from this proposed change of use would not have any significant impact on the subsisting traffic or indeed car parking demand at this location, having regard to Policy UD3 of the Unitary Development Plan 2006.

Supervised Methadone Dispensing Service: Crime and Anti-social behaviour

- 7.17. In their license agreement with the PCT, the applicants must be in a position to offer a supervised methadone dispensing service, among other services, if required by the PCT. This had to be demonstrated initially and therefore the submitted plans show the required out-of-hours collection point. The applicant has stated that so far, the PCT and Local Authority have confirmed that it is not their intention to commission supervised consumption of methadone from this pharmacy as the needs of the local community are already met by local providers. In the event that this should change in the future, the PCT would consult locally before commissioning new providers.
- 7.18. Nevertheless, concerns have been raised by local residents and local community groups, including the St Anns Safer Neighbourhoods Team, over the potential effect on local crime and anti-social behaviour should the pharmacy be instructed to provide a supervised methadone dispensing service. The objections cover two points, first the potential security risks arising from storing methadone on site and the impact caused by a dispensing service in this location.
- 7.19. In terms of security, the applicants will implement a number of measures including:
- Internal CCTV
 - Security shutters preventing access to the rest of the Laurels when only the pharmacy is operating
 - A specially designed secure hatch with security glass within the pharmacy to protect staff
 - A keyless electronic lock system with changeable entry codes
 - Improved landscaping and lighting to improve visibility
- 7.20. Sergeant Tim Hannah of the St Anns Safer Neighbourhoods Team does not object to the security aspects of the proposal. Accordingly, the Local Planning Authority is satisfied that the proposed pharmacy will be secure.
- 7.21. If a supervised methadone dispensing service were to operate at the pharmacy, it will operate from within the pharmacy during normal opening hours. Patients usually obtain their medication and needle exchange supplies by appointment. In the unlikely even of a patient requiring methadone out-of-hours, the secondary entrance on Cornwall Road will only be used and there will be a police escort. This is standard procedure to protect staff and to ensure that genuine emergencies can be facilitated.
- 7.22. Furthermore, needle exchange services the clients are required to submit their used needles and syringes for safe disposal via the pharmacy, thereby significantly reducing

any risk of these being disposed of in an improper and dangerous manner, e.g. in parks or alleys.

Other objections

- 7.23. Among the objections, concerns were raised over the impact on property values and the viability of other pharmacies in the area due to business competition. These concerns are not material considerations for the assessment of this planning application.

Environmental Impact Assessment

- 7.24. The application site area is less than 0.5ha and as such an Environmental Impact Assessment is not required.

Equalities Impact Assessment

- 7.25. In determining this application the Committee is required to have regard to its obligations under the Equalities Act 2010.
- 7.26. The impact of this scheme has been considered in relation to the Equalities Act 2010 in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The proposed pharmacy will supplement existing health services in the Laurels Healthy Living centre which itself serves a diverse local community. The pharmacy will be full accessible for disabled users. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 7.27. In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

8. CONCLUSION

- 8.1. The proposed pharmacy will be a non-retail dispensing pharmacy ancillary to the D1 Use Class of the Laurels Healthy living Centre. The external alterations proposed are considered to be in keeping with the appearance of the building and will cause no harm to the character of the area. Visitors to the pharmacy will arrive through the main Health Centre entrance, leaving the secondary entrance for infrequent out-of-hours use. Due to its supporting role to the rest of the Health Centre, visitors are likely to be local and using sustainable forms of transport. The pharmacy will be secure and properly managed to minimise any impact on crime and anti-social behaviour. The proposal is considered to be in compliance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) P02, P03, P04, SP01, SP02

Subject to the following condition(s)

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

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

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

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

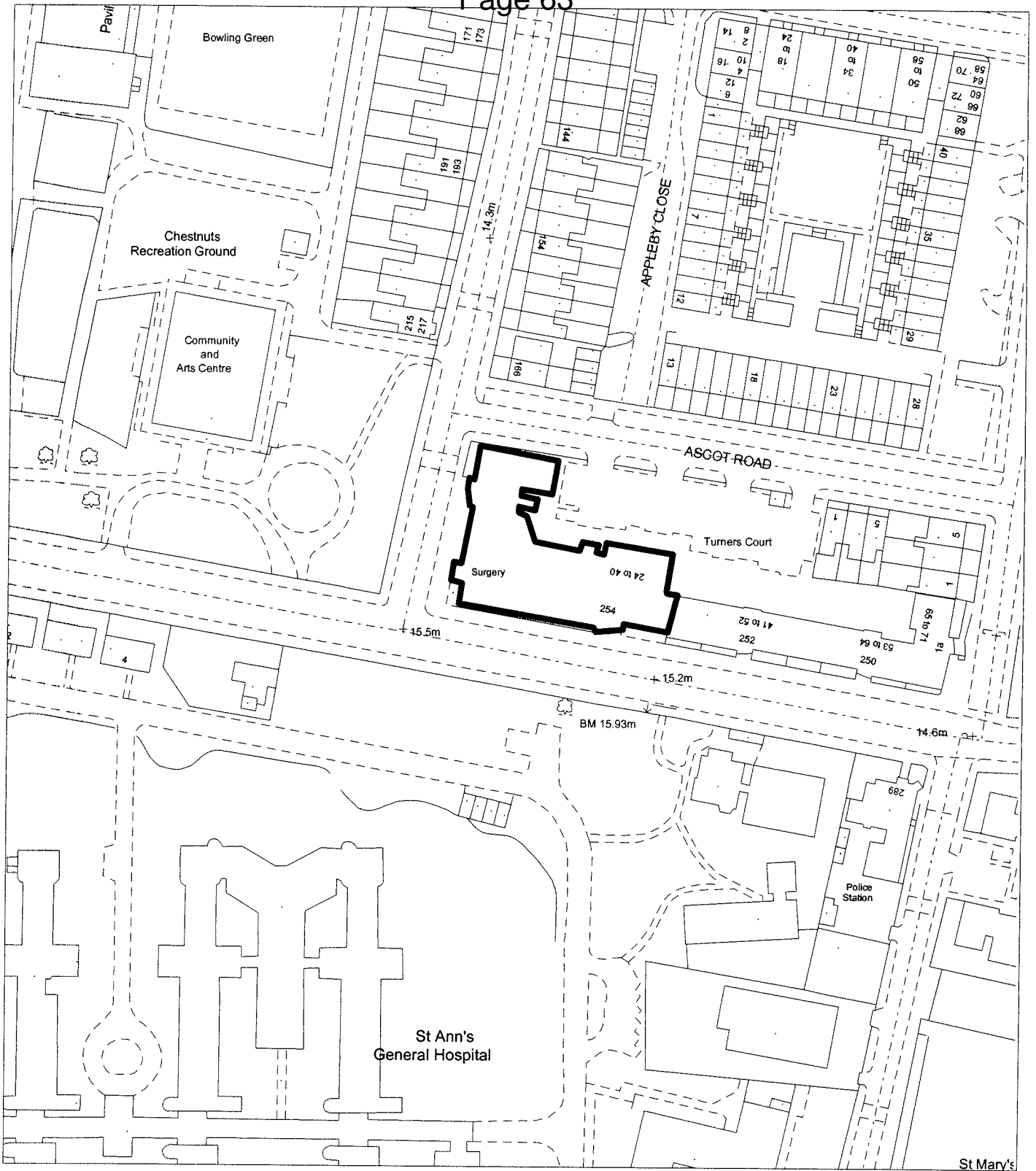
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 2007.

REASONS FOR APPROVAL

The proposed external alterations, due to their design, would be in keeping with the appearance of the building and will cause no harm to the character of the area. Due to its location and supportive role to the Laurels Healthy Living Centre, the proposal would not have an impact on public and private transport networks. The proposed pharmacy will also be secure and properly managed to minimise any impact on crime and anti-social behaviour. The proposal is therefore considered to be in compliance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006.



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Site plan
256 St Anns Road N15

**Directorate of
 Urban
 Environment**

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 London N17 8BD
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Planning Committee 11 April 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0193	Ward: Highgate
Address: 225 Archway Road N6 5BS	
Proposal: Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site (AMENDED DESCRIPTION / AMENDED PLANS)	
Existing Use: Residential	Proposed Use: Residential
Applicant: Ms Lissa Napolitano Loromah Estates	
Ownership: Private	
Date received: 03/02/2011	Last amended date: 25/03/2011
Drawing number of plans: 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Listed Building, Conservation Area. Restricted Conversion Area, Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT: The proposed development will involve a comprehensive redevelopment of this site involving alterations, minor extensions and a refurbishment of the existing Grade II Listed Building which currently contains 5 self contained flats as well as the erection of a new two-storey house with lower ground floor to the back of the site to front onto Cholmeley Park; and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed). The siting, height and design of the proposed new buildings on site relates better to the setting of the listed building and the character of the site in comparison to previous proposals. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The development to side and rear of site will enable and secure the proper repair, restoration	

and long term future of the listed building. The siting and design of the new buildings and associated landscaping have been designed sensitively in terms of its relationship with the listed building, the building patterns of the adjoining terraces properties and the open / tree lined character of this site. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. Four of the new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and over all the proposal will not adversely affect parking conditions in the immediate surroundings. This application is therefore recommend for approval subject to conditions and the applicant entering into a S106 agreement.

1. SITE AND SURROUNDINGS

- 1.1 No. 225 Archway is a detached two storey; Grade II C19 listed building located on a large corner plot (0.18 ha in size) at the junction of Archway Road and Cholmeley Park. Its frontage features an ionic portico, a 3 windows wide frontage with a further two storey two window wide wing to the right stepped slightly forward. The building is faced in pale grey brickwork with brickwork quoins and has gauged yellow brick arches with keystones to recessed sash windows with margin lights. The building has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site amongst trees. The grounds to the front and rear of building are heavily overgrown and contain a number of mature trees. None of the trees on site are protected however they are important to the character and appearance of the conservation area. The building on site has been converted into five self contained flats.
- 1.2 The site falls within the extensive Highgate Conservation Area; which is largely residential in character, with terraces of houses on streets to the west and east of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.
- 1.3 Archway Road itself is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road. Many of the properties along Archway Road and on the streets to the east and west of this arterial route have been converted into flats. The application site falls within the Archway Road Restricted Conversion Area. The application site is approximately 500m away from Highgate Tube Station.

2. PROPOSAL

- 2.1 The proposal is for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units)); the extension of the terrace to Archway Road to accommodate 4 self contained flats and the erection of a detached 4 bedroom residential unit to front onto Cholmeley Park, together with the associated landscaping to the site.

- 2.2 The scheme has been amended from proposal initially submitted. The house to front onto Cholmeley Park has been moved forward about 1m, which increases the separation from Highgate Avenue properties. The detailing to the front elevation of this building has changed and will now only have a bay at ground floor only. The glazing to the side staircase has been changed and in addition the first floor rear window cills are raised. The number of flats in the Archway Road development has been reduced from 5 to 4 flats.

3. PLANNING HISTORY

OLD/1965/0019 - Demolition of existing house – Approved 10/03/1965

05/09/1955 - The continuance of display of advertisement in modified form – Refused 05/08/1952

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

OLD/1973/1270 - Erection of block of flats. (Revocation & other papers with reference no. 1030/225/5 5312) - Withdrawn 22/05/1973

OLD/1975/0885 - Notice of Proposed Demolition of listed building (Circular 80/71 Consultation).- 27/08/1975

OLD/1982/0903 - Display of temporary screen comprising 1x12 panel (36'x10') advertising display unit. – Refused 20/01/1982

OLD/1983/0955 - 7/12/82 Demolition of Listed Building – Refused 28/02/1983

OLD/1956/0426 - Proposed site for petrol filling station – Refused 04/10/1956

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Not determined

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting - Not determined

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
- HSG9 Density Standards
- M10 Parking for Development
- OS17 Tree Protection, Tree Masses and Spines
- CSV1 Development in Conservation Areas
- CSV2 Listed Buildings
- CSV4 Alteration and Extensions to Listed Buildings
- CSV5 Alterations and Extensions in Conservation Areas
- CSV7 Demolition in Conservation Area
- CSv8 Archaeology

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

4. **CONSULTATION**

Statutory	Internal	External
English Heritage	Transportation Group Cleaving Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u> Highgate Society Highgate CAAC <u>Local Residents</u> 1-7 Cholmeley Close,

	Arboricultural Officer	1 – 15 Southwood Avenue, including flats, Archway Road - 217a b & c, 221 GF, FF, SF, TF & UGF flats, 221a Upper flat, Flats 1-4 223, 225 – Flats 1-4 & Flats 1a, 227 – GF & FF flat, 229 – GF & FF, 231, 233 – Ground floor flat, 235. 237, 248, 248a, 248b, 248c, 250, 250a, 250b, 250c, 250d, 252, 252a, 252b, 252c, 254, 254a, 254b, 254c, 254d, 256, 256a, 256b, 256c, 258 – FF, FF rear, GF middle, GF front, GF rear, Second/ Third Floor, 260, 260a, 260b, 262, 264, 268, 270, 272, 274, 278, 278a, 278b, 278c, 280, 280a, 280b, 280c, 282, 282a, 282b, 282c, 284, 282a, 282b, 282c, 284 a-c, 286 a-c, 288a-c, 290 a-c, 292, 294 a-c, 296 a-c, 9-15 Highgate Avenue, 1-12 Cholmeley Park (including 1a, 7a, 12a)
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5. RESPONSES

English Heritage

- 5.1 English Heritage commented on the previous proposals for 225 Archway Road on 13 October 2010. In their letter they confirmed that they did not object to the works to the listed villa or new dwelling to Archway Road but raised concerns in respect of the new development to the rear of the site facing Cholmeley Park. The applicants have submitted a new application which proposes a new three storey (including lower ground floor) block aligned to the adjacent terrace.
- 5.2 The new alignment is considered to improve the relationship with the listed building and the amenity of the adjacent terraced properties. However, they would consider that refinements to the design are necessary to ensure that any proposed dwelling enhances the character and significance of the conservation area in accordance with the policies set out in PPS5. Specifically, they considered the roof form and expressed front window bay appear over dominant and do not respond well to the Edwardian appearance of the adjacent properties in Cholmondeley Road. They also recommend that further thought is given to the relationship of the building to its immediate landscape and relationship to the street.
- 5.3 They state that providing that the above issues are addressed, they would be minded to direct as to the granting of listed building consent.

Transportation

- 5.4 The application site is situated on A1 Archway Road, which forms part of the Transport for London Road Network (TLRN). TfL requests that cycle parking within the site should be brought up to be in line with the current TfL Cycle Parking Standards; which is of a minimum 1 cycle space per residential unit.
- 5.5 While TfL does not believe that the proposed development would result in a significant diverse highway and traffic impact to A1 Archway Road; it is concerned that the extent of construction work may impact the A1, and the below paragraphs states TfL's requests to the developer to address the issue.
- 5.6 TfL requests that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted and approved by both the local authority and TfL prior to work commence on site. It is requested that movements of construction vehicles shall be carefully planned and co-ordinated to avoid the AM and PM hours. It is requested that a construction vehicles should load/ unload/ park/ stop away from A1 Archway Road.
- 5.7 It is requested that the developer to provide details on the proposed wall adjacent to the A1 Archway Road footway and how the wall would be constructed; and also details on site protection measure to prevent damage caused to the TLRN public highway of A1 Archway Road for during the construction work inside the site. It must be noted that TfL may require Structural Approval for the wall if deemed necessary; this is ensure that the structural intergrity of A1 Archway Road would not be compromised.
- 5.8 The footway and carriageway on A1 Archway Road and must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on the A1 Archway Road.
- 5.9 It is requested that no gate/ door adjacent to A1 Archway Road shall be opened outward which would encroach on any part of public highway, this is to comply with Section 153 of Highways Act 1980.
- 5.10 No skip or construction materials shall be kept on the footway or carriageway of A1 Archway Road at all times. It must also be aware that TfL would rectify damage caused to the TLRN public highway from the construction of the development, and the developer would be expected to be responsible for the full cost of repair work.
- 5.11 It is also advised that the developer/ contractor would be required to submit a London Street Work Permit application to TfL for any occupation of the public highway associated with the construction work; this includes any form of temporary traffic management as well as the parking of construction vehicles outside its permitted hours.
- 5.12 TfL would only be able express its unreserved support, subject to all of the issues raised above are addressed satisfactorily.

- 5.13 The application site address is Archway Road, the site is served by a single pedestrian access onto unclassified Cholmeley Park. This site falls within the Archway Road Restricted Conversion Area in view of the existing on-street parking pressure at this location. Hence, the creation of additional residential units without mitigation for the lack of off-street car parking provision would exacerbate this parking pressure. The Council's adopted UDP 2006 Policy HSG11 lists Cholmeley Park as one of the areas where "the majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". We will subsequently apply Policy I.3 of Appendix 1 UDP 2006 which requires that the applicant provide 5 car parking spaces for a development of this size.
- 5.14 It as been noted that the applicant intends to provide a single parking space as part of the proposals. However, the creation of a vehicle crossover in this location would result in the unacceptable loss of an on-street parking bay, which forms part of the Highgate Station controlled parking zone. Therefore, in view of the fact that the above application contravenes UDP Policy HSG 11, the Haringey Council highway and transportation authority are unable to support this application.

Arboricultural Officer

- 5.15 The Arboricultural Impact Assessment / Implication Assessment and Tree Protection Plan have been drafted in accordance with BS 5837: 2005. They provide an adequate level of information to show all the trees have been considered in the planning process and the proposed protective measures should ensure there are no detrimental effects on the trees to be retained. However, robust planning conditions must be attached to any planning approval to enforce this.
- 5.16 All tree protection measures and associated works must be installed / undertaken as stated in the Method Statement (sequence of works). A pre-commencement site meeting must be specified and attended by all interested parties (Site manager, Consultant Arboriculturist, Council Arboriculturist and Architect) to confirm all the protection measures to be installed for trees.
- 5.17 The trees identified for removal are either in a poor condition or of low quality and amenity value. The new landscaping proposal aims to plant over 30 new trees to replace those to be removed and increase screening of the site. The proposed species and planting locations would appear suitable taking into consideration the existing trees and existing/proposed structures. The planting of native trees will enhance the woodland effect and increase biodiversity. Some of the species (Hornbeam, Wild cherry and Silver birch) have the capacity to grow into moderately sized trees.

Highgate Society

- 5.18 While they welcome the development in principal they feel that the scheme is still not acceptable and therefore object to the application. They make the following comments:
- Have met with the Architect and the Agent and discussed the revised scheme with them. We have also visited the adjoining properties in Southwood Avenue.

- The revised proposals have relocated the single block accessed of Cholmeley Park towards the road. This improves the outlook for the residents of Highgate Avenue and deals with some potential overlooking problems.
- The new building appears to have had the addition of another floor and a curved roof. The house is very large and sits on ground raised relative to the neighbouring properties. As a result of this, it has a considerable and unacceptable impact on the adjoining houses in Southwood Avenue.
- The design of the curved metal roof is inappropriate being more suitable for a factory building than a housing infill in a sensitive conservation area. It also raises the roofline of the house.
- The choice of brick is unfortunate. The houses within the area are predominantly soft red brick and the view from the rear of Southwood Avenue presents a coherent outlook. The blue engineering brick is not suitable in this location.
- The houses facing Archway Road have now become flats. They each have basement bedrooms facing onto Archway Road. The Highgate Society has always objected to habitable rooms proposed for basements on Archway Road due to the poor amenity in terms of noise and air quality. Haringey has previously accepted this stance and rejected any applications for wells or basement habitable rooms in this location. The Society is concerned that, should these basement rooms be approved, it will set a precedent for future basement developments on the road.

Lynne Featherstone MP

- 5.18 “I understand that further, slightly amended applications have been made for the above site. Although the plans are a marginal improvement, I understand that they will still involve the loss of most of the trees, will be close to the listed villa and overlook neighbouring properties.
- 5.19 Many residents are objecting to this application and I would be grateful if the council would consider these objections very carefully, particularly with regard to the principle of development of this back garden site and the curtilage of the listed house.
- 5.20 Please also consider the visual impact of a three storey building on neighbouring properties, the width of the design, which is greater than adjoining properties, as is the external staircase, which will add to this width.”

Local Residents

- 5.21 Letters of objection have been received from the residents of the following properties as shown below and are raised are summarised further on:
- 1a, 4, 8, 10, 15a, 16, 26, 28, 30, 36, 53 Cholmeley Park
 - 3a, Garden Flat 3, 5, 7, 9, 11, 13 Southwood Avenue, Garden Flat 3 Southwood Avenue
 - 9, 11 13,15,17 & 25 Highgate Avenue
 - 219 Archway Road
 - 54 Cromwell Avenue
 - 59 Hornsey Lane
 - 3 Wavell House, Hillcrest Highgate

- Springfield Cottages 169 North Hill
- 39b Natal Road (N11)
- 5 Gallery House Copers Cope Road Beckenham, BR3
- The Barn, Bisham Grange, Marlow Bucks,
- 169 Cranley Gardens

Listed Building

- The restoration of the listed building is welcomed;

Development fronting Cholmeley Park

- This part of the development contravenes government policy outlawing garden grabbing and would set a dangerous precedent for back garden development in the Highgate area;
- Inappropriate backland development/ the garden of the listed villa is too small to support a house of this size;
- The site is in the middle of a conservation area and would neither preserves nor enhances its character;
- The size, bulk and height of the proposed new building would dramatically alter the character of the neighbourhood;
- The new structure would appear to dominate the Victorian villa/ diminish the setting of the listed building;
- Height / footprint/ scale of the new building would be overbearing and detrimental to the setting of listed villa and amenity of adjoining properties;
- The sighting of the new building is at odds with the current buildings 2/4 and 6/8 Cholmeley Park and the bend in the road;
- The new house is still too far back from the road on Cholmeley Park - It should follow the natural stepped line of the houses on Cholmeley Park and be move closer to the road;
- The new house is too tall- it should be lowered further into the ground or have one storey removed;
- The new house is to wide- much wider than neighbouring properties;
- The new building is very substantial at nearly 3,000 sq ft - modern house such as this does nor require this amount of space;
- The design, appearance and material of the building would not harmonise with its immediate surrounding/ architectural contexts - Victorian brick houses;
- The proposal would devalue the style, character, attractiveness and quality of Cholmeley Park;
- The design of the roof adds more to the bulk of the house – a grass roof would certainly look better;
- The provision of two staircases clearly shows the intent of the developer in subdividing the new building into smaller units;
- Very significant overdevelopment of this site leading to loss of amenity to the local residents in adjoining properties,
- Overlooking / loss of privacy to adjoining gardens/ dwellings – prohibiting residents' enjoyment of their homes and gardens;
- The scale of the development and overbearing proximity to all of the adjoining houses on Southwood Avenue and Highgate Avenue would destroy the character and nature of this part of the neighbourhood;

- The sheer scale of the proposed development would render it impossible to be screened adequately from the vantages of Southwood and Highgate Avenues properties;
- Light & noise pollution – proposal would not comply with ‘rights to light’;
- The size of the proposed windows (which effectively creates a wall of glass) would result in unacceptable intrusion;
- Impact on views from properties on Highgate Avenue;
- The garden with its mature trees offers a degree of privacy & natural protection to Highgate Avenue residents would be destroyed if the building goes ahead;
- Loss of mature trees and valuable green space which enhances the neighbourhood and civic amenity of the area;
- Loss of a valuable, green wooded space - the space is one of few valuable green spaces in high-pollution area and so should be preserved;
- Proposal will not benefit the community and environment;
- This building should not be allowed to be subdivided into flats at any point in the future not should it be allowed to be extended;
- No further building/structure should be permitted in the rear garden of the site;

Development fronting 225 Archway Road

- The proposed addition of flats to the front of 225/ side off 227 Archway Road would further add to the overcrowding of the site/ area and would lead to increased pressure on local services such as school places etc;
- Development of Archway Road into flat conversions is contrary to Haringey’s own rules on HMOCs;
- The new building fronting Archway Road would be far too close to the Listed Villa,

Other

- Impact on car parking - there is very limited off street parking provided and the additional flats will exacerbate the problem in an area already suffering from substantial parking problems;
- Impact on wildlife;
- Any undertaking to plant new trees should be carried out as per the planning application;
- Tree preservation orders should be applied to the red oak and the remaining ash trees in the garden of 225 Archway Road;
- Regular contact and site inspections should be carried out by Haringey Council to ensure adherence to approved plans/ regulations;
- The council should by way of condition ensure a parking permit free scheme for the site.

5.22 Letters of objection have been received from the residents of the following properties (as shown below) and summarised further on:

- 13 Highgate Avenue
- 4, 8, 10 Cholmeley Park
- Garden flat 3, 5, 7, 9, 11, 13 Southwood Avenue
- 169 Cranley Gardens
- The Barn, Bisham Grange, Marlow, Bucks

- Inappropriate back-land development - Precedent for “garden grabbing” and over development;
- Building is too high and too substantial/ dominant for the garden plot of the listed building and completely out of keeping with the surrounding area;
- The recent minor changes made to the design of the new building have made very little difference to the overall height and size of the new building;
- The new building proceed should be no more than 2 storeys high to minimise the intrusion;
- Siting of the new building should be set further back towards Cholmeley Park to further minimise against the intrusion on adjoining properties;
- The width of the proposed new building is of grave concern;
- Appearance of the new building is not in keeping with either the listed villa or the neighbouring properties
- Careful design has not been applied to this proposal;
- Loss of trees/ woodland landscape;
- Current proposals to plant yew trees right on our boundary fence – while helping screen the building from the ground floor would create a major problem by depriving adjoining gardens of light;
- Exacerbates parking problems;
- In initial consultations residents suggested modifications to the Cholmeley House building namely, removal of the second staircase, re-positioning and reduction by one floor - these have not been made;
- Proposal would lead to the excessive removal of trees to the detriment of the environment;
- Development, in the garden of a listed building would significantly affects amenity by increasing light pollution, reducing privacy due to overlooking;
- Overlooking / loss of privacy to adjoining gardens/ dwellings – prohibiting residents’ enjoyment of their homes and gardens;
- Overbearing impact;
- Noise & light pollution;
- Negative impact on the quality of life of resident;
- Impact on wildlife.

5.23 A legal opinion has been received from 4-5 Gray’s Inn Square on behalf of an adjoining resident which states that: “is very difficult to identify any planning justification for granting permission for the new building. In my opinion, the proposal with respect to it is contrary to the relevant provisions of the development plan and it would, if erected, have a harmful impact upon the listed villa and its setting, upon the Conservation Area, and upon the visual and other amenities of the neighbouring properties. I therefore consider that, if the local planning authority were to grant permission for the proposed development, that decision would be susceptible to challenge on the ground of irrationality”.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of development;
- Design, form & layout;
- Impact on the setting of the Listed Building;
- Impact on the character and appearance of the Conservation Area;

- Landscaping/ Impact on trees;
- Impact on residential amenity;
- Access and parking.

Principle of development

- 6.2 The application site is a large site with frontages onto Cholmeley Park and Archway Road and is located in an established residential road with a variety of housing types. As such a scheme for residential development is compatible with the established character of uses in the area. The site contains a Grade II listed villa built between 1886 & 1888. The outside of the building and the grounds are not in good condition. As per the comments from English Heritage above they have no in principle objection to the introduction of some additional development on this site. As outlined further on in this report Officers consider that the presence of the proposed dwelling to front onto Cholmeley Park and the extension to the Archway Road terrace would not detract significantly from the setting of the listed building.
- 6.3 Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development', there is no in principle objection to the creation of additional residential accommodation on this site. The density of the proposed development would fall below the density range of 200-700 habitable rooms per hectare as advocated in policy HSG9. The number of habitable rooms is presently 16 (all in the villa) and will increase to 31 habitable rooms (14 of them in the villa) giving a density of 172 habitable room per hectare.
- 6.4 The Council has specific policy considerations in regards to backland development as outlined in SPG3c. However bearing in mind this site has active frontages onto Cholmeley Park and Archway Road; the site cannot be viewed specifically as a backland site. The site in question is not a protected open space for nature conservation/ ecological value.
- 6.5 In terms of development on garden sites revisions to PPS3 'Housing' of June 2010 reclassified such sites as greenfield land (they were formerly considered to be 'previously developed', or 'brownfield', land). This is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all 'brownfield' land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable 'greenfield sites', where residential amenity and other planning considerations can be addressed. 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.

Design, Form & Layout

- 6.6 As outlined already in this report the proposed development consists of 3 elements, namely:
- Alterations/ refurbishment of the listed building with improved landscaping including enhanced screening from the Archway Road;
 - The erection of a new two-storey house with lower ground floor to the side and set back slightly from the No 2 Cholmeley Park;

- The erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats.
- 6.7 The original listed building has been unsympathetically altered in intervening years, and it has poor quality side and rear extensions which detract from the special historic and architectural interest of the original building. The front elevation of the building retains its original appearance with a fine late 19th century front elevation on of Gault brick with bracketed eaves, slate roof and portico. The proposal for retaining the original building and replacing the existing 1940s side and rear extensions is considered acceptable, subject to the appropriate repair of the original building and use of appropriate materials to match the existing building. The front garden of the listed building will be remodelled / landscaped and the entrance to this building will be via the original front door with steps down to Archway Road and then down to a new entrance from Cholmeley Park.
- 6.8 The proposed dwelling to front onto Cholmeley Park will be of a similar footprint to No 2 Cholmeley Park (original dwelling) with the exception of a stairwell to the side which will be recessed behind the front building line. In comparison to the previous scheme for this site (under planning ref HGY/2010/1652) and schemes subject to earlier pre-application discussions, this building has been moved closer towards Cholmeley Park to mitigate its impact on neighbouring properties. The building will sit parallel to No 2 and at an angle with the listed villa. The building will be set back 11m from the public footpath at its closest point.
- 6.9 This part of the site will be excavated so that the lower ground floor and associated sunken rear courtyard well will sit below existing ground level. Along the front elevation the basement/ lower ground floor will have high level windows which will not be very visible.
- 6.10 The building will have a flat/ green roof removing the initially proposed curved roof. The overall height and mass of the building will be minimised by sinking the structure and by keeping the height of the building below the eaves line of No 2 Cholmeley Park. The building will have a sedum green roof therefore further minimising its impact when viewed from neighbouring properties.
- 6.11 The exterior of the building will of a modern design but will be faced in brickwork to match the villa.
- 6.12 The new building fronting onto Archway Road will be two storeys plus basement with accommodation within the roofspace. The existing terrace of four houses (227-- 233) on Archway Road will be extended by the addition of a double fronted building with a single entrance door. This does not completely replicate the proportions of the original terrace which is characterised by individual terrace properties with established 6m span between cross walls with individual front doors sitting in groups of two as a mirror image of each other. In order to prevent the extensions to the terrace extending in front of the listed building a smaller width double fronted building with central doorway has been chosen. The extension will be of a similar period style to the original terrace using similar brick with white painted rendered detailing, traditional timber windows and a slate roof with a half hipped roof on the gable end. The flatted units within this building will meet the floorspace minima as set out in the Council's Housing SPD.

Listed Villa	Unit Size	Floorspace
FLAT 1	2 Bed	82.75 m2
FLAT 2	1 Bed	52.25 m2
FLAT 3	1 Bed	56.97 m2
FLAT 4	2 Bed	73.71 m2
FLAT 5	2 Bed	68.60 m2

Archway Road	Unit Size	Floorspace
FLAT 1	2 Bed	90.71 m2
FLAT 2	2 Bed	91.74 m2
FLAT 3	2 Bed	97.19 m2
FLAT 4	1 Bed	52.12 m2

Cholmeley Park	4 Bed Unit	254.28 M2
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- 6.13 The recycling/ refuse storage area for the new house and flats within the listed villa will be kept in a dedicated storage area dug in the bank along Cholmeley Park and screened from view. For the Archway Road flats wheely bin will be stored in side the front boundary wall in a dedicated space.
- 6.14 Overall the building form, detailing and associated materials has been carefully considered to respect the open nature of the site, the setting of the listed building and the distinctiveness and character of the area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Impact on the setting of Listed Building

- 6.15 No. 225 Archway is a detached two- storey, Grade II listed, mid C19 villa located on a large corner plot at the junction of Archway Road and Cholmeley Park. Its frontage features an Ionic portico, is 3 windows wide, and has a slightly projecting two storey two window wide right wing. It is constructed in pale grey brickwork with brickwork quoins. It has gauged yellow brick arches with keystones to recessed sash windows with margin lights. It has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site surrounded by trees.
- 6.16 As a Grade II listed building it enjoys statutory protection in accordance with the Planning (LBCA) Act 1990. The Council's UDP policies CSV2, CSV4 and CSV6 protect it and its setting from demolition or from any development which would adversely affect its special architectural and historic interest. Also as the building stands within Highgate Conservation Area, it is protected by UDP policy CSV1, and any development should preserve the character and appearance of the conservation area
- 6.17 As set out in PPS5 Grade II listed buildings are of special interest and warrant every effort being made to preserve them. PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage asses in economic growth, attracting investment and providing a focus for successful

regeneration. Section HE11 of PPS5 recognises the importance of 'enabling development' as a means of securing the long term future of a heritage asset.

- 6.18 As in many cases the setting of a listed building is very often an essential part of the building's character and therefore the garden/ curtilage is important in protecting the historic character and development of this historic buildings. The front garden and the large set back from the street is particularly important in defining the setting of the building
- 6.20 The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.21 The building is asymmetric in arrangement yet well proportioned and constructed of materials of a reasonably good quality, presenting its main face towards the Archway Road. The building is however largely concealed from view from Archway Road by a line of high conifers trees. As outlined above the listed building has been unsympathetically altered in intervening years, and it has a poor quality side and rear extensions of an ad-hoc nature which detract from the special historic and architectural interest of the original building. The extensions proposed are considered acceptable as they are designed as one piece and subject to the use of appropriate materials to match the existing in composition therefore tying in more successfully with original building.
- 6.22 Inside the property there is very little of any real significance. Many of original details i.e. cornices or joinery appropriate to the original arrangement/ design of the house have been lost. Internally there will be some rationalisation and reordering of the accommodation (i.e. to introduce en-suite bathrooms). Internally the works will be sympathetic to the arrangement of the principal rooms of the original dwelling.
- 6.23 This proposed landscaping to the site will open up the front elevation and enhance the curtilage to the site. A new pedestrian entrance pathway will be created which will re-connect the villa with Archway Road. This new terraces and stepped stone pathway will connect with the portico along front elevation.
- 6.24 The siting and alignment of the proposed new buildings are considered acceptable as they do not adversely encroach with the space which defines and delineates the listed building as a large freestanding house, standing on a large corner site within a garden setting. These aspects of the development will enable and secure the proper repair, restoration and the long term future of the listed building. As part of a S106 agreement works to the site will be required to be phased in order to deliver improvements to the listed building first before the second phase (the new build aspects) are implemented.
- 6.25 Changes to the design of the building to front onto Cholmeley Park have been obtained; namely changes to the front elevation and roof form of the proposed building and the removal of the car parking space which would cut into the Cholmeley

Park frontage, to be replaced instead with more landscaping to achieve a more acceptable relationship with the street.

- 6.26 Overall the proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.

Impact on the character and appearance of the Conservation Area

- 6.27 The character of application site and the immediate surrounding is made up of a number of different elements. The site importantly maintains a 'gap' between the terraced houses on Archway Road and the semi-detached houses on Cholmeley Park and contains a number of mature trees which add to the open nature of the site. At present the line of high conifers trees to the front of the listed building spoilt the appearance and setting of this building.
- 6.28 Archway Road itself is a very busy arterial road consisting of variety of buildings, mainly late Victorian buildings. No's 227- 233 Archway Road is a terrace of 4 houses of uniformity and proportion with its half hipped roof at each end. Years of uncertainty over the future of Archway Road, as well as the large volume of heavy traffic that passes through on the way to central London have resulted in a neglected appearance. There is also a profusion of street furniture such as speed cameras, bollards and railings, lampposts, road signs and shop signs, most of which is not sensitively designed. The narrowness of the pavements, particularly along certain stretches of the road, makes pedestrians feel vulnerable to the high-speed traffic.
- 6.29 Cholmely Park is a long tree lined street with large semi-detached or detached properties of the late Victorian and early Edwardian eras, which display a variety of architectural styles. The properties along the road have large front gardens which are carefully tended and well planted. The sloping nature of the streets gives views of mature trees both in nearby gardens and in the distance. The extensive greenery together with the changing gradient and winding pathways or steps leading from the front doors to the garden gates contribute significantly to the quality of the street.
- 6.30 Southwood Avenue is a long late Victorian street which goes up a fairly steep slope to the West. The street is characterised by red brick terraced houses with stone detailing around the windows, which has been painted white on most of the houses. They have canted bays on the ground floors and on the first floors. The roof tiles on many houses are original and there are striking red clay ridges along them.
- 6.31 The interventions now proposed to restore the integrity of listed building and other development on site are considered to be more sensitive to the setting of the building and the character of the site. The important landscaping proposals to the front of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.

- 6.32 The proposed new building to the front and rear of the site in terms of their position, form, design and appearance, will have a satisfactory relationship with the listed building. The gap maintained to the side of the listed building and the siting/ height of the proposed Cholmeley Park property and the associated landscaping to this part of the site will respect the open and green character to this part of the site.
- 6.33 The siting, scale and design of this proposed dwelling does not attempt to mimic the design and proportions of the adjoining property No 2; as such an approach would create a larger/ more dominant building form. The mass of the proposed building will be subservient to the listed building and the neighbouring properties on Cholmeley Park. In terms of design PPS5 recognises that new design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles.
- 6.34 The setting and appearance of the two rows of terrace properties Archway Road, Southwood Avenue and the properties on Cholmeley Park and the contribution they make to the character and appearance of the conservation area will not be affected by the proposal. It is also considered that the appearance and external finish of the new building and the extensions to the listed building will be sympathetic to the architectural character of this part of the conservation area.
- 6.35 Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

Trees & Landscaping

- 6.36 As part of the application a detailed arboricultural report has been submitted. The front garden contains a large number of grade C trees which have been allowed to grow to a point where they are causing subsidence to the listed building. There are no protected trees within this site
- 6.37 The site has an attractive 'woodland' feel principally because of the presence of a number of large mature trees, many self seeded; large ash and large sycamore along the perimeters of the site. This is important to the amenity of adjoining residents on Southwood & Highgate Avenue's and 2 & 4 Cholmeley Park as well as to the character and appearance of this part of the conservation area. There is one oak (red oak) located to the back of the site which is an important feature tree.
- 6.38 As outlined above the site will be extensively re-landscaped, in particular to enhance the front of the villa and its relationship with Archway Road and to compensate for the loss of some mature trees to the back of the site. The existing mature trees will be supplemented by new planting to enhance the green screen between the Archway Road and the villa and houses on Cholmeley Park. Planting of a more appropriate scale - holly, hazel and crab apple are smaller trees associated with woodland edge will be used closer to the buildings. In addition perimeter native hedgerow planting (Silver Birch, Hazel and Hornbeam) will be used along the rear perimeter to the rear of the site. In between the new stand alone building and Southwood Avenue properties evergreen plating will be incorporated along the boundary. Closer to the buildings some non native species will be planted for reason of ornament and scale. In between the new Cholmeley Park house and the listed villa will be a line of Cherry trees.

Impact on Residential Amenity

- 6.40 The proposed new buildings on site have been designed so as to minimise their impact on the residential and visual amenities to adjoining occupiers. In comparison to the previously submitted scheme the building to the back of the site has been removed and replaced with a building of smaller size which will sit closer to the front of the site and sunken within the site. The roof form of the building has been changed to a sedum roof therefore further minimising its impact when viewed from neighbouring properties. The glazing to the side staircase has been changed and in addition the first floor rear window cills have been raised in order to mitigate against issues of light spillage and overlooking.
- 6.41 The adjoining properties on Southwood Avenue sit below the ground level of this site and have small rear gardens which slope up to the shared boundary with 1.8 – 2m boundary fences with additional trellising and vegetation above. The evergreen planting (Irish Yew) proposed inside the boundary of the site will help screen views of this building.
- 6.42 Between the back of this Cholmeley Park building and the shared boundary with properties on Highgate Avenue there will be a gap of 20m. The positioning of the house does not contravene privacy standards as set out in the 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 two-storeys above ground and complies with the 20 metres distance. Equally the positioning of buildings in this way is not an unusual relationship between properties in a suburban environment of this nature.
- 6.43 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Access and Parking

- 6.44 The application site falls within a PTAL 4 area and is within walking distance of Highgate Tube Station and a number of different bus services. The proposal initially provided one off street car parking space to be allocated to the new family size dwelling. This space has been removed in order to prevent the loss of an on-street car parking space and to provide more landscaping to the front of the site. Five secure cycle spaces will be provided on site.
- 6.45 In respect of the demand for on street car parking associated with this proposal and the impact this will have on the amenities of neighbouring occupiers, Officers are mindful of comments in a 2003 and 2007 appeal decisions for a nearby site at 235-237 Archway Road. In the 2003 appeal decision a Inspector stated that there is 'no call for parking on this site as the site is two minutes walk from a tube station and faces a busy road carrying myriad of buses'. In addition the Inspector considered the creation of two parking spaces would seriously detract from the amenity value of the area. In a 2005 application for this site there was no off street car parking provided with the scheme of flats for this site and the Inspector did not consider this proposal to be contrary to policy M10.

- 6.46 Officers would point out that the existing flats within the villa do not benefit from off-street car parking. While concern has been raised by the Council's Transportation Team about the lack of car parking with the proposal given it falls within Archway Road Restricted Conversion Area, Officers would firstly point out that the application is principally for new development and not the principle of converting the existing buildings and secondly Planning Inspectors have previously dismissed the conversion policy when dealing with new buildings. In addition records show that between 1 and 32 Cholmeley Park only 4 have been converted – 2, 7, 14 & 32. In respect of the separate dwelling on Cholmeley Park it is considered that there is adequate on-street car parking for an additional unit on this street.
- 6.46 Taking into account the PTAL rating for this site, and the proximity of the site to public transport it is considered that the new flatted units are 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. In addition Officers would also require the S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision.

7. CONCLUSION

- 7.1 The proposed development will involve a comprehensive redevelopment of this site involving alterations, minor extensions and a refurbishment of the existing Grade II Listed Building which currently contains 5 self contained flats as well as the erection of a new two-storey house with lower ground floor to the back of the site to front onto Cholmeley Park; and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed). The siting, height and design of the proposed new buildings on site relates better to the setting of the listed building and the character of the site in comparison to previous proposals. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The development to side and rear of site will enable and secure the proper repair, restoration and long term future of the listed building. The siting and design of the new buildings and associated landscaping have been designed sensitively in terms of its relationship with the listed building, the building patterns of the adjoining terraces properties and the open / tree lined character of this site. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. Four of the new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and over all the proposal will not adversely affect parking conditions in the immediate surroundings. This application is therefore recommend for approval subject to conditions and the applicant entering into a S106 agreement
- 7.2 As such the proposed development is considered to be in accordance with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in

Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008. Given the above this application is recommended for APPROVAL.

8. RECOMMENDATION

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/2011/0193, 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 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 4 new residential units to front onto Archway Road 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);

(1.2) The applicant agrees to phase the proposed development to deliver the improvements to the Listed Building first before the second phase of the scheme is implemented;

(1.3) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision;

(1.4) The developer to pay a administration / monitoring cost of £500.00 in connection with this Section 106 agreement.

RECOMMENDATION 2

9.2 That in the absence of the Agreement referred to in the resolution above being completed by 30th June 2011, planning application reference number HGY/2011/0193 be refused on the grounds that if the works to the listed building cannot be secured first in a phased approach the development if implemented in a piecemeal approach would be detrimental to the listed building; and in absence of a formal undertaking to secure a in part 'car free' residential scheme the proposal is considered contrary to policy M10 'Parking for Development' of the adopted Haringey Unitary Development (2006).

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) 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A 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.

3. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape and tree coverage on site in accordance with the approved designs.

4. All existing trees shall be retained, unless shown on the approved drawings as being removed and those identified in the Arboricultural Impact Assessment / Implication Assessment and Tree Protection Plan shall be protected from damage and safeguarded during the course of the site works and building operations. No work shall commence on site until a pre-commencement site meeting takes place between the Architect, the consulting Arboriculturist, the Local Authority's Arboricultural Officer and a Planning Officer to confirm tree protective measures to be implemented. Such fencing shall be maintained

during the course of the works on site and no unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.

MATERIALS & BOUNDARY TREATMENT

5. 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.

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

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

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

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

PERMITTED DEVELOPMENT RIGHTS

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

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

CONSTRUCTION

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 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.

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

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

11. No development shall take place until details of a construction management plan construction logistics plan are submitted and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective, spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.

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

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

INFORMATIVE: As per Condition 10 above TfL requests that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted and approved by both the local authority and TfL prior to work commence on site. It is requested that movements of construction vehicles shall be carefully planned and co-ordinated to avoid the AM and PM hours. It is requested that a construction vehicles should load/ unload/ park/ stop away from A1 Archway Road.

INFORMATIVE: As per Condition 7 above it is requested that the developer to provide details on the proposed wall adjacent to the A1 Archway Road footway and how the wall would be constructed; and also details on site protection measure to prevent damage caused to the TLRN public highway of A1 Archway Road for during the construction work inside the site. It must be noted that TfL may require Structural Approval for the wall if deemed necessary; this is ensure that the structural integrity of A1 Archway Road would not be compromised.

INFORMATIVE: The footway and carriageway on A1 Archway Road and must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on the A1 Archway Road.

No skip or construction materials shall be kept on the footway or carriageway of A1 Archway Road at all times. It must also be aware that TfL would rectify damage caused to the TLRN public highway from the construction of the development, and the developer would be expected to be responsible for the full cost of repair work.

It is also advised that the developer/ contractor would be required to submit a London Street Work Permit application to TfL for any occupation of the public highway associated with the construction work; this includes any form of temporary traffic management as well as the parking of construction vehicles outside its permitted hours.

It is requested that no gate/ door adjacent to A1 Archway Road shall be opened outward which would encroach on any part of public highway, this is to comply with Section 153 of Highways Act 1980.

INFORMATIVE: The Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012. During this period, there will be an impact on construction works, utility works and highway licensed activities (for example, skips and building materials) if they affect the roads designated as a part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available.

REASONS FOR APPROVAL

The proposed alteration, minor extensions and a refurbishment of the existing Grade II Listed Building are considered acceptable and in addition the siting and design of the new buildings and associated landscaping are considered to be designed sensitively in terms of its relationship with the listed building, the open and tree line character of this site and the building patterns of the adjoining properties. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers or adversely affect parking conditions in the immediate surrounding.

The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008.



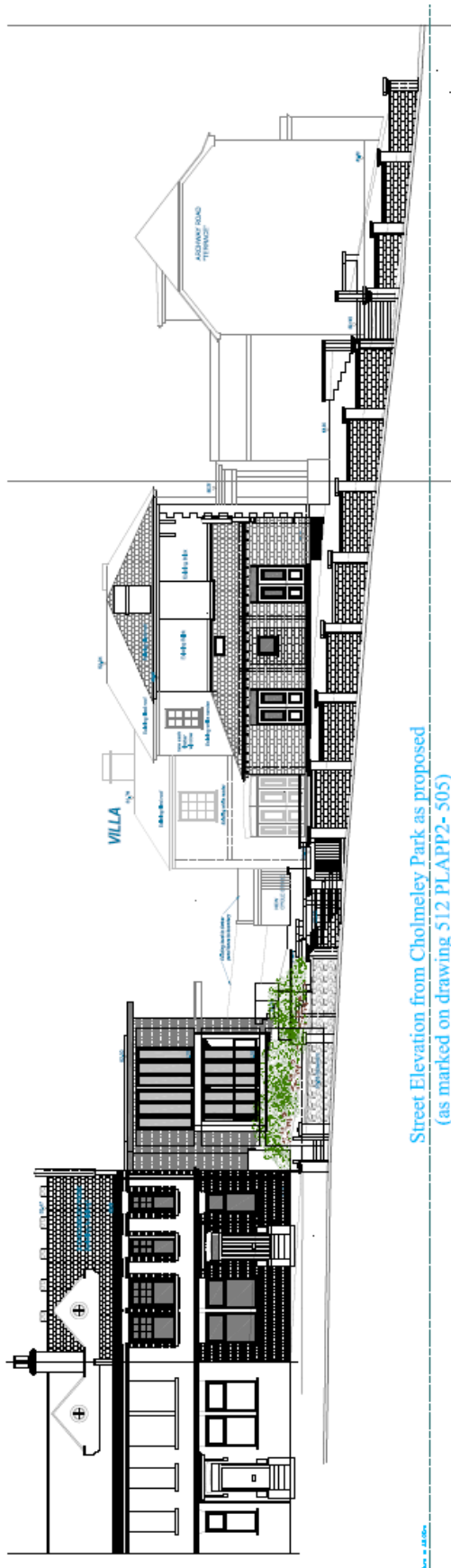
Proposed Site Layout



Terrace Extension / Front Elevation to Archway Road



Street Elevation from Archway Road as proposed



Street Elevation from Cholmeley Park as proposed
(as marked on drawing 512 PLAPP2- 505)

Street Elevations - Archway Road/ Cholmeley Park

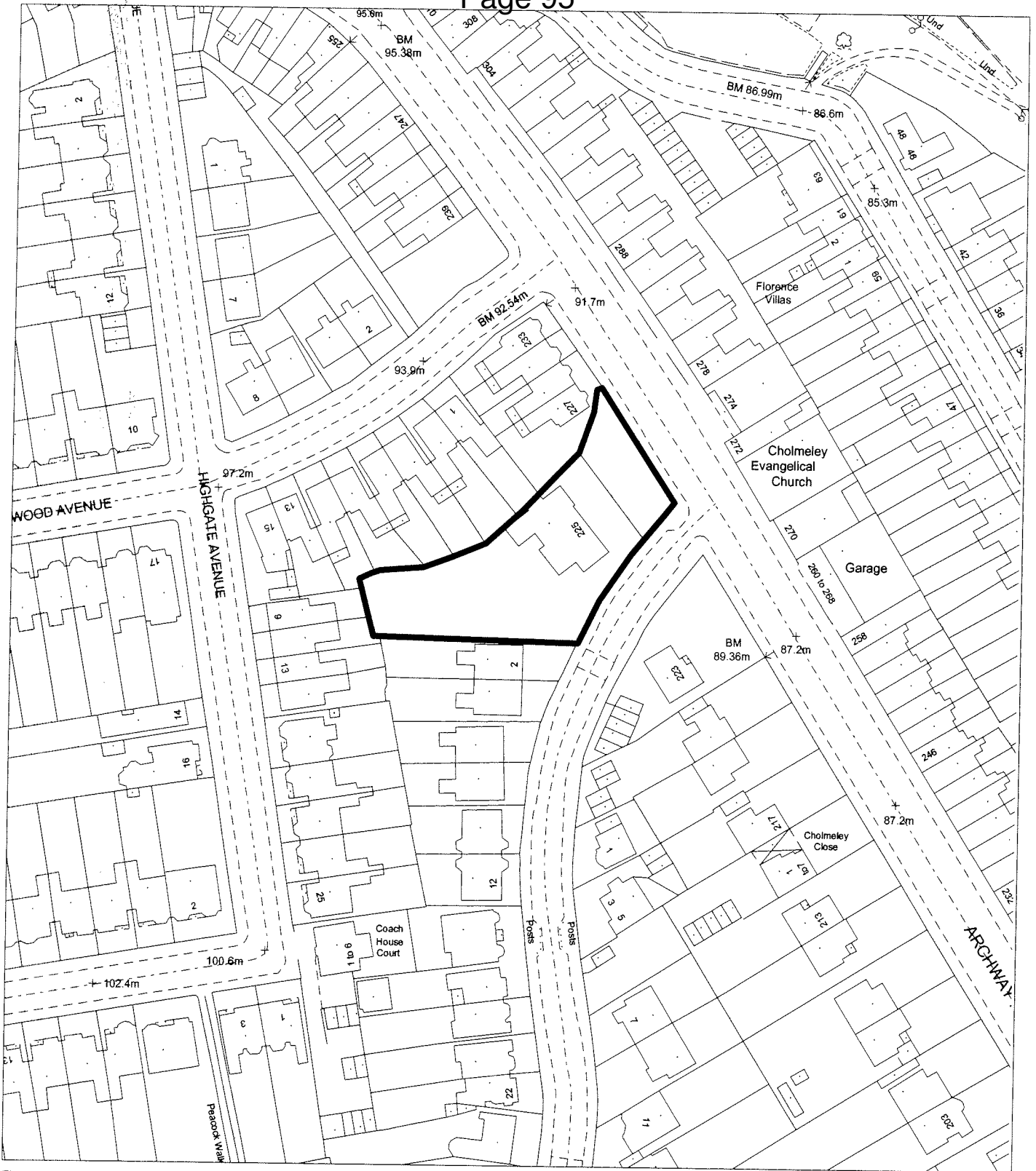


Street Photos - Cholmeley Park



Street Photos – Archway Road

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Site plan

225 Archway Road N6

**Directorate of
Urban
Environment**

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Planning Committee 11 April 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0194	Ward: Highgate
Address: 225 Archway Road N6 5BS	
Proposal: Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site (AMENDED DESCRIPTION / AMENDED PLANS)	
Existing Use: Residential	Proposed Use: Residential
Applicant: Ms Lissa Napolitano Loromah Estates	
Ownership: Private	
Date received: 03/02/2011	Last amended date: 25/03/2011
Drawing number of plans: 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Listed Building, Cnservation Area. Restricted Conversion Area, Road Network: Classified Road	
RECOMMENDATION: GRANT LISTED BUILDING CONSENT subject to conditions	
SUMMARY OF REPORT: The proposed development will involve a comprehensive redevelopment of this site involving alterations, minor extensions and a refurbishment of the existing Grade II Listed Building which currently contains 5 self contained flats as well as the erection of a new two-storey house with lower ground floor to the back of the site to front onto Cholmeley Park; and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace. The siting, height and design of the proposed new buildings on site relates better to the setting of the listed building and the character of the site in comparison to previous proposals. The development to side and rear of site will enable and secure the proper repair, restoration and long term future of the listed building. The siting and design of the new buildings and associated landscaping have been designed sensitively in terms of its relationship with the listed building and the building patterns of the adjoining terraces properties. As such the proposal accords with polices CSV2 'Listed Buildings' and CSV4 'Alteration and	

Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation & Archaeology' This application is therefore recommend for APPRIVAL.

1. SITE AND SURROUNDINGS

- 1.1 No. 225 Archway is a detached two storey; Grade II C19 listed building located on a large corner plot (0.18 ha in size) at the junction of Archway Road and Cholmeley Park. Its frontage features an ionic portico, a 3 windows wide frontage with a further two storey two window wide wing to the right stepped slightly forward. The building is faced in pale grey brickwork with brickwork quoins and has gauged yellow brick arches with keystones to recessed sash windows with margin lights. The building has a low pitched slated roof with long moulded brackets to the eaves soffit. The building sits back from the road and is set on a raised level on the site amongst trees. The grounds to the front and rear of building are heavily overgrown and contain a number of mature trees. None of the trees on site are protected however they are important to the character and appearance of the conservation area. The building on site has been converted into five self contained flats.

2. PROPOSAL

- 2.1 This application is a listed building application accompanying a planning application for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units)); the extension of the terrace to Archway Road to accommodate 4 self contained flats and the erection of a detached 4 bedroom residential unit to front onto Cholmeley Park, together with the associated landscaping to the curtilage of the site.
- 2.2 The scheme has been amended from proposal initially submitted. The house to front onto Cholmeley Park has been moved forward about 1m, which increases the separation from Highgate Avenue properties. The detailing to the front elevation of this building has changed and will now only have a bay at ground floor only. The glazing to the side staircase has been changed and in addition the first floor rear window cills are raised. The number of flats in the Archway Road development has been reduced from 5 to 4 flats.
- 2.3 The development at the side and rear of the site are argued by applicant to be necessary to enable and to secure the proper repair, restoration of the listed building

3. PLANNING HISTORY

OLD/1965/0019 - Demolition of existing house – Approved 10/03/1965

05/09/1955 - The continuance of display of advertisement in modified form – Refused
05/08/1952

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage -
Refused 05/09/1955

OLD/1973/1270 - Erection of block of flats. (Revocation & other papers with reference no. 1030/225/5 5312) - Withdrawn 22/05/1973

OLD/1975/0885 - Notice of Proposed Demolition of listed building (Circular 80/71 Consultation).- 27/08/1975

OLD/1982/0903 - Display of temporary screen comprising 1x12 panel (36'x10') advertising display unit. – Refused 20/01/1982

OLD/1983/0955 - 7/12/82 Demolition of Listed Building – Refused 28/02/1983

OLD/1956/0426 - Proposed site for petrol filling station – Refused 04/10/1956

OLD/1955/0450 - A proposed petrol filling station on Archway Road frontage - Refused 05/09/1955

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Not determined

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting - Not determined

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

4.2 London Plan- 2008 (Incorporating Alterations)

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

4.3 Unitary Development Plan

CSV1 Development in Conservation Areas

CSV2 Listed Buildings

CSV4 Alteration and Extensions to Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Area

4.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

4. CONSULTATION

Statutory	Internal
English Heritage	Ward Councillors Conservation & Design

5. RESPONSES

As per HGY/2011/0193

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of Historic Environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. 5.2 The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72).
- 6.2 The requirements for the protection of the Historic Environment remain expanded upon within PPS5. 6.3 PPS5 emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and our quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage assets in economic growth, attracting investment and providing a focus for successful regeneration. Section HE11 of PPS5 recognises the importance of ‘enabling development’ as a means of securing the long term future of a heritage asset when conservation through development compliance with policy cannot do so.
- 6.2 The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and
 - detailing of a listed building’s interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.3 The siting, design, form, detailing of the proposed development and associated landscaping are discussed in detail in Committee Report for the planning application ref: HGY/2011/0193.

- 6.4 The building is asymmetric in arrangement yet well proportioned and constructed of materials of a reasonably good quality, presenting its main face towards the Archway Road. The building is however largely concealed from view from Archway Road by a line of high conifers trees. As outlined above the listed building has been unsympathetically altered in intervening years, and it has a poor quality side and rear extensions of an ad-hoc nature which detract from the special historic and architectural interest of the original building. The extensions proposed are considered acceptable as they are designed as one piece and subject to the use of appropriate materials to match the existing in composition therefore tying in more successfully with original building.
- 6.22 Inside the property there is very little of any real significance. Many of original details i.e. cornices or joinery appropriate to the original arrangement/ design of the house have been lost. Internally there will be some rationalisation and reordering of the accommodation (i.e. to introduce en-suite bathrooms). Internally the works will be sympathetic to the arrangement of the principal rooms of the original dwelling.
- 6.23 This proposed landscaping to the site will open up the front elevation and enhance the curtilage to the site. A new pedestrian entrance pathway will be created which will re-connect the villa with Archway Road. This new terraces and stepped stone pathway will connect with the portico along front elevation.
- 6.24 The siting and alignment of the proposed new buildings are considered acceptable as they do not adversely encroach with the space which defines and delineates the listed building as a large freestanding house, standing on a large corner site within a garden setting. These aspects of the development will enable and secure the proper repair, restoration and the long term future of the listed building. As part of a S106 agreement works to the site will be required to be phased in order to deliver improvements to the listed building first before the second phase (the new build aspects) are implemented.
- 6.25 Changes to the design of the building to front onto Cholmeley Park have been obtained; namely changes to the front elevation and roof form of the proposed building and the removal of the car parking space which would cut into the Cholmeley Park frontage, to be replaced instead with more landscaping to achieve a more acceptable relationship with the street.
- 6.26 The proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front of the site will enhance the building setting and give a tidier appearance to the site.
- 6.4 Overall the proposed development will restore and enhance the appearance of the listed building and will preserve and enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'

8. RECOMMENDATION

GRANTED LISTED BUILDING CONSET subject to conditions (set out below) and drawing No.(s) 512 PLAPP2-100, 101, 102, 103 Rev A, 105, 501, 502 Rev A, 503 Rev A, 505 Rev B, 520 Rev B, 550 Rev A and 560 Rev A:

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

3. Notwithstanding the approved application drawings additional information and a schedule of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, showing:

- Fully annotated and dimensioned detailed plans outlining the repairs to architectural features, facing materials, and finishes to the exterior of the building (at a scale of 1:10)
- Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, cornice, eaves, brackets (at a scale of 1:10).

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

4. 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. If replacement bricks are necessary, these shall match the historic bricks as closely as possible and shall be approved in writing by the District Planning Authority prior to installation on site.

Reason: To ensure the use of appropriate materials with regard to the architectural character and appearance of the listed building

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

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

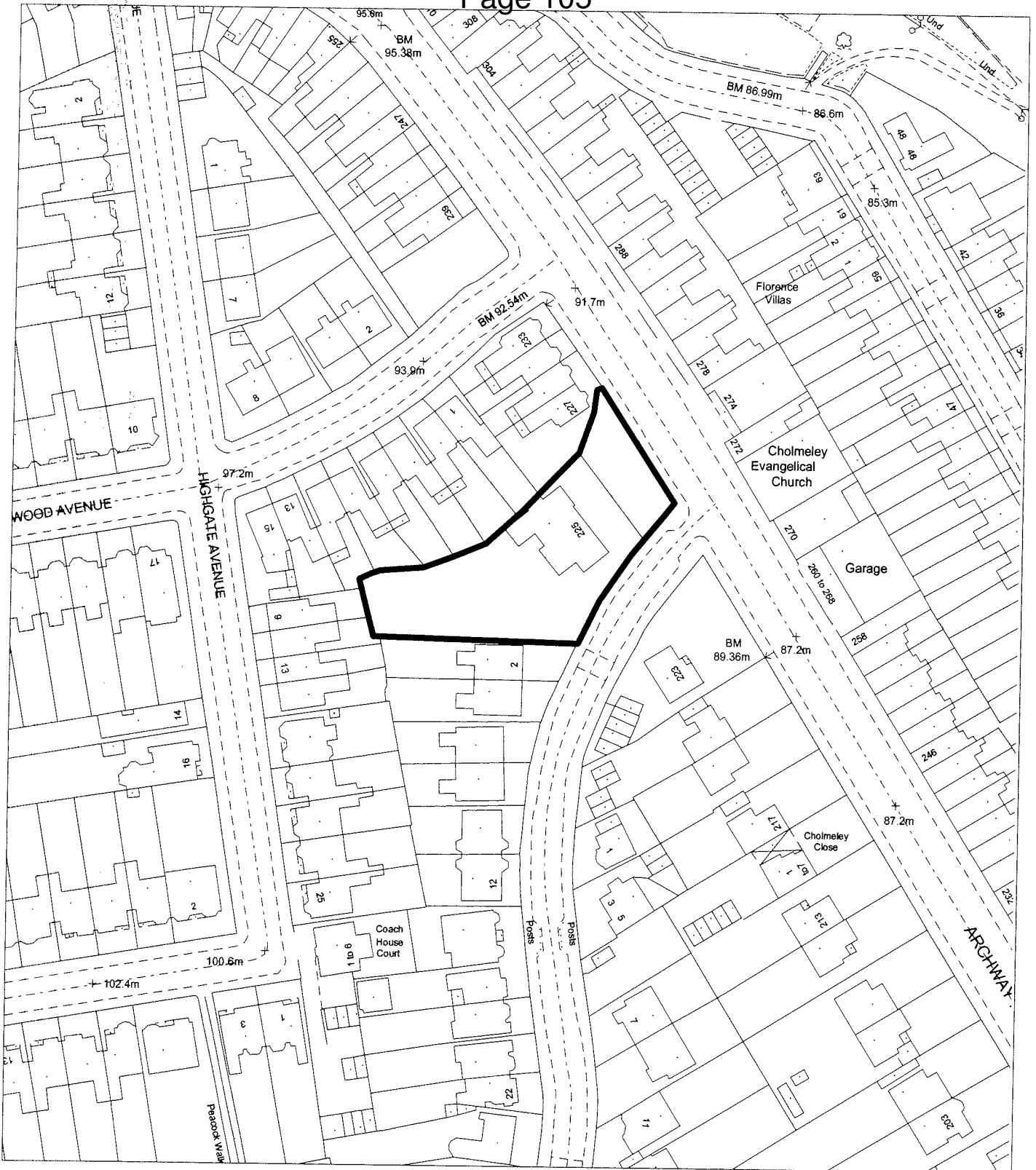
6. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part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

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

REASONS FOR APPROVAL

The proposed new buildings to the front and rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the site. Overall the proposed development will restore and enhance the appearance of the Listed Building and as such the proposal accords with policies CSV2 'Listed Buildings' and CSV4 'Alteration and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation & Archaeology'.

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