



NOTICE OF MEETING

Planning Committee

MONDAY, 16TH MAY, 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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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 13 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 12)

To confirm and sign the Minutes of the Planning Committee held on 11 April 2011.

6. APPEAL DECISIONS (PAGES 13 - 20)

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

7. DELEGATED DECISIONS (PAGES 21 - 46)

To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee between 21 March 2011 and 24 April 2011.

8. PERFORMANCE STATISTICS (PAGES 47 - 66)

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

9. TREE PRESERVATION ORDERS (PAGES 67 - 76)

To confirm the following Tree Preservation Orders:

1. 67 Alexandra Park Road, N10
2. Land east of Plevna Crescent and Land rear of 20 Ermine Road N15

10. PLANNING APPLICATIONS

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. 19A THOROLD ROAD, N22 (PAGES 77 - 94)

Partial demolition of existing industrial unit and erection of 4 x 2 bedroom self contained maisonettes.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Agreement.

12. L/A 110 BROAD LANE N15 (PAGES 95 - 108)

Application for a new planning permission to replace an extant planning permission ref: HGY/2006/2323 for erection of 4-storey building containing 1 x three bed and 7 x two bed self-contained flats.

RECOMMENDATION: Grant permission subject to conditions and/or subject to a Section 106 Legal Agreement.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

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05 May 2011

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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 APRIL 2011**

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

Also Present: Councillors Brabazon, Allison and Hare

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC166.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Rice, for whom Cllr Adamou was substituting.</p>	
PC167.	<p>URGENT BUSINESS</p> <p>There were no new items of urgent business, however an amended version of the minutes of the 14 March 2011 had been circulated for approval in relation to agenda item 5, and three additional pieces of correspondence in relation to agenda item 11 had been tabled for consideration by Committee Members.</p>	
PC168.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Schmitz declared a personal interest as he had publicly stated that he was a member of the Ladder Community Safety Partnership, who were formal objectors to the planning application at agenda item 11.</p> <p>Cllr Adamou declared a personal interest in respect of agenda item 11 as a member of the Ladder Community Safety Partnership.</p> <p>Marc Dorfman declared a personal interest in agenda item 11, as he had previously worked at London Borough of Ealing at the same time as Lainya Offside-Keivani, who was now Chief Executive of the Bridge Renewal Trust, although in a different department.</p>	
PC169.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC170.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the amended minutes of the meeting of the Planning Committee on 14 March, as tabled at the meeting to include the conditions for planning application HGY/2011/0033, be approved</p>	

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	and signed by the Chair.	
PC171.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report, previously circulated, on 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.</p> <p>NOTED</p>	
PC172.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 21 February and 20 March 2011.</p> <p>NOTED</p>	
PC173.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report on decisions taken within set time targets by Development Management and Planning Enforcement since the 14 March Planning Committee. It was noted that details of the planning contravention notices served had been unavailable at the time of compiling the report, and details of these would be included in the next report to the Committee.</p> <p>NOTED</p>	
PC174.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending confirmation of a Tree Preservation Order at 35 Stanhope Gardens, N6. It was noted that the arboriculturalist supported the TPO, and that no objections had been received.</p> <p>RESOLVED</p> <p>That the Tree Preservation Order upon the tree located at 35 Stanhope Gardens, N6, be confirmed.</p>	
PC175.	<p>256 ST ANNS ROAD, N15</p> <p>The Committee considered a report, previously circulated, which set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation responses, assessment of the application and recommendations. The Planning Officer presented the report, and noted that Members of</p>	

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the Committee had been provided with a hard copy of the consultation responses in full for their information, as well as additional correspondence tabled at the meeting from Circle 33, from Planning Aid for London and from Andrea Holden. In response to the correspondence from Circle 33, the officer confirmed that, as owners of the property, they would have been notified regarding the application; with regards to the issue of whether the proposed pharmacy was ancillary to the health centre as raised in the letter from Planning Aid for London, it was confirmed that the Council's position was that the site consisted of a single planning unit, with the café and the proposed pharmacy ancillary to the D1 health centre use. In response to the concern raised in the letter from Andrea Holden regarding whether the Bridge Renewal Trust were acting in the spirit of its funding body the Seven Sisters Bridge NDC, it was not felt that this was a material consideration in the determination of the application by the Committee.

In response to a question from the Committee, the Planning Officer confirmed that the issue of whether the site formed a single planning unit was a matter of fact and degree, and that the Committee had to consider the application on its merits. The Committee noted that, while the premises was located just outside the Seven Sisters Bridge NDC Area of Change as stated in the report, the premises had been built with contributions from NDC, and asked whether this meant that policy AC4 should be applicable. It was confirmed by the Planning Officer and Legal Officer that policy AC4 was not applicable to the site, as it was located outside the defined area indicated on the proposals map. Officers advised that the use of NDC funding for the construction of the health centre was not an issue relevant to the Committee's decision regarding this application, and advised members that any attempt to apply policy AC4 to a premises outside the defined area would be open to legal challenge. In response to questions from the Committee regarding the impact on the Conservation Area and traffic, it was felt the minor changes proposed to the entranceway of the premises would not impact the Conservation Area, and that potential traffic impact had been assessed in relation to the proposal and it was felt that traffic for the pharmacy would be broadly the same as existing traffic for the health centre.

Cllr Brabazon, Ward Councillor for St Ann's, addressed the Committee in objection of the application on behalf of all three Ward Councillors. Cllr Brabazon told the Committee that the application represented a material change of use and should be treated as such. It was reported that the proposed pharmacy would constitute A1 use as a retail pharmacy, as it would be a free-standing business that would be independent of the health centre and not ancillary to it, as it would be open for use by anybody. It was reported that the proposal would only contribute to the decline of local businesses on the Seven Sisters Road and

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that application should be considered in the overall context of the UDP.

Julie Davies, patient representative for the Laurels and a local resident, addressed the Committee and stated that the original plan for a local enterprise pharmacy at the Laurels was supported, but had been rejected by the PCT on the grounds that there was no need for an additional pharmacy in the area. It was reported that the café had been completely ancillary to the health centre, but that the pharmacy would be different as it would have a gate and hatch enabling it to be accessed independently. It was felt that the proposed pharmacy would lead to an increase in crime and the fear of crime in the area, and that while there would be strict security measures in place for staff at the pharmacy, there would be no such protection for local residents and this would have a detrimental effect on community safety.

Noel McKay addressed the Committee on behalf of the residents of Turner Court, who were closest to the site in question and would be most affected. It was noted that there had been no letters of support for the proposal; local residents were 100% opposed to the application and their concerns were legitimate and justified. Local residents already suffered from noise, antisocial behaviour and crime, and opening hours until 10.30pm would pose a real risk of increased crime and anti-social behaviour in the area. This would not lead to a safe and secure environment, in contravention of policy UD4. It was reported that existing pharmacy services were in much more suitable locations than this one. Local residents had not been consulted on the application, and had been unaware of the proposal until the letter of the 1 March 2011.

Ian Sygrave, Chair of the Haringey Safer Neighbourhood Team Police Panel and the Ladder Community Safety Partnership, reported that both organisations had discussed the application and objected to it. It was reported that there was no clear need for another pharmacy outlet, and that under the UDP, a need must be clearly established. The organisations had concerns regarding the impact of such long opening hours on local residents living above the property, and that the long hours, location of the site, probable service users and associated problems could cause crime and increase the fear of crime in the area, damaging the local amenity.

Michael Levitan, Chief Executive of the Barnet, Enfield and Haringey Local Pharmaceutical Committee, explained that his organisation represented over 200 local pharmacies and had a statutory duty to oversee the adequacy of pharmacy provision to patients. It was reported that the local PCT and the recently published pharmaceutical needs assessment had established that there was no need for a new pharmacy in the area. The

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Committee was advised that other than hospital pharmacies, which provide medicines only, all other pharmacies were retail pharmacies. It was reported that out of hours services which had previously been provided at the Laurels were now provided from North Middlesex Hospital, and therefore the opening hours of the health centre were only 8am to 7pm, Monday to Friday.

The Committee asked questions of the objectors. In response to a question from the Committee regarding the reason for the PCT refusing the previous application for a pharmacy, it was reported that there was a cost to the PCT of approximately £40-60k for each pharmacy contract, and so they were careful to map services according to needs. The Committee asked what made this application for a pharmacy so different from the previous application, which was widely supported by the local community, in response to which it was reported that the issue was that, as this was a 100-hour contract, the PCT could stipulate the provision of enhanced services, such as methadone provision. In response to a question regarding the consultation on the application, Cllr Brabazon reported that local residents had not been consulted at all and that the Bridge Renewal Trust had declined invitations to address the local Safer Neighbourhood Team Panel regarding the issue. The Committee asked about the definition of 'ancillary', in response to which Mr Levitan advised that a hospital pharmacy would be deemed ancillary as it would be open only to patients of the hospital, however this would be open to anyone and was therefore a stand-alone business.

The Committee asked for further detail on the concerns of local residents, particularly those living in Turner Court. Mr McKay reported that residents were worried about the social impact on the area, particularly with regard to the potential for dispensing medicines to drug addicts, as this was not something residents wished their children to be exposed to. In response to a further question from the Committee, Mr McKay confirmed that he had heard nothing about the application until 1 March 2011. The Committee asked about the impact of the application on the NDC, in response to which Cllr Brabazon reported that it could impact on local businesses. The Committee asked whether the pharmacy would have any discretion as to whether to supply certain enhanced services, in response to which Mr Levitan advised that under the terms of the agreement with the PCT for a 100-hour pharmacy, the pharmacy would have no choice at all if the PCT directed it to provide certain services, and that this could happen if other local pharmacies, currently supplying the services voluntarily, were to cease to do so.

The applicants addressed the Committee regarding the application. Lainya Offside-Keivani, Chief Executive of the Bridge Renewal Trust advised the Committee that the provision of a pharmacy at the Laurels was a high priority as this would

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complement the work of the GP services at the centre. It was confirmed that the current opening hours of the health centre were 8am to midnight, daily. As a social enterprise, any surplus generated by the operation of the pharmacy would be used to fund community projects. Ms Offside-Keivani acknowledged local concerns regarding methadone provision, however noted that the PCT had confirmed publicly that it had no intention of directing the pharmacy at the Laurels to provide such a service, as these services were currently provided on the St Ann's site. It was noted that the Police had not objected and the Committee was asked to grant the application as outlined in the report.

Nigel Morley, superintendent pharmacist, addressed the Committee. Mr Morley advised the Committee that it was not unusual for applications for pharmacies to be turned down by PCTs on cost grounds, as had been the case with the previous application. It was understandable that the Local Pharmaceutical Committee would object to an application for a new pharmacy, as they had to protect the business interests of their existing members. Mr Morley confirmed that no medicines would be provided via an external hatch, and that any out of hours provision would generally be for palliative care where medicines were needed in great emergency, and would only be supplied to the police or medical professionals. It was emphasised that there would be no out of hours provision for drug addicts at the centre and that, although the PCT could direct the pharmacy to provide enhanced services, there was no additional need requiring such services to be commissioned. Mr Morley advised that only a very small amount of space at the pharmacy would be for the sale of non-prescription medicines.

The Committee had the opportunity to question the applicants. In response to a question regarding posters on display at the Laurels regarding the pharmacy, it was reported that this was to communicate to the local community the Trust's intention to open a pharmacy at the site later in the year. The Committee asked what would happen were the PCT to direct the pharmacy to provide enhanced services in the future, in response to which Mr Morley confirmed that if this were the case, the enhanced services would be provided from 9am to 6pm only. Mr Morley confirmed that the PCT had the right to compel the pharmacy to provide enhanced services under the terms of the agreement, although they were unlikely to do so, given that there was adequate provision of such services locally. In response to questions regarding who would have access to out of hours services, Mr Morley advised that this would only be available via an emergency procedure for police or medical professionals, not for the general public.

The Legal Officer clarified the Planning Department's professional view that the site constituted a single planning unit, with the

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proposed pharmacy as ancillary to the health centre. The Planning Officer confirmed that 'The Laurels Healthy Living Centre' was felt to be a single planning unit providing medical services. The previous use of the site in question had been a café ancillary to the health centre, and the proposed pharmacy would also be ancillary to the overall centre. It was confirmed that the pharmacy would be completely self-contained, there was no shop front, service could only be over a counter and the unit would provide only medicines and medical products. The Planning Department's view was that this accorded very closely with the overall D1 health centre use and could not be other than ancillary to the health centre. The Legal Officer confirmed that, while A1 use would constitute a retail shop, this proposal would accord with a D1 use as a medical or health service.

The Committee examined the plans.

In response to further questions from the Committee, the planning officer confirmed that 'out of hours' referred to outside the operating hours of the pharmacy itself, and not the health centre. Outside of the pharmacy opening hours, service would be available only to police or medical professionals, by means of the emergency procedure outlined by Mr Morley earlier. In response to questions from the Committee regarding the conflicting advice received from different sources, the Committee was advised that they needed to assess the application on its merits, and to give due weight to the advice provided by the Planning Department as the professional advisers to the Committee.

Cllr McNamara moved that the application be rejected on the grounds that it contravened Policy CW1, part (a), that proposals for new community/health facilities or a change of use to community/health facilities will be considered if the facility is appropriate to its location having regard to its size, purpose use, characteristics and its relationship with adjoining and nearby development. The motion was seconded by Cllr Schmitz and on a vote it was:

RESOLVED

That application HGY/2010/1993 be refused.

Reasons:

1. That the proposed development is considered to be situated in an unsuitable location which would be detrimental to the amenities of adjoining occupiers by reason of noise and general disturbance contrary to Policy CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.

2. The proposed development is considered unacceptable as

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	<p>there is no evidence that there is any local need required to be met by such proposals contrary to Policy CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC176.</p>	<p>225 ARCHWAY ROAD, N6</p> <p>The Committee considered a report, previously circulated, which set out the application, site and surroundings, planning history, relevant planning policy, consultation responses and recommendations. The planning officer presented the report, and advised the Committee that the proposal had been amended to remove the wording "with an associated off street car parking space", that the wording of condition 8 to recommendation 4 in the report be amended to remove "to Schedule 2" and that under the planning history, applications HGY/2010/1652 and HGY/2010/1653 had both been withdrawn, rather than 'not determined' as set out in the report. The relevant Traffic Management Order would be amended to reflect that the scheme would now be car-free, with free membership of the car club for the first year. The application was recommended for approval subject to conditions and a section 106 agreement.</p> <p>The Committee asked questions of the officer. In response to a question regarding the height of the proposed new building in relation to the properties on Southwood Avenue, it was reported that the gardens of these properties was significantly lower than the site. The Committee asked about the design of the proposed new building in the context of the Conservation Area, in response to which it was reported that the design was largely determined by the site constraints and that there was a wish for the new building to be subordinate and to respect the openness of the site. It was felt that the proposal was sympathetic to its surroundings, although being modern in design.</p> <p>A local resident, Keith Gold, addressed the Committee in objection to the application. Mr Gold outlined the planning history of the site, and advised that local residents did not object to the proposals for the extension of the terrace on Archway Road, nor the refurbishment of the listed building, but that the Cholmeley Park proposal was a concern as it would infringe local residents' privacy and overlook the gardens of properties on Southwood Avenue. At the very least, the Committee was asked to reduce the height of the proposed new building by 2m. On the basis of the impact the proposal would have on local residents, the Committee was asked to reject the application.</p> <p>Cllr Allison, Local Ward Councillor, addressed the Committee and asked them to reject the application on the grounds of the design of the proposed new building. It was felt to be too high, too wide</p>	

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and with no features of merit. Cllr Allison reported that the design failed to address the concerns put forward by English Heritage and was unattractive. There were no objections to the two other elements of the application. Cllr Hare, Local Ward Councillor, also addressed the Committee in opposition to the proposed new building. Cllr Hare reported that the design related poorly to the landscape, took no account of the comments of English Heritage and was not of sufficient quality for a Conservation Area. The Committee was asked to reject the application.

In response to a question from the Committee, Mr Gold confirmed that due to the drop in level to Southwood Avenue, overlooking was a major issue for local residents.

The applicants addressed the Committee. It was reported that the architect had been in regular contact with the Council's Planning Department, the CAAC and the Highgate Society and had kept neighbours up to date with the application. The architect, Oliver Burston, outlined the three elements of the scheme. Mr Burston stated that the new building would preserve and enhance the Conservation Area and was situated at an appropriate distance from other properties in accordance with the Council's planning guidelines. It was reported that only 2 storeys of the property were above ground, and that the proposed evergreen planting would make the 1st floor less visible. The nature of the site lent itself to a modern design, and the steer from the Highgate Society, the Council and English Heritage had been that they would prefer a modern building, in contrast with the existing surroundings. Paul Shaw, the Landscape Architect addressed the Committee on the proposed landscaping on the site, including a dense evergreen screen between the new building and other properties.

In response to questions from the Committee, Mr Burston explained the difference in approach between the terrace extension and the new building on the basis of the different sites. It was confirmed that the new building would be grey, to match the listed villa.

The Committee viewed the plans, and asked further questions of officers. The planning officers advised that the application had to be treated as a whole, as presented to the Committee. In response to a question regarding the possibility of requiring a hydrological survey to be undertaken, the planning officer confirmed that this could be added as a condition, if the Committee wished.

It was moved by Cllr Schmitz and seconded by Cllr Reece that the application be rejected on the grounds that the proposed development to the rear of the site, by reason of its siting, design and footprint represented a cramped form of development which

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	<p>would have an unsympathetic relationship with the listed building and adjoining properties and would adversely affect the residential and visual amenities of adjoining residences, furthermore the introduction of such a development to this part of the site would not preserve the character or the appearance of the Conservation Area, contrary to CSV1. On a vote it was:</p> <p>RESOLVED</p> <p>That application HGY/2011/0193 be refused on the grounds that the proposed development to the rear of the site, by reason of its siting, design and footprint would represented a cramped form of development which would have an unsympathetic relationship with the Listed Building on site and with adjoining properties, adversely affecting their residential and visual amenities. Furthermore the introduction of such a development on this part of the site would not preserve or enhance the character and appearance of this part of the Conservation Area. As such the proposed development is considered to be contrary to policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV2 'Listed Building' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document 2008.</p> <p>Section 106: No</p>	
<p>PC177.</p>	<p>225 ARCHWAY ROAD, N6</p> <p>The Committee considered a report, previously circulated, regarding an application for Listed Building Consent. The report set out the application, site and surroundings, planning history, relevant planning policy and recommendation.</p> <p>It was moved by Cllr Schmitz and seconded by Cllr Reece that the application be rejected on the grounds that the proposed development to the rear of the site, by reason of its siting, design and footprint represented a cramped form of development which would have an unsympathetic relationship with the listed building and adjoining properties, furthermore the introduction of such a development to this part of the site would not preserve the character or the appearance of the Conservation Area, contrary to CSV1. On a vote it was:</p> <p>RESOLVED</p> <p>That application HGY/2011/0194 be refused on the grounds that the proposed development to the rear of the site, by reason of its siting, design and footprint would represented a cramped form of</p>	

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	development which would have an unsympathetic relationship with the Listed Building to the detriment of its character and setting. As such the proposal is considered to be contrary to policy CSV2 'Listed Building' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation and Archaeology'.	
PC178.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business.	
PC179.	DATE OF NEXT MEETING Monday, 16 th May 2011 at 7pm. The meeting closed at 22:15hrs.	

COUNCILLOR SHEILA PEACOCK

Chair

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Haringey Council

Agenda item:

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Planning Committee

On 16th May 2011Report Title: **Appeal decisions determined during March 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 March 2011.

2. Summary

Reports outcome of 9 planning appeal decisions determined by the Department for Communities and Local Government during March 2011 of which 2 (22%) were allowed and 7 (78%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:



Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy****Development Management Support Team Leader****Tel: 020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

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APPEAL DECISIONS MARCH 2011PLANNING APPEALS

Ward:	Fortis Green
Reference Number:	HGY/2010/1990
Decision Level:	Delegated

12 Lynmouth Road N2 9LS**Proposal:**

Loft conversion to provide additional habitable accommodation

Type of Appeal:

Written Representation

Issue:

Whether the appeal project would harm the appearance of no.12 or the immediate locality

Whether the appeal project would harm the neighbours privacy

Result:

Appeal **Allowed** 18 March 2011

Ward:	Highgate
Reference Number:	HGY/2010/1913
Decision Level:	Delegated

Oak House, 13 North Grove N6 5SH**Proposal:**

Demolition of bay window, play room and external staircase at lower ground floor level, demolition of conservatory at ground floor level, removal to ground of ash tree, erection of single storey rear extension, erection of three storey side extension and erection of single storey extension over existing garage,

Type of Appeal:

Written Representation

Issue:

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

Result: Appeal **Allowed** 2 March 2011

Ward:	Muswell Hill
Reference Number:	HGY/2010/1982
Decision Level:	Delegated

1 Treeside Place, Cranley Gardens N10 3AR

Proposal:

Retention of access, sliding gates and boundary wall and closure of the existing access (two appeals)

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the area and on highway safety

That the breach had not occurred as a matter of fact

That there had not been a breach of planning control in respect of the hard standing in the garden

Result:

Planning Appeal **Dismissed** 31 March 2011

Enforcement Appeal **Dismissed** 31 March 2011

Ward:	Noel Park
Reference Number:	HGY/2010/1307
Decision Level:	Delegated

142 High Road N22 6EB

Proposal:

Change of use from A1 (retail) to A3/A5 (café/takeaway) with alterations to shop front and provision of rear extension extract duct

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the vitality and viability of Wood Green Town Centre

Result:

Appeal **Dismissed** 11 March 2011

Ward:	St Ann's
Reference Number:	HGY/2010/1586
Decision Level:	Delegated

5 Abbotsford Avenue N15 3BT

Proposal:

Conversion of dwelling house into two no. one bedroom flats

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the provision of residential accommodation suitable for families in the area

The effect on the living conditions of future occupiers of the proposed flats

Result:

Appeal **Dismissed** 17 March 2011

Ward:	Stroud Green
Reference Number:	HGY/2010/1361
Decision Level:	Delegated

11A Inderwick Road N8 9LB

Proposal:

Erection of ground floor single storey kitchen extension

Type of Appeal:

Written Representation

Issue:

The impact of the appeal development on the living conditions of adjoining occupiers at 13 Inderwick Road, with particular reference to overshadowing

Result:

Appeal **Dismissed** 14 March 2011

Ward:	Stroud Green
Reference Number:	HGY/2009/1066
Decision Level:	Delegated

67 Victoria Road N4 3SN

Proposal:

Internal alterations and conversion of existing six bedroom dwelling to 2 x 2 bedroom flats and 1 x 1 bedroom flat and side and rear extensions

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the provision of residential accommodation Suitable for families in the area

Whether the proposal development would preserve or enhance the character or appearance of the Stroud Green Conservation area

Result:

Appeal **Dismissed** 30 March 2011

Ward:	West Green
Reference Number:	HGY/2010/0879
Decision Level:	Delegated

423-435 Lordship Lane N22 5DH

Proposal:

Addition of a further storey to the existing three storey building and approved third floor

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the existing building and the surrounding area

Result:

Appeal **Dismissed** 16 March 2011

Ward:	Woodside
Reference Number:	HGY/2010/1456
Decision Level:	Delegated

6 Stuart Crescent N22 5NJ

Proposal:

Erection of a single storey ground floor extension

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of the Trinity Gardens Conservation Area

Result:

Appeal **Dismissed** 9 March 2011

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Haringey Council

Agenda item:

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Planning Committee	On 16th May 2011
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Report Title: Decisions made under delegated powers between 21 March 2011 and 24 April 2011		
Report of: Anne Lippitt interim Director of Urban Environment		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; border: none; 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 March 2011 and 24 April 2011.		
3. Recommendations See following reports.		
Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/03/2011 AND 24/04/2011

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2011/0086	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/04/2011
Location:	Land Rear of 23 Alexandra Park Road N10 2DD		
Proposal:	Amendments to approved planning consent HGY/2010/0964 for enlargement of basement floor and creation of rear lightwell.		
Application No:	HGY/2011/0103	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	05/04/2011
Location:	17 Grasmere Road N10 2DH		
Proposal:	Certificate of Lawfulness for installation of solar panels to rear roofslope		
Application No:	HGY/2011/0153	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	23/03/2011
Location:	30 Alexandra Park Road N10 2AB		
Proposal:	Erection of single storey rear extension, side garage and roof extension. Erection of front garden wall and addition of gates		
Application No:	HGY/2011/0165	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	24/03/2011
Location:	49 Rhodes Avenue N22 7UR		
Proposal:	Alteration of hip to gable and formation of rear dormer		
Application No:	HGY/2011/0178	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/03/2011
Location:	35 Grosvenor Road N10 2DR		
Proposal:	Conversion of the loft into habitable space, including the alteration of the roof from a Hipped end to a Dutch gable, the provision of a rear dormer window and insertion 3 no. new rooflights to the front elevation		
Application No:	HGY/2011/0202	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	29/03/2011
Location:	15 Winton Avenue N11 2AS		
Proposal:	Certificate of Lawfulness for erection of rear dormer with insertion of 2 x rooflights to front elevation		
Application No:	HGY/2011/0213	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	31/03/2011
Location:	61 Muswell Avenue N10 2EH		
Proposal:	Partial rebuilding of the existing building		
Application No:	HGY/2011/0223	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/03/2011
Location:	97 Princes Avenue N22 7SB		
Proposal:	Erection of rear dormer roof extension with insertion of 2 rooflights to front elevation.		

Application No: **HGY/2011/0307** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 12/04/2011
 Location: 34 Princes Avenue N22 7SA
 Proposal: Erection of rear dormer and addition of two rooflights to front roof slope

Application No: **HGY/2011/0310** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/04/2011
 Location: 144A Victoria Road N22 7XQ
 Proposal: Erection of rear dormer (householder application)

WARD: Bounds Green

Application No: **HGY/2010/0339** Officer: Subash Jain
 Decision: REF Decision Date: 14/04/2011
 Location: Flat A, 79 Myddleton Road N22 8NE
 Proposal: Conversion of two flats into one flat with family annexe

Application No: **HGY/2011/0185** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 25/03/2011
 Location: 61 Clarence Road N22 8PG
 Proposal: Demolition of existing back addition, removal of existing concrete area to rear and erection of new back addition

Application No: **HGY/2011/0273** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 28/03/2011
 Location: 29 Eastern Road N22 7DD
 Proposal: Non-material amendment following a grant of planning permission HGY/2008/2308 for dormer window to rear elevation and reconfiguration of ground floor kitchen door

Application No: **HGY/2011/0318** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 11/04/2011
 Location: Land to the side of 39 Truro Road N22 8EH
 Proposal: Erection of three storey 3 bedroom single dwelling house

Application No: **HGY/2011/0324** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/04/2011
 Location: 87 Marlborough Road N22 8NL
 Proposal: Certificate of Lawfulness for use of property as four self contained flats

Application No: **HGY/2011/0334** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 14/04/2011
 Location: Rear 101 Truro Road N22 8DS
 Proposal: Erection of single storey building with 3 bedrooms including demolition of two existing garages

Application No: **HGY/2011/0383** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 20/04/2011
 Location: 109 Myddleton Road N22 8NE
 Proposal: Erection of one bedroom self contained dwelling and erection of single storey rear extension.

Application No: **HGY/2011/0413** Officer: Subash Jain
 Decision: GTD Decision Date: 15/04/2011
 Location: Land to rear of 42 Durnsford Road N11 2EJ
 Proposal: Approval of details pursuant to condition 3 (Materials) and condition 6 (Landscaping) attached to planning permission HGY/2008/0320

WARD: Bruce Grove

Application No: **HGY/2011/0271** Officer: Jill Warren
 Decision: GTD Decision Date: 05/04/2011
 Location: St Marks Methodist Church, 457 High Road N17 6QB
 Proposal: Alteration to main entrance doors to community hall including providing level access

Application No: **HGY/2011/0313** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 13/04/2011
 Location: 13 Whitley Road N17 6RJ
 Proposal: Retrospective application for conversion of property into 5 self-contained flats, with retention of rear dormer and 2 rooflights to front roof slope

Application No: **HGY/2011/0344** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 15/04/2011
 Location: 33 Clonmell Road N17 6JY
 Proposal: Creation of roof terrace to the rear of the building

Application No: **HGY/2011/0363** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 06/04/2011
 Location: 25 Wimborne Road N17 6EU
 Proposal: Erection of single storey rear extension and conversion of existing garage into playroom

Application No: **HGY/2011/0397** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 18/04/2011
 Location: 202 Philip Lane N15 4HH
 Proposal: Formation of rear dormer over back addition sloping on roof of studio

Application No: **HGY/2011/0401** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 21/04/2011
 Location: 47 Handsworth Road N17 6DB
 Proposal: Erection of external stairs to give access from a first floor flat

WARD: Crouch End

Application No:	HGY/2010/1005	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	15/04/2011
Location:	Coleridge Primary School, Crescent Road N8 8AT		
Proposal:	Approval of Details pursuant to Condition 3 (materials), 7 (foundations), and 8 (thresholds and boundary treatment) attached to planning permission HGY/2006/2234		
Application No:	HGY/2010/1534	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	31/03/2011
Location:	25 Hurst Avenue N6 5TX		
Proposal:	Non-Material amendments following a grant of planning permission HGY/2008/0767 for provision of fire access gates to the roof area, fencing and privacy screening.		
Application No:	HGY/2010/1768	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/04/2011
Location:	25-25a Hurst Avenue N6 5TX		
Proposal:	Approval of details pursuant to Condition 8 (Access gate) attached to planning permission HGY/2008/0767.		
Application No:	HGY/2010/2303	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/03/2011
Location:	151 Ferme Park Road N8 9BP		
Proposal:	Erection of side and rear extension		
Application No:	HGY/2011/0017	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	31/03/2011
Location:	Crescent Court, Crescent Road N8 8AU		
Proposal:	Tree works to include removal of 1 x Rowan tree and 1 x Lime tree		
Application No:	HGY/2011/0104	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	14/04/2011
Location:	44-50 Showroom Coleridge Road N8 8ED		
Proposal:	Installation of new shopfront		
Application No:	HGY/2011/0117	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/03/2011
Location:	Coolhurst Lawn Tennis and Squash Racquets Club, Courtside N8 8EY		
Proposal:	Demolition of existing shed and construction of car park for four additional parking spaces		
Application No:	HGY/2011/0129	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/03/2011
Location:	24 Haringey Park N8 9HX		
Proposal:	Erection of ground floor rear / side extension		
Application No:	HGY/2011/0215	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/03/2011
Location:	21 Bryanstone Road N8 8TN		
Proposal:	Erection of rear dormer and insertion of 2 rooflights to front roofslope (householder application)		

Application No:	HGY/2011/0239	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/03/2011
Location:	S/O Kestrel House School, Cecile Park N8		
Proposal:	Installation of 1x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0244	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/03/2011
Location:	Crouch Hall Road, side of 41 The Broadway N8 8DT		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0245	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	28/03/2011
Location:	Outside flats, 18 Crescent Road N8 8AX		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0261	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/03/2011
Location:	S/O Charlotte Court 30-34 Coolhurst Road N8 8EX		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0263	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	28/03/2011
Location:	O/S 24-26 Crouch Hall Road N8 8HJ		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0265	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/04/2011
Location:	26 The Broadway N8 9ST		
Proposal:	Replacement of existing fixed glass window facing The Broadway with 1 x louvered window and 1 x 3/4 glazed door, coloured to match existing hardwood timber frames, and bottom panel to match colour and profile of existing plinth		
Application No:	HGY/2011/0266	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/04/2011
Location:	26 The Broadway N8 9ST		
Proposal:	Listed Building Consent for replacement of existing fixed glass window facing The Broadway with 1 x louvered window and 1 x 3/4 glazed door, coloured to match existing hardwood timber frames, and bottom panel to match colour and profile of existing plinth		
Application No:	HGY/2011/0275	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/03/2011
Location:	34 Weston Park N8 9TJ		
Proposal:	Demolition of existing rear conservatory and erection of new rear ground floor conservatory extension (householder application)		
Application No:	HGY/2011/0285	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	05/04/2011
Location:	35-39 The Broadway N8 8DU		
Proposal:	Creation of trolley park to house approximately 26 trolleys located externally in front of store		

Application No:	HGY/2011/0290	Officer:	Jeffrey Holt	Decision Date:	21/03/2011
Decision:	GTD				
Location:	35-39 The Broadway N8 8DU				
Proposal:	Display of 1 x internally illuminated fascia sign.				
Application No:	HGY/2011/0306	Officer:	Ruma Nowaz	Decision Date:	12/04/2011
Decision:	GTD				
Location:	3 The Courtyard, Lynton Road N8				
Proposal:	Infilling of existing defective rooflights and provision of new rooflights in various locations				
Application No:	HGY/2011/0348	Officer:	John Ogenga P'Lakop	Decision Date:	15/04/2011
Decision:	GTD				
Location:	1 Village Apartments 27 The Broadway N8 8DU				
Proposal:	Erection of garden room				
Application No:	HGY/2011/0355	Officer:	Jeffrey Holt	Decision Date:	04/04/2011
Decision:	GTD				
Location:	Outside 37 Mount View Road N4 4SS				
Proposal:	Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (Prior Approval)				
Application No:	HGY/2011/0374	Officer:	John Ogenga P'Lakop	Decision Date:	15/04/2011
Decision:	GTD				
Location:	Outside 26 Shepherds Hill N6 5AH				
Proposal:	Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (prior approval)				
Application No:	HGY/2011/0389	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	21/04/2011
Decision:	REF				
Location:	23 Crouch Hall Road N8 8HT				
Proposal:	Erection of two storey, 2 bedroom house with integrated artists studio and associated parking space.				

WARD: Fortis Green

Application No:	HGY/2010/2320	Officer:	Tara Jane Fisher	Decision Date:	05/04/2011
Decision:	REF				
Location:	150 Fortis Green N10 3PA				
Proposal:	Amendments to approved planning application HGY/2008/2320 for erection of part fifth floor extension to residential units 8 and 9				
Application No:	HGY/2010/2358	Officer:	Jill Warren	Decision Date:	31/03/2011
Decision:	GTD				
Location:	28 Beech Drive N2 9NY				
Proposal:	Erection of single storey rear extension, erection of dormer extension, enclosure of porch and new entrance canopy				

Application No:	HGY/2011/0126	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/03/2011
Location:	56 Great North Road N6 4LT		
Proposal:	Erection of front and rear dormers with insertion of rooflight to side elevation to facilitate a loft conversion		
Application No:	HGY/2011/0164	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	12/04/2011
Location:	25 Western Road N2 9JB		
Proposal:	Yew Common x 1 - trim hard all round to shape and contain		
Application No:	HGY/2011/0184	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	28/03/2011
Location:	Roof of 170 Fortis Green N10 3PA		
Proposal:	Installation of 6 x antennae with associated equipment cabin and ancillary development thereto		
Application No:	HGY/2011/0248	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/04/2011
Location:	20 Twyford Avenue N2 9NJ		
Proposal:	Alterations to hipped roof into a dutch gable, erection of a rear dormer and erection of a single storey rear extension (householder application)		
Application No:	HGY/2011/0292	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/04/2011
Location:	303 Muswell Hill Broadway N10 1DA		
Proposal:	Change of use of first floor from A2 (offices) to C3 (residential)		
Application No:	HGY/2011/0298	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/03/2011
Location:	48 Queens Avenue N10 3NU		
Proposal:	Demolition of existing conservatory/verandah and erection of single storey rear extension (Householder Application)		
Application No:	HGY/2011/0308	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2011
Location:	424 Muswell Hill Broadway N10 6FH		
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/1320 for installation of western edge railings between end of northern edge railings and bottom of staircase leading to second floor flat instead of along dwarf wall, including a gate in the western edge at same height as railings instead of full height at top of staircase		
Application No:	HGY/2011/0312	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	13/04/2011
Location:	51 Fortis Green Avenue N2 9LY		
Proposal:	Erection of single storey rear ground floor extension (Certificate of Lawfulness)		
Application No:	HGY/2011/0330	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	12/04/2011
Location:	24 Ringwood Avenue N2 9NS		
Proposal:	Erection of single storey rear extension		

Application No: **HGY/2011/0347** Officer: Ruma Nowaz
 Decision: REF Decision Date: 19/04/2011
 Location: 150-152 Fortis Green Road N10 3DU
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2011/0392** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/04/2011
 Location: 24 Fordington Road N6 4TJ
 Proposal: Erection of ground floor rear extension and first floor side extension (householder application)

Application No: **HGY/2011/0400** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 21/04/2011
 Location: 5 Ringwood Avenue N2 9NT
 Proposal: Certificate of lawfulness for hip to (Dutch) gable loft conversion with a rear dormer, installation of 1 x rooflight to rear elevation and 2 x rooflights to front elevation, and conversion of integral garage to habitable accommodation

Application No: **HGY/2011/0405** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 21/04/2011
 Location: 7 Woodside Avenue N6 4SP
 Proposal: Certificate of lawfulness for erection of single storey rear extension

WARD: Harringay

Application No: **HGY/2010/2139** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 31/03/2011
 Location: 62 Hampden Road N8 0HT
 Proposal: Use of property as five self-contained flats

Application No: **HGY/2010/2243** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 14/04/2011
 Location: First Floor Flat, 73 Hewitt Road N8 0BS
 Proposal: Formation of 2 rear dormers and insertion of 2 rooflights to front roofslope and 1 rooflight to pediment to facilitate a loft conversion

Application No: **HGY/2011/0141** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 22/03/2011
 Location: Land To The Rear Of 100 Wightman Road N4 1RN
 Proposal: Application for a new planning application to replace an extant planning permission HGY/2007/2550 for demolition of existing garage and erection of 1 x basement level and two storey one bed house

Application No: **HGY/2011/0154** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 05/04/2011
 Location: 74 Umfreville Road N4 1SA
 Proposal: Reduction of the size of existing rear dormer window (Resubmission)

Application No: **HGY/2011/0166** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 14/04/2011
 Location: 95 Falkland Road N8 0NS
 Proposal: Use of property as 2 self-contained flats

Application No: **HGY/2011/0214** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/03/2011
 Location: 19 Effingham Road N8 0AA
 Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0216** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 31/03/2011
 Location: 115 Lothair Road North N4 1ER
 Proposal: Erection of single storey side extension and roof extension to facilitate a loft conversion.

Application No: **HGY/2011/0328** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 12/04/2011
 Location: 26 Wightman Road N4 1RU
 Proposal: Conversion of existing closed-up shop into (part of) one bed flat

Application No: **HGY/2011/0359** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/03/2011
 Location: 371 Green Lanes N4 1DY
 Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/0293 for loft conversion raising of gable wall including dormer windows to front and rear

Application No: **HGY/2011/0362** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/04/2011
 Location: 125 Beresford Road N8 0AG
 Proposal: Certificate of Lawfulness for use of property as 2 x 2 self contained flats

Application No: **HGY/2011/0381** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/03/2011
 Location: Flat 2, 407b Green Lanes N4 1EY
 Proposal: Conversion of first floor rear office accomodation to 1 bed flat

WARD: Highgate

Application No: **HGY/2010/2056** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 31/03/2011
 Location: Highgate School, North Road N6 4AY
 Proposal: Tree works to include various works to various trees

Application No:	HGY/2010/2086	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	15/04/2011
Location:	24 Grange Road N6 4AP		
Proposal:	Non-material amendments following a grant of planning permission HGY/2008/0051 to add 2 roof lights to the master room and retain one window 1050mm wide by 2200mm high to the rear elevation at first floor level as per original planning approval under HGY/2008/0051.		
Application No:	HGY/2010/2325	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	31/03/2011
Location:	17 Broadlands Road N6 4AE		
Proposal:	Tree works to include various works to various trees		
Application No:	HGY/2010/2327	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	31/03/2011
Location:	Redstacks, Compton Avenue N6 4LB		
Proposal:	Tree works to include thinning of crown density by 20%, reduction of overhanging by 20%, raising of crown by 2m, removal of dead / broken wood and removal of ivy from main stem of 1 x Silver Birch tree		
Application No:	HGY/2011/0052	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/04/2011
Location:	5 Cholmeley Park N6 5ET		
Proposal:	Approval of details pursuant to conditions 4a, 4b and 4c (all concerning trees) attached to planning reference HGY/2010/0852		
Application No:	HGY/2011/0081	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/03/2011
Location:	20 Sheldon Avenue N6 4JT		
Proposal:	Approval of details pursuant to condition 3 (Materials) and condition 5 (Method Statement) attached to planning permission HGY/2010/0683		
Application No:	HGY/2011/0109	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/03/2011
Location:	240 Archway Road N6 5AX		
Proposal:	Use of shop area as one self-contained flat (certificate of lawfulness for an existing use)		
Application No:	HGY/2011/0147	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/03/2011
Location:	13 Oak House North Grove N6 4SH		
Proposal:	Demolition of existing garage and erection of new structure to provide a habitable room		
Application No:	HGY/2011/0175	Officer:	Jill Warren
Decision:	GTD	Decision Date:	28/03/2011
Location:	13 Sheldon Avenue N6 4JS		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	HGY/2011/0177	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	28/03/2011
Location:	13 Sheldon Avenue N6 4JS		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)		

Application No:	HGY/2011/0179	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/03/2011
Location:	4 Cromwell Avenue N6 5HL		
Proposal:	Erection of rear dormer, excavation of existing basement and creation of lightwells		
Application No:	HGY/2011/0204	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	14/04/2011
Location:	4 Highgate Avenue N6 5RX		
Proposal:	Erection of single storey rear extension, alterations to the pitched roof including insertion of 3 x rooflights to rear		
Application No:	HGY/2011/0217	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	31/03/2011
Location:	40 Sheldon Avenue N6 4JR		
Proposal:	Approval of details pursuant to conditions 3 (external appearance), 4 - 7 (trees, landscaping and boundary treatment), 8 (waste management), 9 and 10 (restriction of use / future development) and 11 (construction) attached to planning reference HGY/2010/0332		
Application No:	HGY/2011/0218	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	31/03/2011
Location:	234 Archway Road N6 5AX		
Proposal:	Change of use of part rear ground floor and basement floor from A1 (retail) to C3 (dwellinghouses) and erection of rear ground / basement floor extension to provide 1 x one bed self-contained flat		
Application No:	HGY/2011/0236	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/04/2011
Location:	3 North Hill N6 4AB		
Proposal:	Tree works to include reduce to previous pollard point (20% reduction) of one white Poplar Tree, reduce crown by 30% of 2 x Sycamore trees		
Application No:	HGY/2011/0242	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/04/2011
Location:	Holmesdale Road, S/O 13a Northwood Road N6		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0243	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/04/2011
Location:	Jacksons Lane, opposite 7 Jacksons Lane N6 5SR		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0253	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/04/2011
Location:	The Park, S/O 2 Talbot Road N6 4QR		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0255	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/04/2011
Location:	Opposite 42-75 Southwood Park, Southwood Lawn Road N6 5SQ		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		

Application No:	HGY/2011/0256	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/03/2011
Location:	O/S 108 North Hill N6 4RL		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0257	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/03/2011
Location:	O/S 4 Denewood Road N6 4DJ		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)		
Application No:	HGY/2011/0262	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	21/04/2011
Location:	Outside 1 Jacksons Lane N6 5SR		
Proposal:	Prior Approval for Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth		
Application No:	HGY/2011/0264	Officer:	Jill Warren
Decision:	GTD	Decision Date:	05/04/2011
Location:	Hornsey Lane Gardens, S/O 1-7 Ridings Close N6 5XE		
Proposal:	Installation of 1 x DSLAM telecommunications cabinet located on a concrete plinth (Prior Approval).		
Application No:	HGY/2011/0274	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/04/2011
Location:	5 Grange Road N6 4AR		
Proposal:	Approval of details pursuant to conditions 3 (materials), 6 (existing trees), 7 (trees to be retained), 8 (arboricultural method statement), 9 (robust protective fencing / ground protection), 10 (boundary treatments) and 14 (materials) attached to planning reference HGY/2009/1248		
Application No:	HGY/2011/0284	Officer:	Jill Warren
Decision:	REF	Decision Date:	05/04/2011
Location:	Southwood Avenue, S/O 233 Archway Road N6 5BS		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval).		
Application No:	HGY/2011/0311	Officer:	Jill Warren
Decision:	GTD	Decision Date:	12/04/2011
Location:	High Point, North Hill N6 4BA		
Proposal:	Tree works to include various works to various trees		
Application No:	HGY/2011/0320	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/04/2011
Location:	Flat 2, 57 Talbot Road N6 4QX		
Proposal:	Demolition of an existing rear conservatory and erection of a new garden room extension		
Application No:	HGY/2011/0351	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/04/2011
Location:	North Hill Outside Highcroft Flats North Hill N6 4RD		
Proposal:	Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth. (Prior approval)		

Application No: **HGY/2011/0352** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/04/2011
 Location: North Hill , Opposite 3 North Hill N6 4AB
 Proposal: Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0356** Officer: Ruma Nowaz
 Decision: REF Decision Date: 18/04/2011
 Location: Side of 19-21 Cholmeley Park N6 5EL
 Proposal: Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0357** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 15/04/2011
 Location: Outside 27 Hornsey Lane Gardens N6 5NY
 Proposal: Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0377** Officer: Ruma Nowaz
 Decision: REF Decision Date: 18/04/2011
 Location: Side Of 9 Hornsey Lane Gardens N6 5NX
 Proposal: Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0403** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 21/04/2011
 Location: Herons Lea, Sheldon Avenue N6 4NB
 Proposal: Installation of new security fence to front of property

WARD: Hornsey

Application No: **HGY/2011/0180** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 21/03/2011
 Location: Lower Maisonette, 9 Ferrestone Road N8 7BX
 Proposal: Erection of single storey rear / side extensions, lowering of part of basement floor and lowering of part of floor of back addition (householder application)

Application No: **HGY/2011/0251** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 05/04/2011
 Location: 18 Hermiston Avenue N8 8NL
 Proposal: Erection of rear dormer (Certificate of Lawfulness)

Application No: **HGY/2011/0260** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/03/2011
 Location: 79 Tottenham Lane N8 9BE
 Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/0669 for conversion of the upper floor to two self contained flats

Application No: **HGY/2011/0267** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 05/04/2011
Location: 18 Hermiston Avenue N8 8NL
Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0276** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 06/04/2011
Location: 164 North View Road N8 7NB
Proposal: Erection of rear ground floor porch extension (householder application)

Application No: **HGY/2011/0281** Officer: Jeffrey Holt
Decision: REF Decision Date: 08/04/2011
Location: 150-208 Middle Lane N8 7LA
Proposal: Replacement of existing white single glazed timber vertical sliders windows with white double glazed PVCU casements windows/doors

Application No: **HGY/2011/0293** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 04/04/2011
Location: 39 Linzee Road N8 7RG
Proposal: Erection of rear dormer and insertion of 3 rooflights to front roof slope (householder application)

Application No: **HGY/2011/0302** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 04/04/2011
Location: Unit 1-2 5-9 The Campsbourne N8 7PN
Proposal: Change of use from offices (B1) to a Live/Work unit

Application No: **HGY/2011/0305** Officer: Jeffrey Holt
Decision: GTD Decision Date: 21/03/2011
Location: 186 Nelson Road N8 9RN
Proposal: Replacement of existing timber windows with double glazed UPVC windows (Householder Application)

Application No: **HGY/2011/0317** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 12/04/2011
Location: 14 Glebe Road N8 7DB
Proposal: Erection of single storey side infill extension

Application No: **HGY/2011/0382** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 20/04/2011
Location: 4 Hillfield Avenue N8 7DT
Proposal: Erection of single storey rear extension (householder application)

WARD: **Muswell Hill**

Application No:	HGY/2011/0062	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	31/03/2011
Location:	125 & 127 Avenue Mews N10 3NN		
Proposal:	Replacement of existing single glazed windows / external doors with matching timber framed double glazed units		
Application No:	HGY/2011/0140	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/04/2011
Location:	2 Woodland Gardens N10 3UA		
Proposal:	Extension of existing basement/cellar to form additional living accommodation, erection of two storey rear extension to rear return, erection of single storey rear extension return infill and modification to front access steps and driveway (householder application)		
Application No:	HGY/2011/0188	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	28/03/2011
Location:	31 Hillfield Park N10 3QT		
Proposal:	Use of property as 3 self-contained flats (Certificate of Lawfulness for an existing use)		
Application No:	HGY/2011/0234	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	04/04/2011
Location:	66 Redston Road N8 7HE		
Proposal:	Erection of orangery style structure to the rear of building (householder application)		
Application No:	HGY/2011/0319	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/04/2011
Location:	32 Springfield Avenue N10 3SY		
Proposal:	Erection of side and rear extension (householder application)		
Application No:	HGY/2011/0365	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/04/2011
Location:	15 Rookfield Close N10 3TR		
Proposal:	Tree works to include the removal of dangerous deadwood red horse chestnut, crown reduce 40% large chestnut, remove dangerous deadwood 4 x chestnut, remove dangerous deadwood 3 x oak and tidy area elder/dogwood, fell to ground level.		
Application No:	HGY/2011/0379	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/04/2011
Location:	55 Etheldene Avenue N10 3QE		
Proposal:	Erection of single storey extension to rear, erection of dormer window to rear roof slope and rooflights to front and side roof slopes (Householder Application)		
Application No:	HGY/2011/0394	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	20/04/2011
Location:	19 Cranmore Way N10 3TP		
Proposal:	Erection of single storey rear ground floor extension and modification of existing terrace (householder application)		
Application No:	HGY/2011/0402	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	18/04/2011
Location:	133 Priory Road N8 8NA		
Proposal:	Erection of mansard extension to rear of pitched roof		

Application No: **HGY/2011/0412** Officer: Subash Jain
 Decision: GTD Decision Date: 18/04/2011
 Location: 1 The Chine N10 3PX
 Proposal: Replacement of existing windows with new timber framed windows

WARD: Noel Park

Application No: **HGY/2010/2160** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/04/2011
 Location: 120-128 Mayes Road N22 6SY
 Proposal: Change of use of the ground floor from B1 (Commercial Space) to C1 (Guest House)

Application No: **HGY/2011/0042** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/03/2011
 Location: 3-4 Wellington Terrace, Turnpike Lane N8 0PX
 Proposal: Change of use of upper floors from D1 to residential and conversion of first and second floors into 4 x one bed self-contained flats, incorporating second floor rear extension and roof terraces

Application No: **HGY/2011/0195** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/03/2011
 Location: Land R/O 14 High Road and adjacent to 1 Whymark Avenue N22 6DJ
 Proposal: Change of use from B1 (offices) to A1 (retail)

Application No: **HGY/2011/0210** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/03/2011
 Location: Salisbury Road/ Side of 146 Gladstone Avenue N22 6LH
 Proposal: Prior approval for installation of 1 x DSLAM green telecommunications cabinet

Application No: **HGY/2011/0211** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/03/2011
 Location: Farrant Avenue/ Side of 39 Vincent Road N22 6PA
 Proposal: Prior approval for installation of 1 x DSLAM green telecommunications cabinet

Application No: **HGY/2011/0268** Officer: Oliver Christian
 Decision: GTD Decision Date: 28/03/2011
 Location: 145 Hornsey Park Road N8 0JX
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

Application No: **HGY/2011/0299** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/04/2011
 Location: 31 Westbury Avenue N22 6BS
 Proposal: Variation of condition 2 (operating hours) attached to planning permission HGY/2010/2132 to allow the operating hours to be changed to 0700 - 2300hrs Monday to Saturday and 0800 - 1800hrs on Sundays and Bank Holidays

Application No: **HGY/2011/0327** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/03/2011
 Location: 79 Russell Avenue N22 6QB
 Proposal: Erection of rear dormer and erection of single storey rear extension

Application No: **HGY/2011/0341** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/04/2011
 Location: Units 1 & 2, Oska Building Empress Works Boreham Road N22 6SP
 Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/0196 to allow permanent change of use of the site as D1 (place of worship)

Application No: **HGY/2011/0366** Officer: Jeffrey Holt
 Decision: REF Decision Date: 04/04/2011
 Location: Ground Floor Flat 38 Alexandra Road N8 0PP
 Proposal: Demolition of existing extension to the rear and erection of single storey rear extension (householder application)

WARD: **Northumberland Park**

Application No: **HGY/2010/2297** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 20/04/2011
 Location: 57 St Pauls Road N17 0ND
 Proposal: Erection of two storey side and single storey rear extension with formation of rear roof dormer and insertion of three rooflights to front roof slope.

Application No: **HGY/2011/0013** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 29/03/2011
 Location: Northumberland House, 143 Northumberland Park N17 0TR
 Proposal: Construction of additional storey at top of building and single storey extension to north-west elevation, with ancillary facilities and alterations, to increase accommodation from 146 bedrooms to 183 bedrooms

Application No: **HGY/2011/0139** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 25/03/2011
 Location: 2 Birkbeck Road N17 8NG
 Proposal: Conversion of existing property into two self-contained flats.

Application No: **HGY/2011/0370** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 20/04/2011
 Location: 804 High Road N17 0DH
 Proposal: Change of use from Retail (A1) to Cafe / Restaurant (A3)

WARD: **St Anns**

Application No: **HGY/2011/0269** Officer: Oliver Christian
 Decision: GTD Decision Date: 28/03/2011
 Location: 92 Kimberley Gardens N4 1LE
 Proposal: Certificate of Lawfulness for use of property as 2 x 1 bed flats

Application No:	HGY/2011/0291	Officer:	Jeffrey Holt	Decision Date:	04/04/2011
Decision:	GTD				
Location:	50 Cranleigh Road N15 3AD				
Proposal:	Demolition of existing garage and erection of single storey garage (householder application)				
Application No:	HGY/2011/0384	Officer:	Jeffrey Holt	Decision Date:	20/04/2011
Decision:	PERM DEV				
Location:	46 Black Boy Lane N15 3AR				
Proposal:	Certificate of lawfulness for erection of rear dormer and insertion of rooflights to front and rear roof slopes				
Application No:	HGY/2011/0411	Officer:	Jeffrey Holt	Decision Date:	30/03/2011
Decision:	GTD				
Location:	27 Avondale Road N15 3SL				
Proposal:	Erection of single storey rear conservatory				
Application No:	HGY/2011/0449	Officer:	Jeffrey Holt	Decision Date:	06/04/2011
Decision:	GTD				
Location:	St Anns Primary School Avenue Road N15 5JG				
Proposal:	Installation of a canopy to provide a covered play area for Nursery children.				

WARD: Seven Sisters

Application No:	HGY/2011/0219	Officer:	Jeffrey Holt	Decision Date:	31/03/2011
Decision:	GTD				
Location:	10 Grovelands Road N15 6BU				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2011/0316	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	04/04/2011
Decision:	GTD				
Location:	Former Day Nursery Plevna Crescent N15 6DX				
Proposal:	Non-material amendments following a grant of planning permission HGY/2009/1039 for extension of front garden to House 1 and railings surrounding it, and omission of steps				
Application No:	HGY/2011/0345	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	15/04/2011
Decision:	GTD				
Location:	51 Fairview Road N15 6LH				
Proposal:	Erection of single storey rear extension and new loft floor (Householder Application)				
Application No:	HGY/2011/0376	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	19/04/2011
Decision:	PERM DEV				
Location:	81 Lealand Road N15 6JT				
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension				

Application No: **HGY/2011/0378** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 19/04/2011
 Location: South Tottenham Synagogue 111-113 Crowland Road N15 6UR
 Proposal: Erection of single storey WC extension

WARD: Stroud Green

Application No: **HGY/2011/0187** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/03/2011
 Location: 58 Florence Road N4 4DP
 Proposal: Installation of solar panels (Certificate of Lawfulness)

Application No: **HGY/2011/0231** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 31/03/2011
 Location: 100 Florence Road N4 4DR
 Proposal: Demolition of existing single storey extension and erection of single storey rear extension

Application No: **HGY/2011/0233** Officer: John Ogenga P'Lakop
 Decision: NOT DEV Decision Date: 28/03/2011
 Location: 54 Denton Road N8 9NT
 Proposal: Conversion of property from two residential units into one unit, (Certificate of Lawfulness).

Application No: **HGY/2011/0247** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/03/2011
 Location: Opposite 52-54 Ferme Park Road N4 4ED
 Proposal: Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth (Prior Approval)

Application No: **HGY/2011/0250** Officer: Oliver Christian
 Decision: GTD Decision Date: 01/04/2011
 Location: 19 Oakfield Road N4 4NH
 Proposal: Erection of two car garage

Application No: **HGY/2011/0277** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 22/03/2011
 Location: 91 Lancaster Road N4 4PL
 Proposal: Demolition of existing garden wall and gate. Construction of a new traditional-style wall around part of the garden, with a new gate feature

Application No: **HGY/2011/0283** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/04/2011
 Location: 82 Victoria Road N4 3SW
 Proposal: Erection of rear dormer and insertion of 2 rooflights to front roof slope (householder application)

Application No: **HGY/2011/0295** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/04/2011
 Location: 18 Oakfield Road N4 4NL
 Proposal: Amendment to single storey rear extension approved under HGY/2010/1077 (householder application)

Application No: **HGY/2011/0314** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/03/2011
 Location: 13 Cornwall Road N4 4PH
 Proposal: Erection of side / rear extension, erection of rear dormer and insertion of rooflights to front / rear

Application No: **HGY/2011/0369** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 19/04/2011
 Location: 4 Ossian Road N4 4EA
 Proposal: Erection of single storey rear extension and amendments to existing loft conversion (householder application)

Application No: **HGY/2011/0371** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/03/2011
 Location: 17 Connaught Road N4 4NT
 Proposal: Erection of rear conservatory to ground floor flat

Application No: **HGY/2011/0423** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 04/04/2011
 Location: Flat A 66 Florence Road N4 4DP
 Proposal: Approval of Details pursuant to Condition 4 (materials) attached to planning permission HGY/2010/1667

WARD: Tottenham Green

Application No: **HGY/2011/0002** Officer: Stuart Cooke
 Decision: GTD Decision Date: 05/04/2011
 Location: Tottenham Town Hall, Town Hall Approach Road N15 4RY
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (landscaping), 5 (hard landscaping), 9 (boundary treatments), 16 (gate access and railings enclosure), 17 (boundary fencing), 18 (artificial lighting scheme) and 19 (external facing materials) attached to planning reference HGY/2008/2033; condition 3 (redevelopment contract) attached to planning reference HGY/2008/2035; and conditions 11(b) e (landscape strategy), f (plans), g (boundary treatments), h (artificial lighting scheme) and i (bay elevations and sections) attached to planning reference HGY/2008/2036

Application No: **HGY/2011/0157** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 05/04/2011
 Location: 27 Seaford Road N15 5DU
 Proposal: Demolition of existing single storey rear extension and erection of a replacement single storey extension. (householder application)

Application No: **HGY/2011/0174** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/03/2011
 Location: 64 Grove Park Road N15 4SN
 Proposal: Tree works to include 30% crown reduction of 1 x Oak tree

Application No: **HGY/2011/0279** Officer: Stuart Cooke
 Decision: GTD Decision Date: 23/03/2011
 Location: Tottenham Town Hall, Town Hall Approach Road N15 4RY
 Proposal: Approval of details pursuant to condition 14 (Refuse and Waste) attached to planning permission HGY/2008/2033.

Application No: **HGY/2011/0393** Officer: Jeffrey Holt
 Decision: REF Decision Date: 15/04/2011
 Location: 229 Philip Lane N15 4HL
 Proposal: Erection of single storey side/rear extension and two storey side/rear extension

WARD: Tottenham Hale

Application No: **HGY/2011/0018** Officer: Stuart Cooke
 Decision: GTD Decision Date: 31/03/2011
 Location: Emily Bowes Court, Lebus Street N17 9LR
 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/2011/0332** Officer: Stuart Cooke
 Decision: GTD Decision Date: 25/03/2011
 Location: 220 Park Lane N17 0HY
 Proposal: Non-material amendments following grants of planning permission HGY/2008/2220 and HGY/2010/1143 to alter cladding materials, add two louvers, and provide external glaze and roll shutter systems for the retail unit

Application No: **HGY/2011/0335** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 12/04/2011
 Location: 38 Thackeray Avenue N17 9DY
 Proposal: Erection of first floor extension and conversion of existing property into 2 x 2 bed flats

WARD: West Green

Application No: **HGY/2011/0008** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/03/2011
 Location: Westbury Court, Lordship Lane N22 5DG
 Proposal: Approval of details pursuant to condition 2 (Sample of Materials) attached to appeal reference APP/5420/A/07/2054105

Application No: **HGY/2011/0063** Officer: Ruma Nowaz
 Decision: REF Decision Date: 31/03/2011
 Location: 403b Lordship Lane N17 6AE
 Proposal: Change of use from hot food takeaway (A5) to mini-cab office (Sui Generis)

Application No: **HGY/2011/0192** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 29/03/2011
 Location: 27 Waldeck Road N15 3EL
 Proposal: Application for a new planning permission to replace an extant planning permission HGY/2007/2617 for erection of rear dormer window and other alterations

Application No: **HGY/2011/0346** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 19/04/2011
 Location: 434 West Green Road N15 3PT
 Proposal: Erection of single storey rear extension to provide a one person flat.

Application No: **HGY/2011/0358** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/04/2011
 Location: 151 Boundary Road N22 6AR
 Proposal: Erection of single storey rear orangery conservatory to rear

Application No: **HGY/2011/0398** Officer: Ruma Nowaz
 Decision: REF Decision Date: 21/04/2011
 Location: Langham Road, Outside Turnpike Lane Station Green Lanes N15 3NX
 Proposal: Installation of a 13.6m high street pole C/W 3 x Vodaphone antennas with associated equipment cabinets and ancillary development thereto (Prior Approval)

WARD: White Hart Lane

Application No: **HGY/2010/1977** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/03/2011
 Location: 52 Lordship Lane N17 7QG
 Proposal: Addition of MOT station to existing garage.

Application No: **HGY/2010/2304** Officer: Jill Warren
 Decision: GTD Decision Date: 19/04/2011
 Location: Parkside, Church Lane N17 7AA
 Proposal: Erection of iron railings and wooden gates to the front of building. (Amended description).

Application No: **HGY/2011/0172** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 28/03/2011
 Location: Risley Avenue Primary School, The Roundway N17 7AB
 Proposal: Installation of canopy to front playground.

Application No: **HGY/2011/0386** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 20/04/2011
 Location: 181 Devonshire Hill Lane N17 7NP
 Proposal: Erection of rear dormer including roof conversion from hipped to gable (Certificate of Lawfulness)

WARD: Woodside

Application No: **HGY/2010/0036** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 05/04/2011
 Location: 66 St Albans Crescent N22 5NB
 Proposal: Erection of part single storey and part two storey rear extension

Application No:	HGY/2010/2204	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/04/2011
Location:	25 Watsons Road N22 7TZ		
Proposal:	Approval of details pursuant to condition 11 (demolition and construction method statement) attached to planning appeal reference APP/Y5420/A/08/2087058 (original planning reference HGY/2008/0152)		
Application No:	HGY/2011/0130	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	22/03/2011
Location:	Flat A, 310 High Road N22 8JR		
Proposal:	Erection of rear dormer		
Application No:	HGY/2011/0207	Officer:	Jill Warren
Decision:	GTD	Decision Date:	29/03/2011
Location:	Ewart Grove/ Side of 1-23 Woodleigh Court Stuart Crescent N22 5NL		
Proposal:	Prior approval for installation of 1 x DSLAM green telecommunication cabinet		
Application No:	HGY/2011/0212	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	29/03/2011
Location:	Parkland Road/ Opposite 66 Station Road N22 7SY		
Proposal:	Prior approval for installation of 1 x DSLAM green telecommunications cabinet		
Application No:	HGY/2011/0278	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	05/04/2011
Location:	29 Tintern Road N22 5LU		
Proposal:	Erection of rear dormer window and hipped to gable end extension (Certificate of Lawfulness)		
Application No:	HGY/2011/0286	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	07/04/2011
Location:	638B Lordship Lane N22 5JH		
Proposal:	Use of ground floor residential unit as self-contained flat (Certificate of Lawfulness for an existing use)		
Application No:	HGY/2011/0375	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	19/04/2011
Location:	29 Stirling Road N22 5BL		
Proposal:	Certificate of lawfulness for erection of single storey rear extension.		
Application No:	HGY/2011/0388	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	20/04/2011
Location:	Flat A 51 Selborne Road N22 7TH		
Proposal:	Retention of existing air conditioning unit to rear of property (householder application)		
Application No:	HGY/2011/0390	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/04/2011
Location:	498 Lordship Lane N22 5DE		
Proposal:	Change of use from A1 (retail) to A2 (estate agent)		



Haringey Council

Agenda item:

[]

Planning Committee

On 16th May 2011

Report Title: **Development Management, Building Control 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, Building Control and Planning Enforcement.

2. Summary

Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 11th April 2011 Planning Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by:

Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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Planning Committee 16 May 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

March 2011 Performance

In March 2011 there were 139 planning applications determined, with performance in each category as follows -

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

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 March, there were 1811 planning applications determined, with performance in each category as follows -

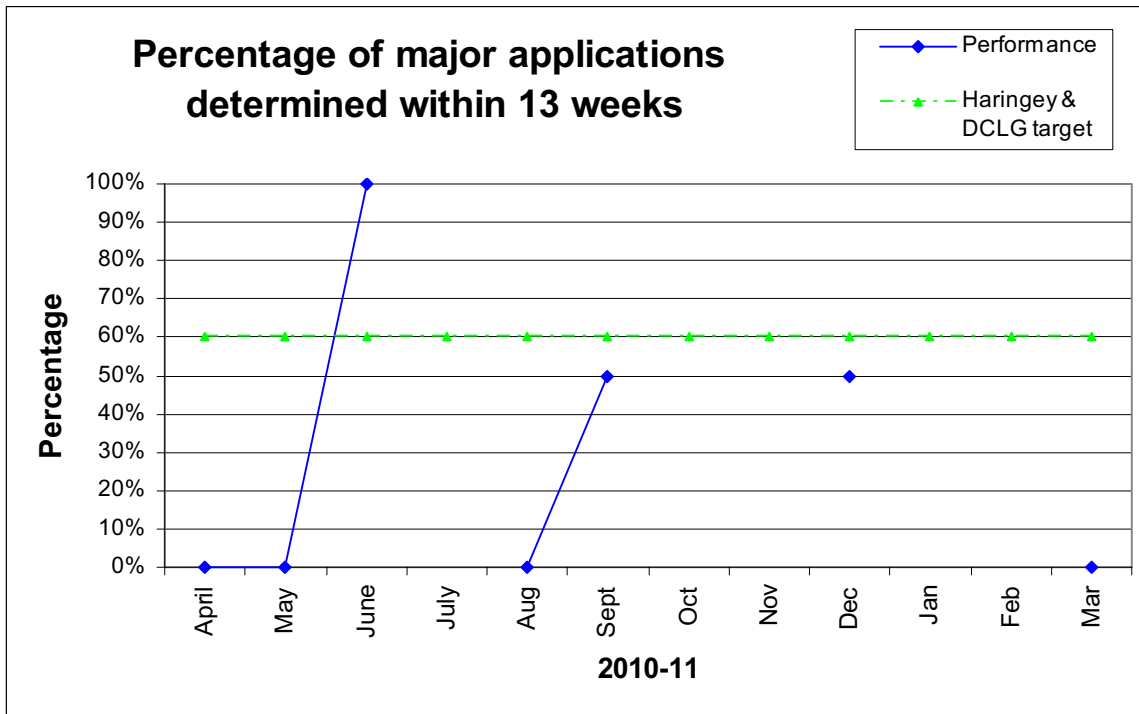
33% of major applications were determined within 13 weeks (3 out of 9)

79% of minor applications were determined within 8 weeks (299 out of 378 cases)

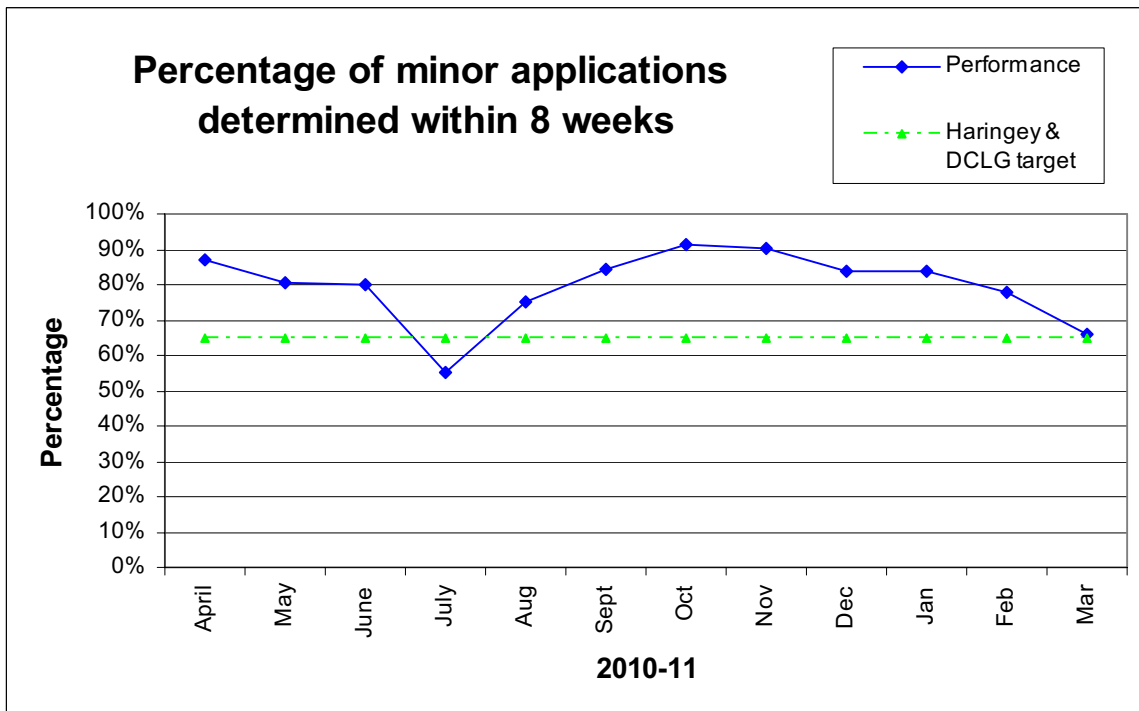
84% of other applications were determined within 8 weeks (1199 out of 1424 cases)

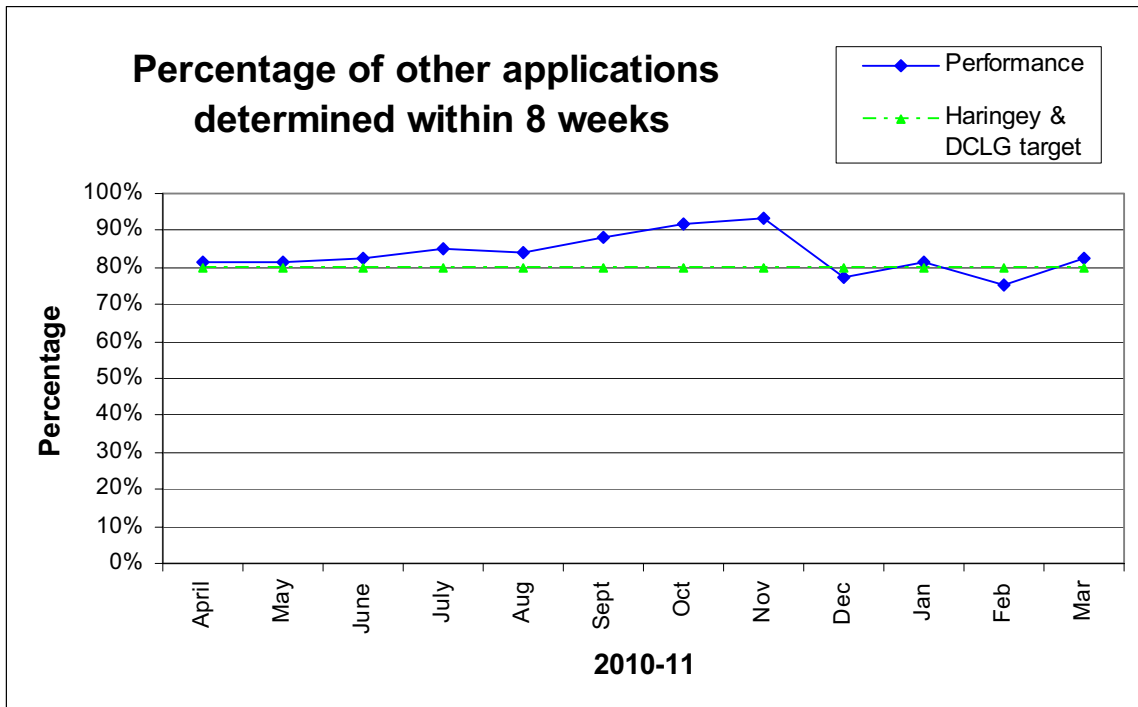
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2010/11



Minor Applications 2010/11



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

In the 12 month period April 2010 to March 2011 there were 1811 planning applications determined, with performance in each category as follows -

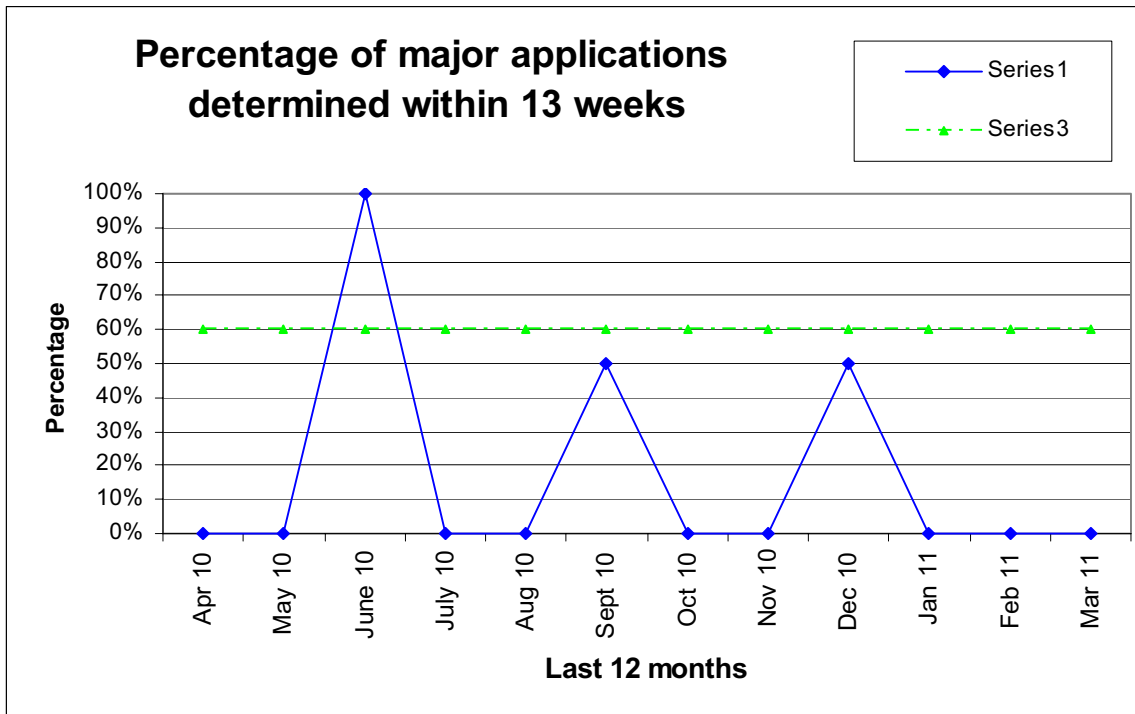
33% of major applications were determined within 13 weeks (3 out of 9)

79% of minor applications were determined within 8 weeks (299 out of 378 cases)

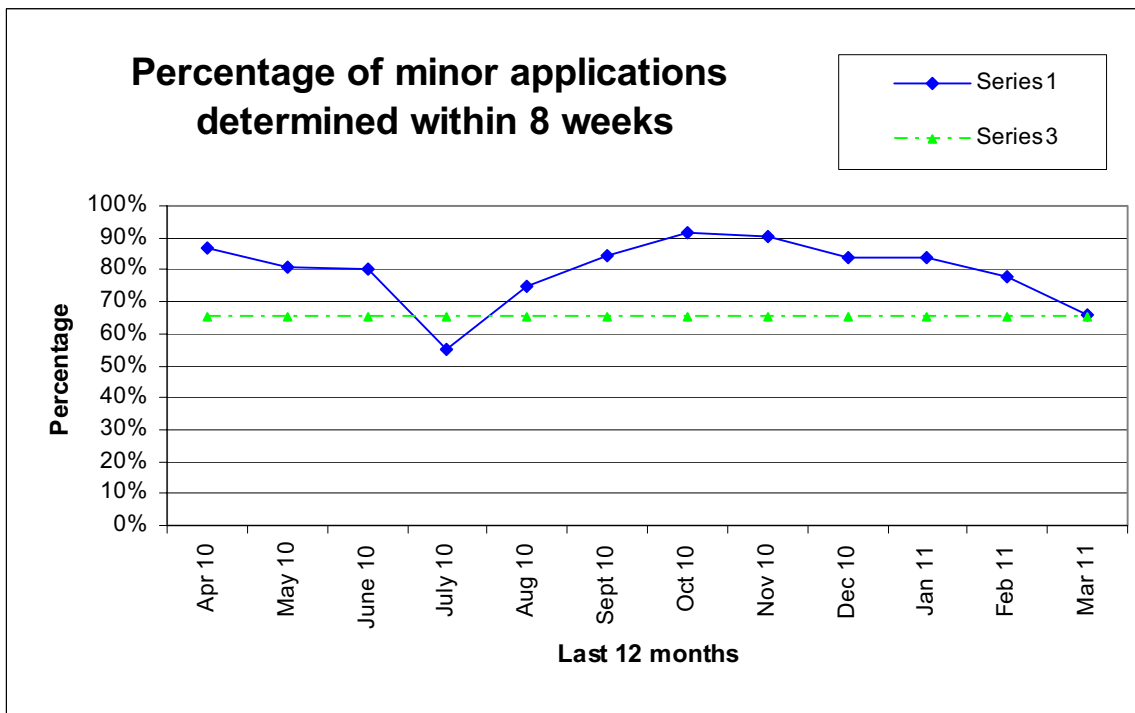
84% of other applications were determined within 8 weeks (1199 out of 1424 cases)

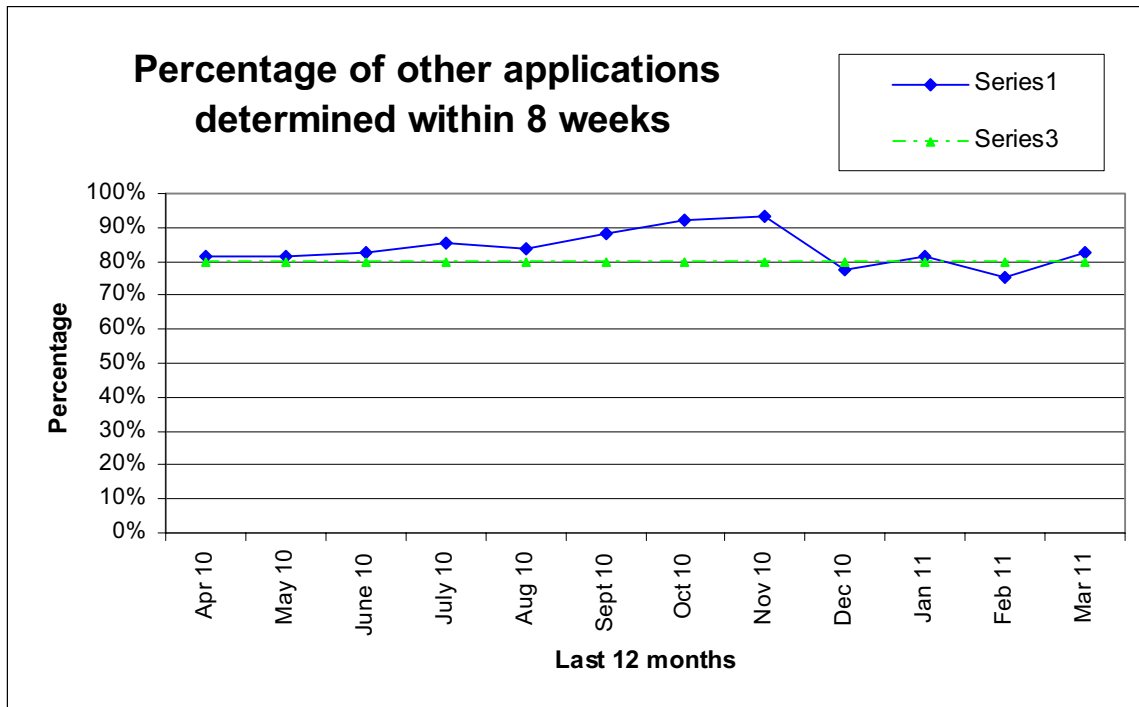
The 12 month performance for each category is shown in the following graphs:

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

March 2011 Performance

In March 2011, excluding Certificate of Lawfulness applications, there were 119 applications determined of which:

81% were granted (96 out of 119)

19% were refused (23 out of 119)

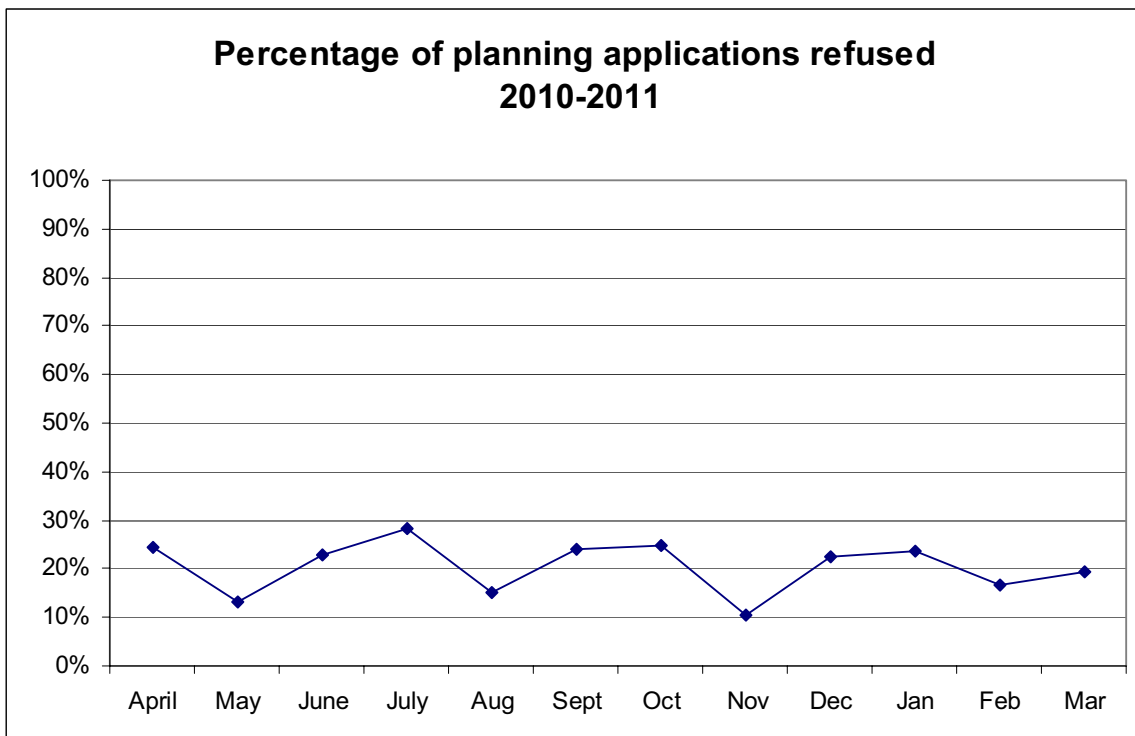
Year Performance – 2010/11

In the financial year 2010/11 up to the end of March, excluding Certificate of Lawfulness applications, there were 1527 applications determined of which:

80% were granted (1218 out of 1527)

20% were refused (309 out of 1527)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

March 2011 Performance

In March 2011 there were 9 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

22% of appeals allowed on refusals (2 out of 9 cases)

78% of appeals dismissed on refusals (7 out of 9 cases)

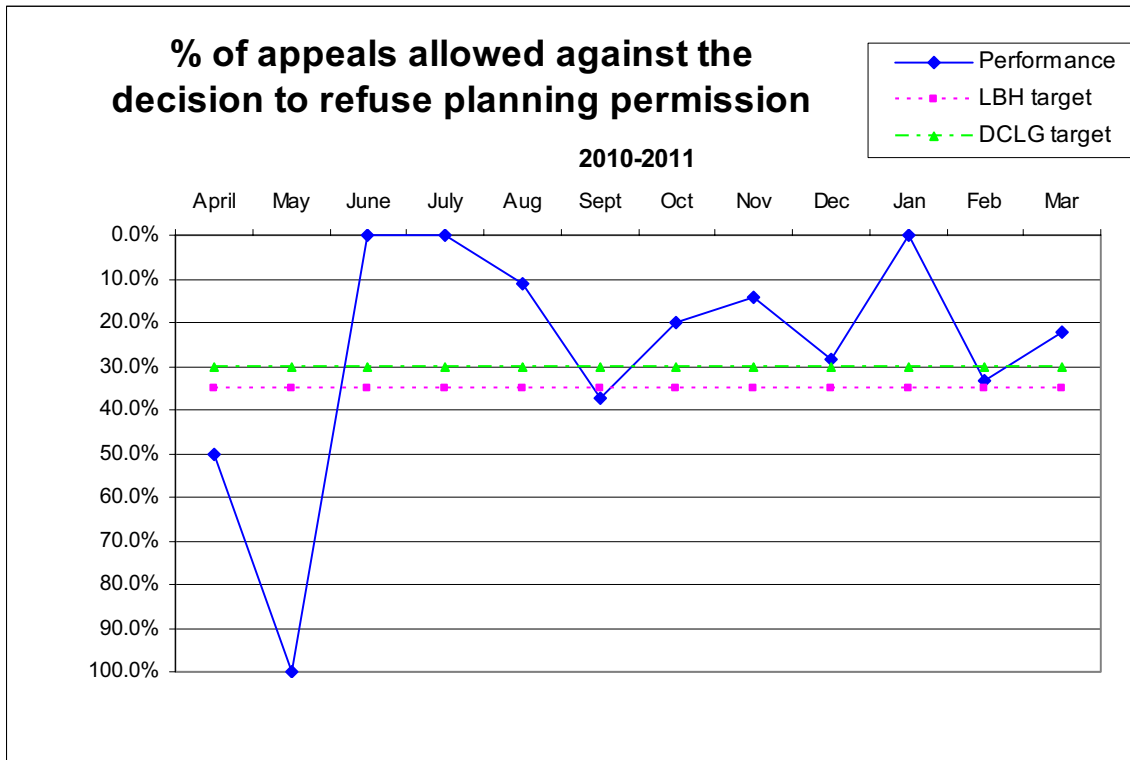
Year Performance – 2010/11

In the financial year 2010/11, up to the end of March, there were 81 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25% of appeals allowed on refusals (20 out of 81 cases)

75% of appeals dismissed on refusals (61 out of 81 cases)

The monthly performance is shown in the following graph:



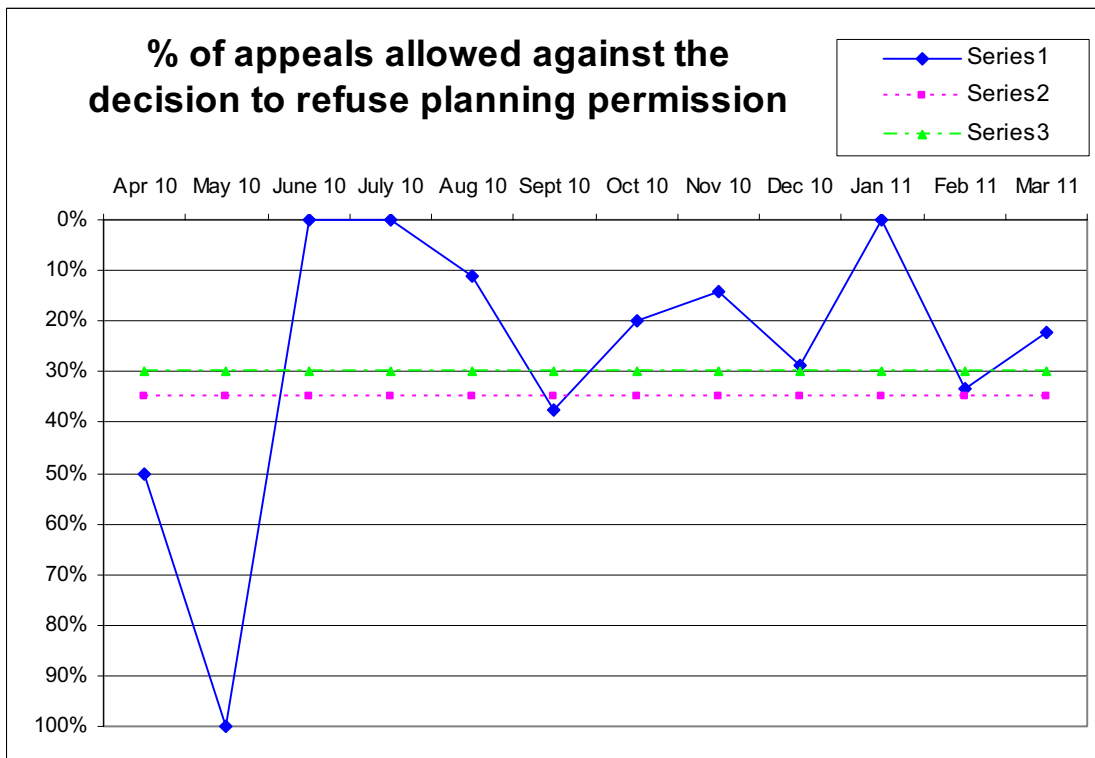
Last 12 months performance – April 2010 to March 2011

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

24.7% of appeals allowed on refusals (20 out of 81 cases)

75.3% of appeals dismissed on refusals (61 out of 81 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 16 May 2011

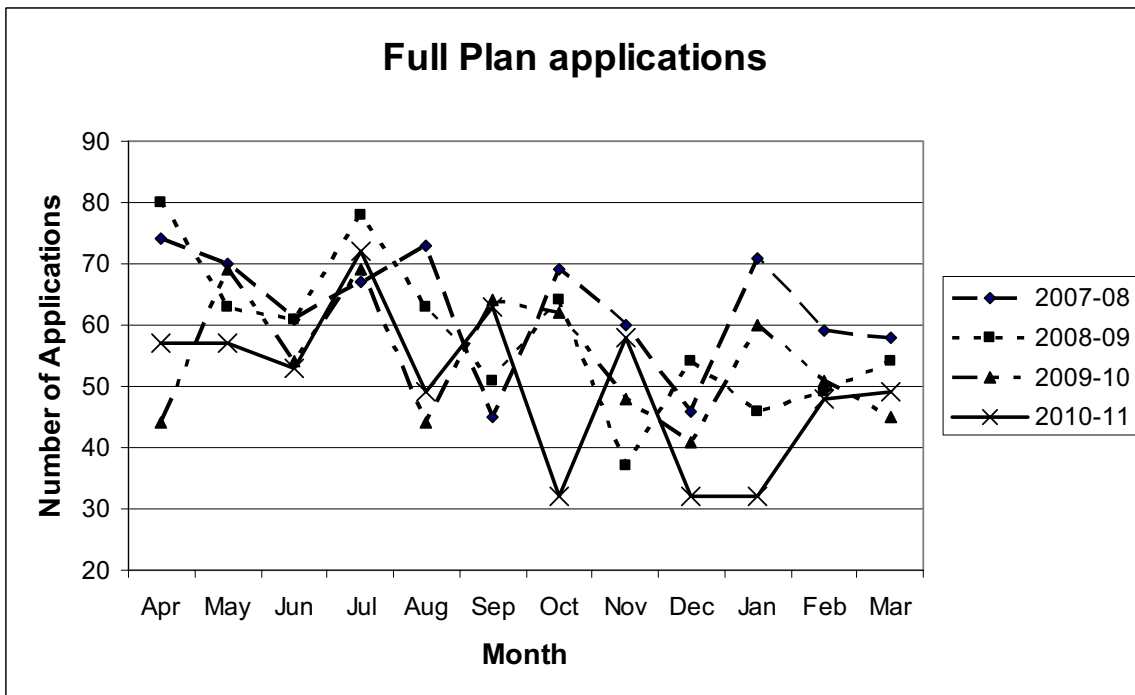
Building Control Performance Statistics

March 2011 Performance

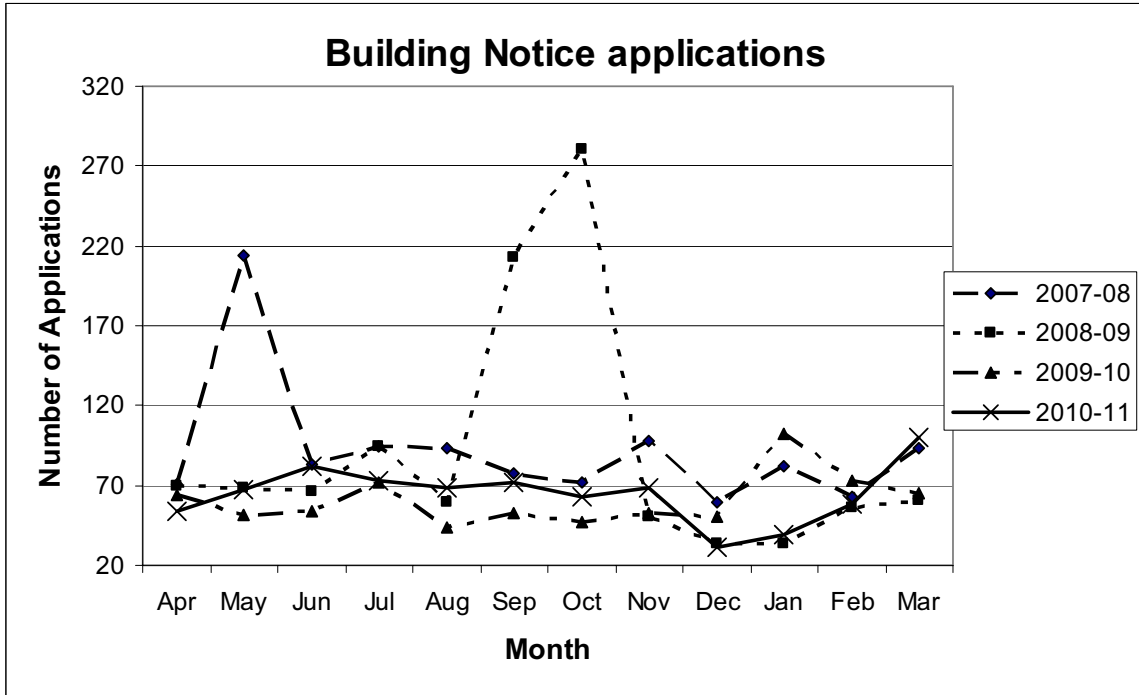
In March 2011 Building Control received 218 applications which were broken down as follows:-

- 49 Full Plans applications;
- 100 Building Notice applications;
- 67 Initial Notices and
- 2 Regularisation applications.

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



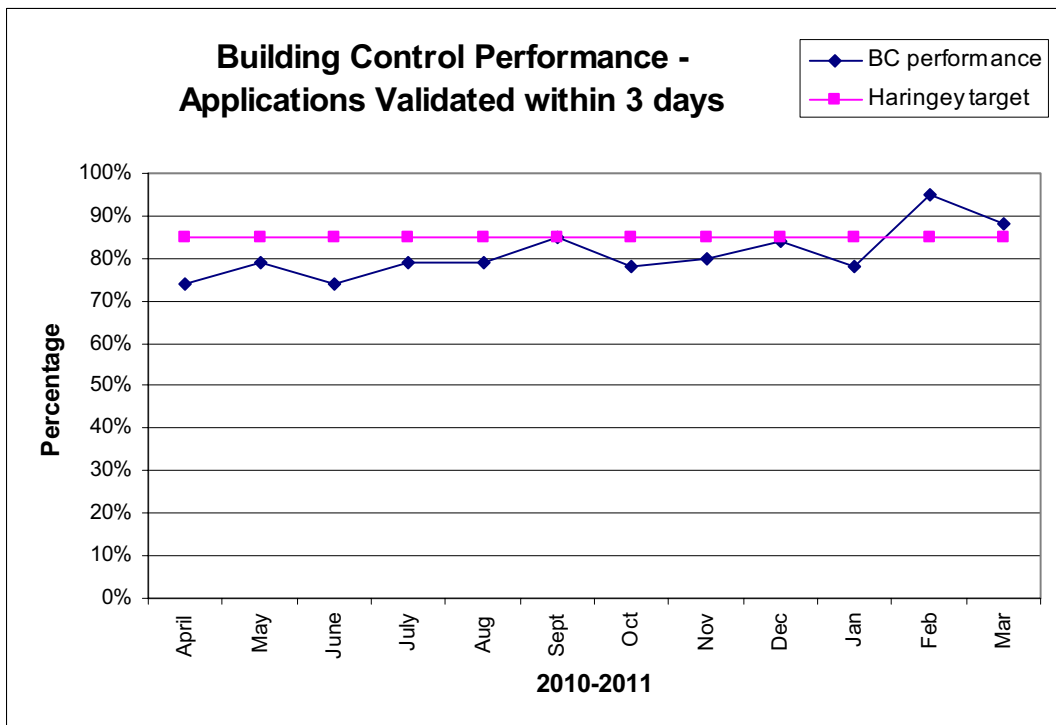
The trend for the number of Building Notice applications received in 2010-11 and for the previous three years is shown on the following graph:



Performance on applications received in March was as follows:

88% of applications were validated within 3 days (against a target of 85%)

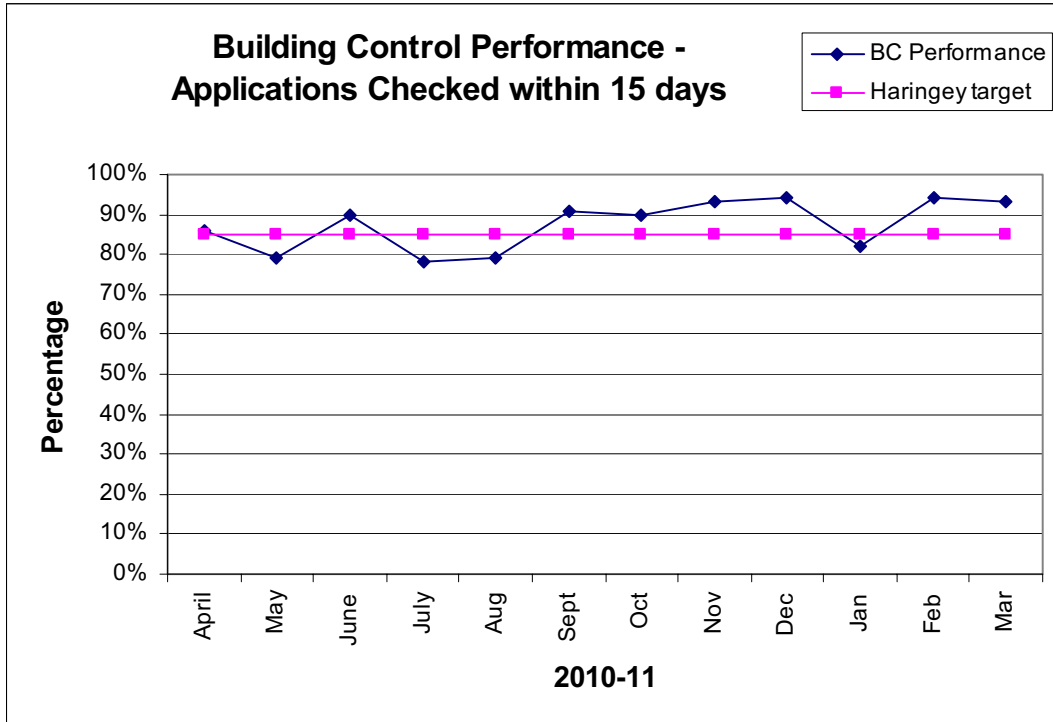
The monthly performance is shown in the following graph:



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

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

The monthly performance is shown in the following graph:



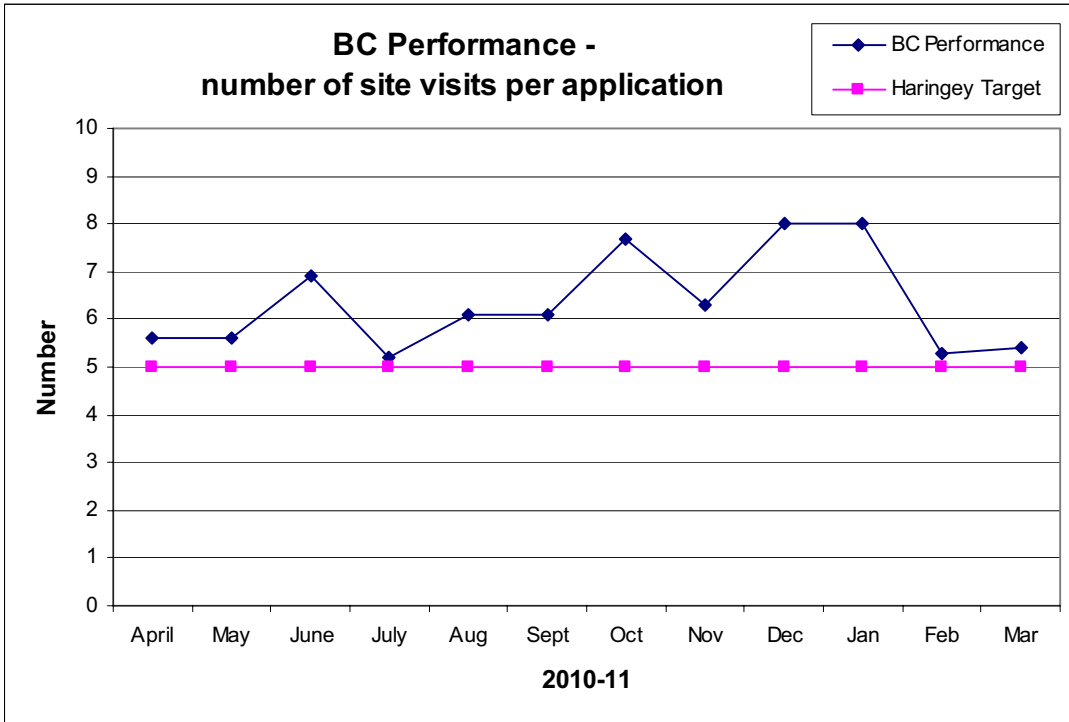
Within the same period, Building Control also received:

Notification of 6 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in March 2011, there were 86 commencements and 808 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in March 2011 the average number of site visits per application was 5.4 (against a target of 5). The monthly figures are shown in the following graph:



For an explanation of the categories see Appendix A

Appendix A

Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.

Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.

PLANNING COMMITTEE STATS FOR COMMITTEE MEETING
March 2011

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 3 Lealand Road N15- conversion of garage to a flat
2. 15 Kings Avenue N10- Insertion of UPVC windows in Conservation Area
3. 65 Park Ridings N8- change of use to 10 self-contained flats
4. 9A Holmesdale Road N6 – unauthorised development
5. 105 Fortis Green Road N10- use of car park for garden area
6. 10 Woodstock Road N4- change of use to 9 self-contained flats
7. Unit 2-6 Tariff Road N17- change of use to A1 retail
8. 12 Kimberley Gardens- change of sue to 2 self0-contained flats

BREACH OF CONDITION NOTICE SERVED

1. Unit 4 Cross Lane N8- change of use

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 66 Wightman Road N4
2. 91 Mount Pleasant Road N17
3. 50 Westbeech Road N22
4. 315 Mount Pleasant Road N17
5. 12-14 Whymark House, Whymark Avenue N22
6. R/O 636 Green Lanes N8
7. 645 High Road N17
8. First Floor Flat 5 Mattison Road N4

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

None

APPEAL DECISION

1. 1 Treeside Place Cranley Gardens n10- Dismissed
2. 119 Lothair Road North- Dismissed
3. 19 Warham Road- Dismissed
4. 82 Warham Road N4- Appeal Allowed (material considerations outweigh Policy)

SUCSESFUL PROSECUTIONS

None

CAUTIONS

None

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Haringey Council

Agenda item:

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Planning Committee	On 16th May 2011
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<p>Report Title: Town & Country Planning Act 1990</p> <p style="text-align: center;">Town & Country Planning (Trees) Regulations 1999</p>		
<p>Report of: Anne Lippitt interim Director of Urban Environment</p>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Wards(s) affected: Seven Sisters & Alexandra</p> </td> <td style="width: 50%; padding: 5px;"> <p>Report for: Planning Committee</p> </td> </tr> </table>	<p>Wards(s) affected: Seven Sisters & Alexandra</p>	<p>Report for: Planning Committee</p>
<p>Wards(s) affected: Seven Sisters & Alexandra</p>	<p>Report for: Planning Committee</p>	
<p>1. Purpose</p> <p>The following report recommend Tree Preservation Orders be confirmed.</p>		
<p>2. Summary</p> <p>Details of confirmation of Tree Preservation Orders against trees located at:</p> <ol style="list-style-type: none"> 1. Land east of Plevna Crescent & Land rear of 20 Ermine Road N15 2. 67 Alexandra Park Road N10 		
<p>3. Recommendations</p> <p>To confirm the attached Tree Preservation Orders.</p>		
<p>Report Authorised by:</p> <p style="text-align: center;"><i>pp</i> Marc Dorfman Assistant Director Planning & Regeneration</p>		
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985</p> <p>With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.</p> <p>The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.</p>		

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PLANNING COMMITTEE 16 May 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: Land to east side of Plevna Crescent & Land to rear of 20 Ermine Road N15

Species: A1: Various mixed native species
G1: Various mixed species (mostly Ash & Maple)

Location: (see attached map)

Condition: Good – Fair overall condition

The Council's Arboriculturalist has reported as follows:

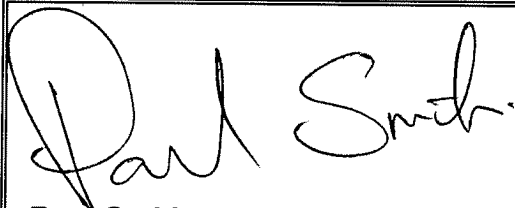
A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for their age and species, and have a predicted life expectancy in excess of 50 years.
3. The trees are suitable to their location; significantly contributing to local biodiversity.

No objections have been received in regard to the TPO.

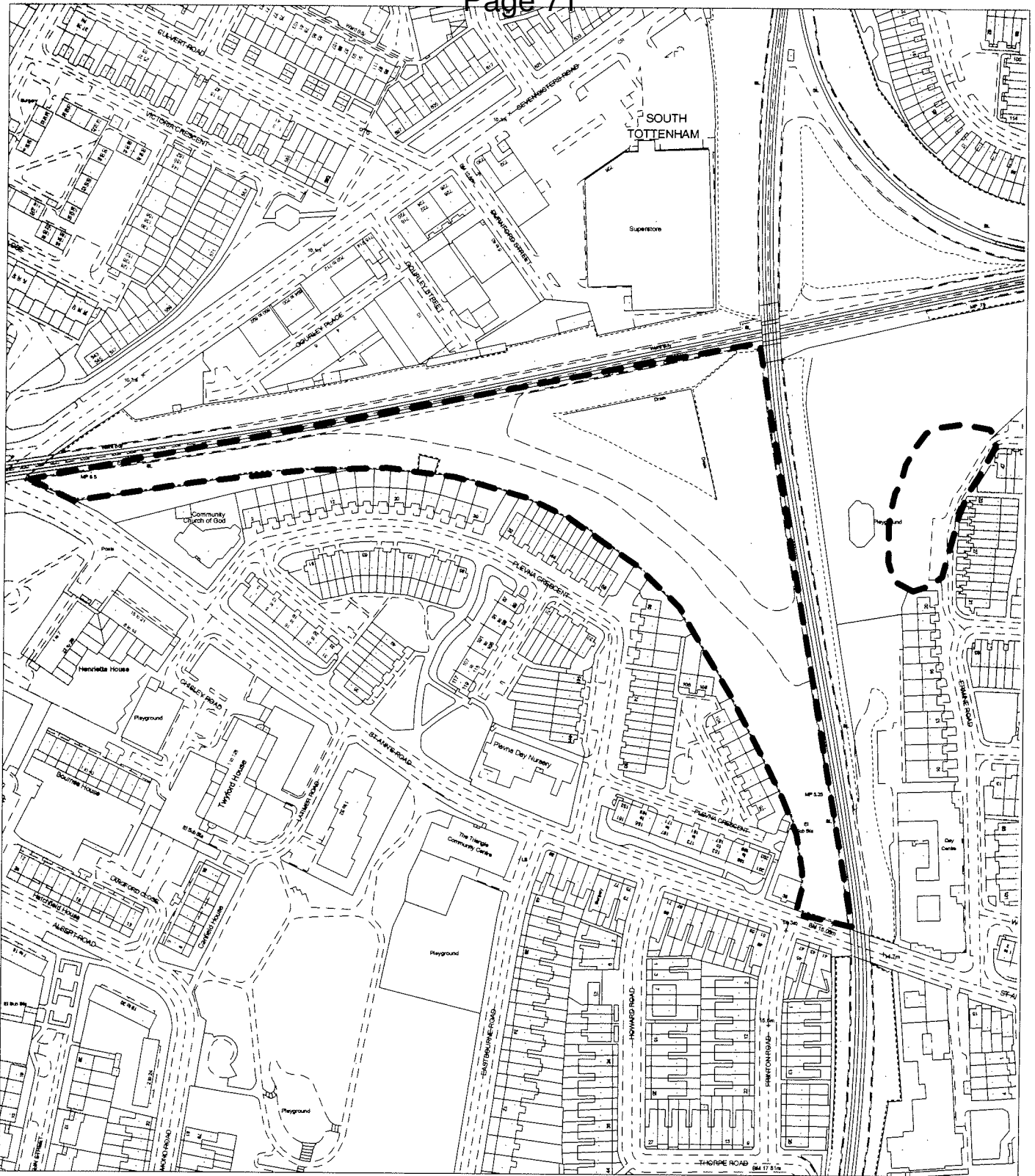
RECOMMENDATION

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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Site plan

Land rear of Plevna Crescent & Side of 20 Ermine Road N15

A1 - Various mixed native species, G1 - Various mixed species (mostly Ash & Maple)

Directorate of Urban Environment

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

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	Scale	1:2500
	Date	16/05/2011

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: 67 Alexandra Park Road N10

Species: T1, T3, T4, T6 – Yew & T2, T5 - Lime

Location: Front, rear and side gardens of property

Condition: Good / Fair

The Council's Arboriculturalist has reported as follows:

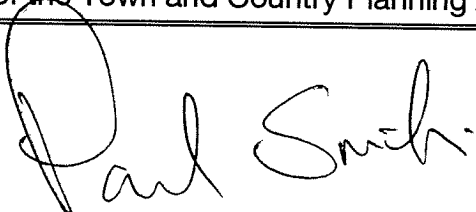
A Tree Preservation Order should be attached on the following grounds:

1. Tree(s) are located in a Conservation Area and are the subject of a notice under Section 211 of Town and Country Act 1990.
2. The trees are of high amenity value, being clearly visible from a public place.
3. The trees appears healthy for their age and species, and have a predicted life expectancy in excess of 50 years.
4. The trees are suitable to their location; significantly contributing to the character 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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Site plan
67 Alexandra Park Road N10
T1, T3, T4, T6 - Yew & T2, T5 - Lime

**Directorate of
 Urban
 Environment**

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

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	Scale	1:1250
	Date	16/05/2011

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Planning Committee 16 May 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/2066	Ward: Bounds Green
Address: 19A Thorold Road N22	
Proposal: Partial demolition of existing industrial unit and erection of 4 x 2 bedroom self contained maisonettes.	
Existing Use: B1	Proposed Use: Residential
Applicant: Kouros Consultants Ltd	
Ownership: Private	
Date received: 05/11/2010	Last amended date: 18/03/2011
Drawing number of plans: 663/01, 02, 03, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14, 15 & 16	
Case Officer Contact: Valerie Okeiyi	
PLANNING DESIGNATIONS: Road Network: Borough Road, Conservation Area	
RECOMMENDATION: GRANT PERMISSION subject to conditions and a Section106 Agreement	
<p>SUMMARY OF REPORT: This application (as revised) is for the partial demolition of the existing two storey industrial unit which falls under class B1 use and for the erection of 4 x 2 bedroom self contained maisonettes. The proposal also includes new landscaping to extend right through from the access to the site from Thorold Road and into a communal courtyard area.</p> <p>The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space and does not fall within a defined employment area.. The position, scale, mass and design of the proposed buildings have been carefully considered to create a built form that will have a sympathetic relationship with the adjoining properties. The overall layout and unit/room sizes are acceptable. While parking will not provided with the scheme this will not adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network. The development will be 'car free' secured by way of S106 agreement.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is a small backland site known as 19a Thorold Road, consisting of an a vacant industrial unit which is accessed via an alleyway in between No's 17 and 19 Thorold Road. Thorold Road comprises largely of two storey terraced houses. The site backs on the rear of No's 117-123 Myddleton Road which mainly consists of ground floor retail units with residential accommodation on the upper floors.
- 1.2 The site is currently contains of two-storey commercial B1 unit. The existing unit is brick built with metal windows and a corrugated metal roof and is arranged in an L shape. The site was part of a larger plot which was segregated and planning consent recently granted for a residential development consisting of three mews houses. The application site falls within Bowes Park Conservation Area.

2. PLANNING HISTORY

OLD/1962/0908- --Use of premises for the Mf. of transformers - CON DEV-10-12-62

OLD/1967/0847- -Determination as to use for training of apprentices - CON DEV-08-03-67

OLD/1967/0848 - Determination as to use for training of apprentices - CON DEV-08-03-67-

HGY/2010/1181- Formation of second floor and pitched roof over existing building fronting Myddleton Road. Partial demolition of storage area to rear and erection of 2 x mews houses (revised scheme) - GRANTED—25-08-2010

3. PROPOSAL

The proposal is for the partial demolition of existing industrial unit and the erection of 4 x 2 bedroom self contained maisonettes. The scheme has been amended since submission.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

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

4.2 London Plan

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Efficient use of stock
Policy 3A.4 Housing choice
Policy 4B.3 Maximising the potential of sites

4.3 Unitary Development Plan

- Policy G1 Environment
- Policy G2: Development and Urban Design
- Policy UD2 Sustainable Design and Construction
- Policy UD3 General Principles
- Policy UD4 Quality Design
- Policy UD7 Waste Storage
- Policy HSG1 New Housing Development
- Policy HSG 2 Change of Use to Residential
- Policy HSG10 Dwelling Mix
- Policy ENV13 Sustainable Waste Management
- Policy M9 Car Free Residential Developments
- Policy M10 Parking for Development
- Policy CSV1 Development in Conservation Areas
- Policy CSV5 Alterations and Extensions in Conservation Areas
- Policy EMP4 Non Employment Generating Uses

4.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance and Design Statements
- SPG2 Conservation and Archaeology
- SPG8b Materials
- SPG1a Design Guidance and Design Statements
‘Housing’ SPD
- SPG4 Access for All – Mobility Standards
- SPG5 Safety by Design
- SPG8a Waste and Recycling
- SPG8b Materials
- SPG9 Sustainability Statement
- SPG10 The Negotiation, Management and Monitoring of Planning Obligations

5. **CONSULTATION**

Internal	External
Ward Councillors Conservation Team Transportation	1 – 49 Thorold Road 8 – 52 Thorold Road 101 – 137 Myddleton Road 113a and 113b Myddleton Road 127a Myddleton Road 1, 2, 3 Myddleton Mews 7a Thorold Road Workshop GF left 7a Thorold Road Workshop GF right 7a Thorold Road First floor workshop, 7a Thorold Road 19a Thorold Road

5. RESPONSES

Ward Councillor / Cllr Cooke

- 5.1 The proposal scheme would constitute 'inappropriate development within the Bowes Park Conservation Area because it is not of high quality. There are concerns that the proposal would constitute an overly dense development. In principle the ward councillor is not against general development of the site as it is crucial to redevelop derelict properties and ex-commercial spaces, but the quality of such development is key, and there are many concerns about this particular application that would need to be addressed before it meets approval.

Transportation

- 5.2 The application site is located in an area with a medium/high public transport accessibility level (PTAL). The site is within walking distance of Bowes Park rail and Bounds Green underground station. Therefore, we have deemed that majority of the prospective residents of this site would use sustainable travel modes for their journeys to and from the site.
- 5.3 Although a recent site visit has confirmed that there is significant parking stress within the immediate vicinity of the site, it has been noted that a new extension to the Bounds Green controlled parking zone (CPZ) will come into force on 14 March 2011. It would therefore be possible to secure the developments 'car free' status via a Section 106 Agreement (S106). The applicants have been approached regarding this matter and confirmed that they would be willing to fund the S106 should the Planning Authority be minded to approve the application with the agreement conditioned. It is anticipated that securing the developments 'car free' status will provide adequate mitigation against the non-provision of on-site parking facilities.
- 5.4 We have therefore considered that the above development proposal will not adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network. Therefore, the highway and transportation authority do not wish to raise any objections to the above proposal subject to the imposition of the following condition:
- 5.5 The applicant shall enter into a Section 106 Agreement ensuring that the residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

Commercial Environmental Health

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

Local Residents

5.7 Letters of objection have been received from the residents of the following properties - No's 2, 3, 6, 8,10, 11, 12, 14,15b, 17, 18, 19, 19a , 20, 21, 23, 24 Thorold Road as well as a petition with the signatures of 14 residents. The objections are summarised as follows:

- Rights of Way – there are concerns regarding the Right of Way, in particular no. 19a Thorold Road which will continue to require 24 hour access to the rear of their property;
- Parking - some of the new residents will own cars, leading to an increase in traffic on Thorold Road and increased parking pressure on the street;
- Entrance gate - there are concerns with the proposed entrance gate and its position, which seems to be joined to the ground floor flat at 19 Thorold Road;
- Noise pollution - will be of a particular concern, especially for no. 19a Thorold Road due to 4 households at the end of their garden;
- Detrimental impact on existing residents quality of life - proposal would overlook the property at no. 17 Thorold Road and the new street lighting will have an impact on existing residential properties at night;
- Proposal is completely out of keeping with the conservation area and not in keeping with the overall Victorian architecture;
- Proposal will not contribute to the housing mix in the area as it already has an imbalance of accommodation units which are mainly one and two person conversions;
- Concerns with the proposed bin area;
- Precedent - would set a precedent as there have already been an attempt to build flats in this already small street.

5.8 Three letters of support from No's 29 & 99 Marlborough Road and No 75 Myddleton Road who support the application on the grounds that:

- The proposal will improve the existing site at present which has been abandoned;
- The provision of a car free scheme will encourage the use of public transport.

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of a residential use;
- Design and form;
- Impact on the conservation area;
- The layout/ standard/ mix of accommodation of the proposed residential units,
- Privacy/ Overlooking;
- Transportation and access;
- Waste management;
- Sustainability.

Principle of Residential Use

- 6.2 The principle of making full re-use of previously developed and accessible land for housing purposes complies with PPS3. Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.
- 6.3 The application site does not form part of a protected open space and is not within a Defined Employment Area. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The change of use of the site to residential will mean the loss of the (B1) office space however the existing building has been vacant for 12 months. The proposal therefore accords with Policy HSG2. Furthermore the site that was part of a larger plot was segregated and planning consent granted for a residential development consisting of two new dwelling houses under planning reference: HGY/2010/1181.

Design and Form

- 6.4 Policy UD4 requires that new buildings be of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of this criteria based policy is to encourage good design of new buildings in order to enhance the overall quality of the built environment.
- 6.5 As noted above the proposal is for the partial demolition of the existing commercial building and re-construction of 4 x 2 bedroom self contained maisonettes. Units 1, 2 and 3 will form a terrace of three which will sit at the back of No 19 Thorold Road (at right angle to the back of this property) and which will face onto the central courtyard area. The last unit will sit on its own at the back of No's. 119 – 123 Myddleton Road. The residential units will be two storeys in height and will be lower than the existing industrial building (1.8m at the highest part of the roof and 2.2m at the lowest part of the roof). The height of the building will vary as the roof will be V shape.
- 6.6 As per the last set of amendments Unit 4 has now been pushed back by 2.4m to reduce its overall bulk and scale and the refuse/recycling store and bike store has been relocated adjacent to Unit 1 to open up the courtyard even more which will allow additional light and amenity to the site. The windows on ground and first floor level on the back of the main building which will back onto No 21 Thorold Road have been reduced further. The proposed buildings will utilise the existing brick built boundary walls, although reduced in height..
- 6.6 The design of the scheme is modern in appearance, incorporating a variety of finishes, colours and textures to the façade. The front elevation will be constructed in Staffordshire blue brickwork, blockwork with white render, grey powder coated aluminium framed double glazed windows, timber, timber cladding, grey composite metal cladding roof. The rear elevation will be in red brickwork to match existing, the roof will be in grey composite metal cladding. The buildings will have grey powder coated aluminium-framed (double glazed) window and new timber door. The

proposed scheme will connect with the design approach of the adjacent mews development at No's 113c and 113b Myddleton Road even though more contemporary in design.

- 6.7 Concerns have been raised about the density of the proposal. The density of the scheme is considered acceptable and in keeping with the density standards of the Adopted UDP and the London Plan. In order to address concerns about the amount development on site the scale, massing and footprint has been reduced in order to open up the centre of the site to provide better amenity for these residential units in addition to better light and outlook. The siting, form and design of the proposed scheme (after amendments) is now considered acceptable and importantly represents a reduction in scale, bulk and massing when compared to the existing building on site..

Impact on Conservation Area

- 6.8 The site lies within the Bowes Park Conservation Area; therefore consideration needs to be given to the character and appearance of the area. There are a variety of architectural styles within this part of the conservation area and the replacement takes reference from neighbouring building forms and the recent scheme that was approved. It is considered that the proposed development while of a modern design is acceptable and will serve to enhance the appearance of this part of the conservation area.

Layout / standard & mix of Residential Accommodation

- 6.9 The ground floor of each unit will comprise of an open living room/kitchen area, study and bathroom and the first floor will comprise of 2 bedrooms. The bedrooms of flat 1, 2 and 3 will have their own ensuite bathroom and shower room and the bedrooms of flat 3 will share the bathroom.
- 6.10 All the flats will have a small front garden area and will have shared use of the central courtyard space. All of the unit sizes and room sizes are consistent with the floorspace minima identified in the Housing SPD 2008.

Privacy/ Overlooking

- 6.11 Policy UD3 and the Housing SPD (2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.
- 6.12 There are residential properties to the north, south, east and west of the site. The aspect of this site from adjoining/ surrounding residents at present is not very open as the site is occupied by a large commercial building. Reducing the bulk of the existing built form including the reduction in height of the existing retaining walls and opening up the centre of the site to create a courtyard and landscaped area will be a positive contribution for adjoining/ nearby residents in terms of outlook and amenity.
- 6.13 The proposed development has been designed with consideration to adjacent properties regarding daylight/overshadowing and loss of privacy. The windows proposed for the residential units are in similar position to the windows of the existing building; however some have been reduced in size to minimise impact on the amenities of adjoining residential properties. Furthermore the number of

windows proposed on the first floor level facing north have be considerably reduced from eight windows to two, this will mitigate any existing problems of overlooking. The applicant has also proposed that all windows facing the adjoining gardens will be obscured glazing and non-openable below 1.7m on ground and first floor level.

- 6.14 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.

Transport Assessment/Access

- 6.15 Car parking will not be provided with the scheme, however cycle parking will be provided. The application site is located in an area with a medium/high public transport accessibility level (PTAL). The site is within walking distance of Bowes Park rail and Bounds Green underground station. Therefore, it is considered that the majority of the prospective residents of this site would use sustainable travel modes for their journeys to and from the site.
- 6.16 A recent site visit has confirmed that there is significant parking pressure within the immediate vicinity of the site, however it is also noted that a new extension to the Bounds Green controlled parking zone (CPZ) came into force on 14 March 2011. It is therefore possible to secure the development can be 'car free' secured via a Section 106 Agreement (S106). The applicants have been approached regarding this matter and confirmed that they are willing to enter into a S106, should the Local Planning Authority be minded to approve this application. It is anticipated that securing the development as a 'car free' scheme will provide adequate mitigation measures against the non-provision of on-site car parking.
- 6.17 It is considered that the above development proposal will not adversely affect the flow of traffic or car parking demand in the immediate vicinity of this site.

Waste Disposal

- 6.18 A communal refuse and recycling storage area will be provided along the entrance route to the site. This will comprises of two bins and one recycling bin.

Sustainability

- 6.19 The re-use of the land will benefit surrounding residents and improve their quality of life. The scheme will ensure that 'Secure by Design' standards are implemented and the scheme is car free therefore encouraging sustainable forms of transport to be used. In addition the scheme includes particular features to improve its energy such as solar collectors for hot water provision and the re-use of existing materials.

7. CONCLUSION

- 7.1 The proposed redevelopment of the site with a residential scheme will unlock the full potential of the site, and open up the site providing an attractive environment. Residential use on this site is considered acceptable given that the site is surrounded by residential uses and is within a broader residential area. Taking note of the amendments to the building form and layout and the detailing and materials

of the proposed, the proposed development will have a sympathetic relationship with the adjoining/ surrounding properties. In particular the reduction in size of the built form on site will benefit the site and will serve to enhance the character and appearance of this part of the conservation area.

- 7.2 The overall layout and unit/room sizes are acceptable. The proposal after amendments will not have an adverse impact on the surrounding neighbouring properties and although parking is not provided with the scheme will not adversely affect the flow of traffic or car parking demand on the adjoining highway network.
- 7.3 As such the proposal is in accordance with policies; UD4 Quality Design, UD3 General Principles, CSV1 Development in Conservation Areas, HSG1 New Housing Development, HSG2 Change of Use to Residential, EMP4 Non Employment Generating Use, M9 Car Free Residential Developments, UD7 Waste Storage of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG2 'Conservation & Archaeology', SPG3c Backlands Development and Housing SPD (2008). It is therefore appropriate to recommend that planning permission be APPROVED.

8. RECOMMENDATION

The Sub-Committee is recommended to **RESOLVE** as follows (1) That planning permission be granted in accordance with planning application no. HGY/2010/2066 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:

RECOMMENDATION 1

That the planning permission be granted in accordance with Planning application no. HGY/2010/2066, 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 and Country Planning Act 1990 (as amended) towards ensuring that the residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

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

RECOMMENDATION 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/2010/2066 be refused on the grounds that:

In the absence of a formal undertaking to secure a Section 106 Agreement for this scheme to be 'car free' the proposed development would be contrary to policies M9 'Car Free Residential Developments' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan 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) 663/01, 02, 03, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14, 15 & 16 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.

MATERIALS & SITE LAYOUT

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

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

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

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

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

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

PERMITTED DEVELOPMENT RIGHTS

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

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

CONSTRUCTION

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

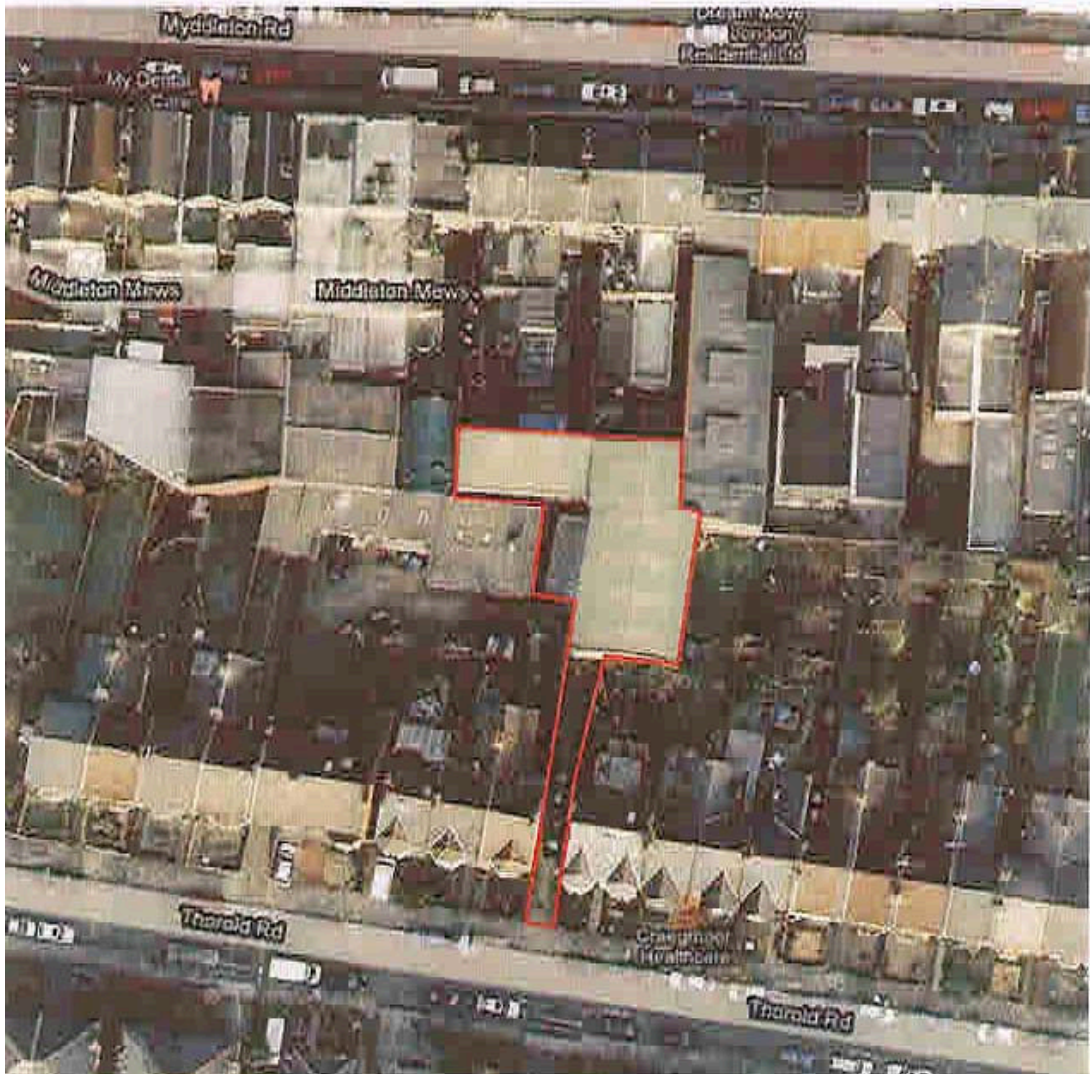
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

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

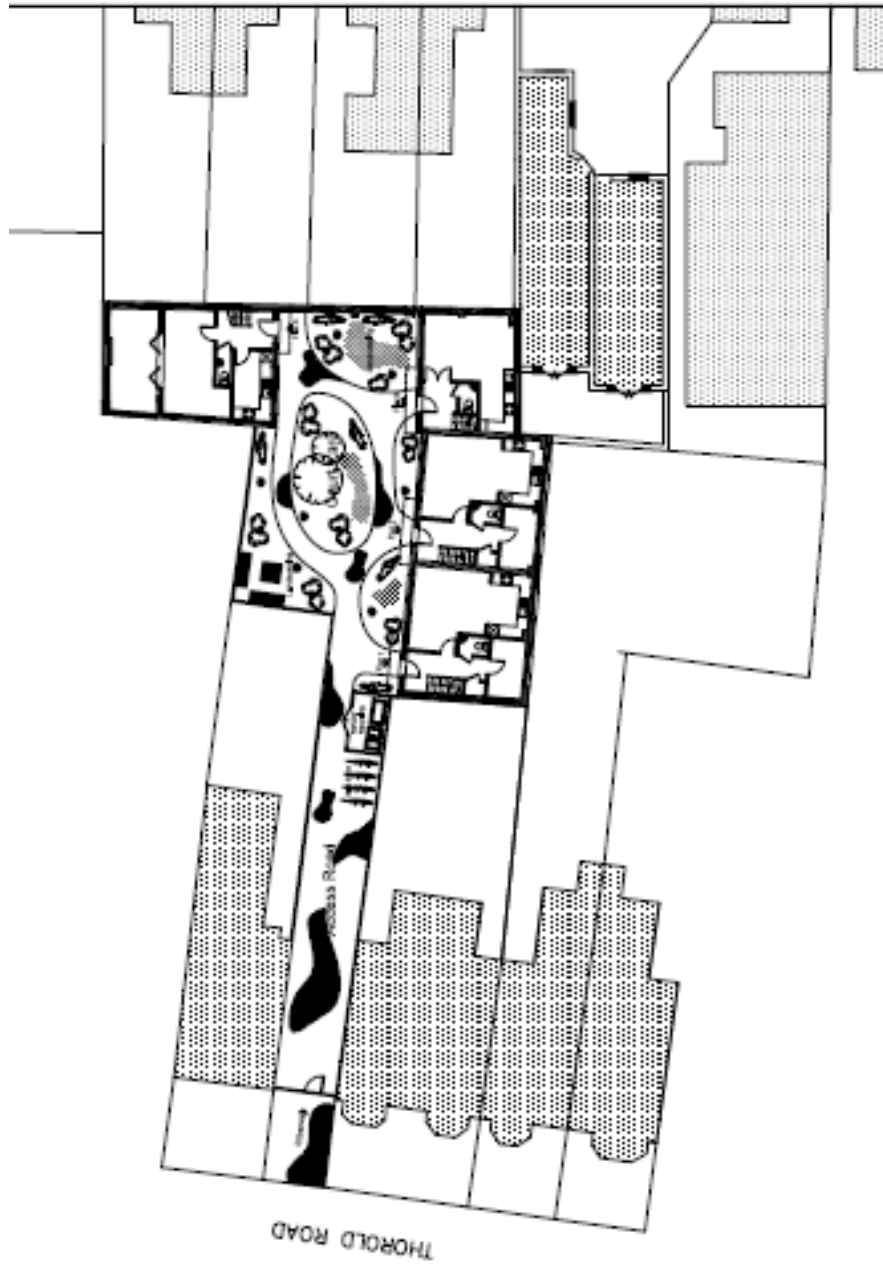
REASONS FOR APPROVAL

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within a defined employment area. The building form, detailing and materials of the new build will have a sympathetic relationship with the adjoining properties and the reduction in scale and opening up of the existing built form will benefit the site; as such the proposal will be sensitive to the character and appearance of the conservation area. The overall layout and unit/room sizes are acceptable, the proposal will not have an adverse impact on the surrounding neighbouring properties and although parking is not provided with the scheme this will not adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network. Waste disposal provision is made and some sustainability measures have been incorporated within the scheme.

As such the proposal is in accordance with Policies; UD4 'Quality Design', UD3 'General Principles', CSV1 'Development in Conservation Areas', HSG1 'New Housing Development', HSG2 'Change of Use to Residential', EMP4 'Non Employment Generating Use', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrian and Cyclists', M9 'Car Free Residential Developments', UD7 'Waste Storage' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance', SPG2 'Conservation & Archaeology', SPG3c 'Backlands Development and Housing' SPD (2008).



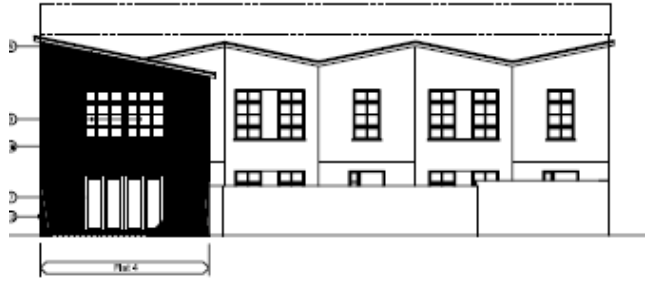
Aerial Photo of site



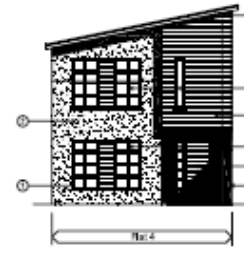
Proposed Site Layout



Elevation A as Proposed



Elevation E as Proposed

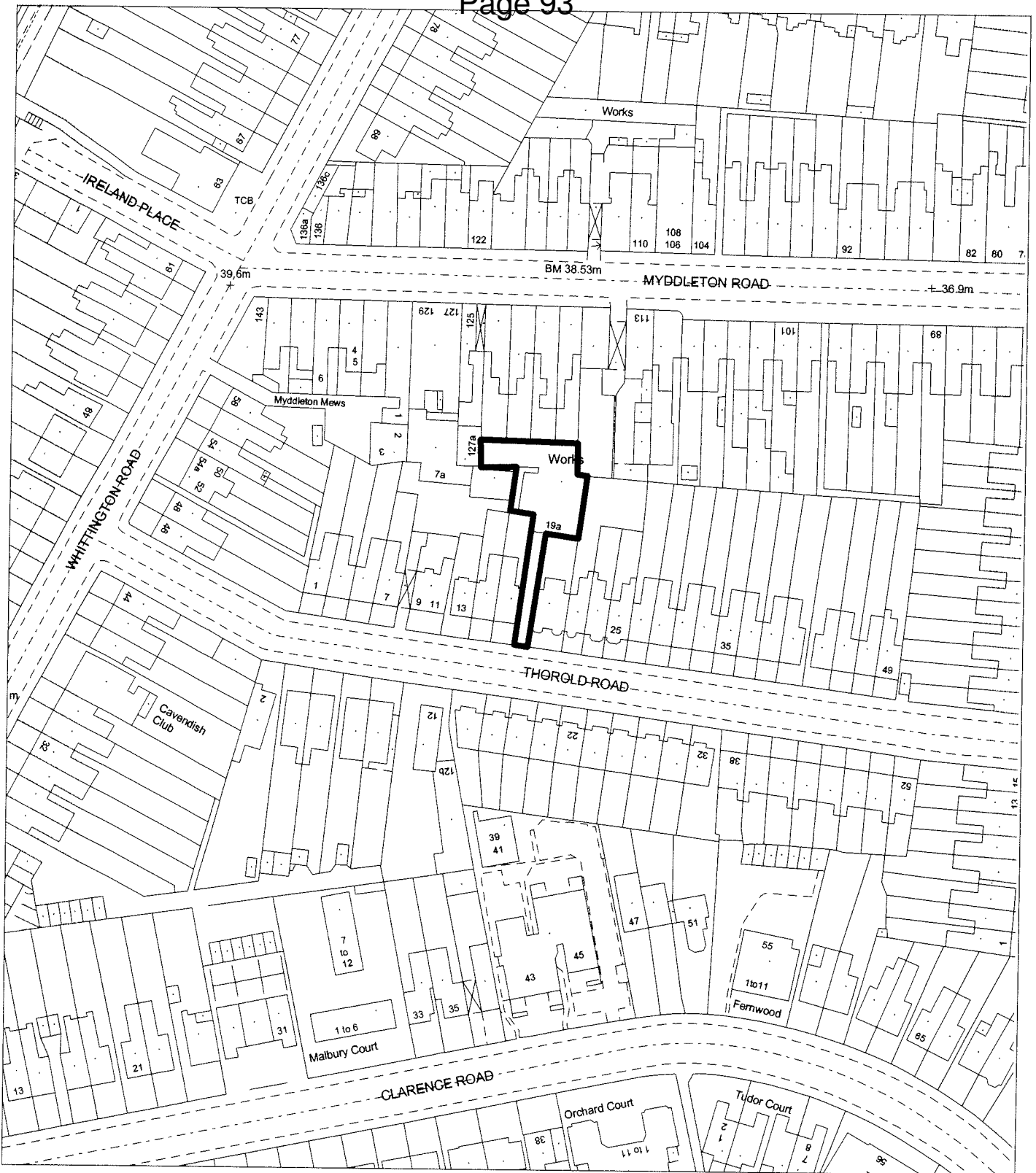


Elevation B as Proposed

Elevations of Proposed Scheme



Images/ CGI of Proposed Scheme



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Site plan

19A Thorold Road N22

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	16/05/2011

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Planning Committee 16 May 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0551	Ward: Tottenham Green
Address: L/A 110 Broad Lane N15	
Proposal: Application for a new planning permission to replace an extant planning permission ref: HGY/2006/2323 for erection of 4-storey building containing 1 x three bed and 7 x two bed self-contained flats	
Existing Use: Open Car Sales: (sui generis)	Proposed Use: Residential
Applicant: Mr Alan Crossman	
Ownership: Private	
Date received: 21/03/2011 Last amended date: 27/04/2011	
Drawing number of plans: 200403015-PL01D, 02B & 03B	
Case Officer Contact: Jeffrey Holt	
PLANNING DESIGNATIONS: None.	
RECOMMENDATION	
GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT:	
<p>This application takes advantage of new national regulations introduced in October 2010 to permit applications to extend the timescale for implementing existing planning permissions. These regulations were introduced to help address the impacts of the economic recession and the property market downturn.</p> <p>The application seeks an extension of time limit for implementation of planning permission for erection of 4-storey building containing 1 x three bed and 7 x two bed self-contained flats. The site is a windfall site appropriate for redevelopment into residential. The proposed building is in keeping with the scale of surrounding development, respecting established building lines and materials. The building will be of an appropriate density with sufficient floorspace and amenity space. No harm will be caused to residential amenity in terms of light or outlook. The site's location close to Seven Sisters Station makes it suitable for car-free designation. APPROVAL is therefore recommended subject to conditions and s106 agreement for education and transport contributions.</p>	

1. SITE AND SURROUNDINGS

1.1. The application site is on the south-eastern corner of Broad Lane and Stamford Road and is currently being used as an open car sales yard.

1.2. To the east of the site is a 4-storey block of flats. To the south is a part 4 storey / part 6-storey block of flats along Stamford Close. On the south-western corner of Broad Lane and Stamford Road is a 4-storey block of flats (62 - 108 Broad Lane). On the northern side of Broad Lane is a 3 storey building with an off licence on the ground floor and residential on the upper floor. A row of two storey terrace dwellings runs along Broad Lane to the west. On the north-eastern corner is St Peter's House, a 3 storey block of flats.

2. PLANNING HISTORY

2.1. Permission was granted 15/05/2008 under ref: HGY/2006/2323 for the erection of 1 x three bed and 7 x two bed self-contained flats

2.2. A planning application was withdrawn in 2005 for the erection of a 5 storey building comprising 3 x 1 bed, 4 x 2 bed and 2 x 3 bed self-contained flats, ref. HGY/2005/1096.

2.3. Planning permission was refused in 2006 for the erection of a 4-storey block of seven flats, ref HGY2006/0470, on the ground that it overshadowed the adjacent building.

3. PROPOSAL DESCRIPTION

3.1. This application seeks planning permission to erect a 4-storey block comprising 1 x 3 bed and 7 x 2 bed self-contained flats with associated landscaping.

3.2. The building has rectangular footprint with dual pitch roof over. Pedestrian access to the building is from Stamford Road, N15.

3.3. The ground floor would consist of 1 x 3 bedroom, 5 person unit and 1 x 2 bedroom, 3 person unit. The first, second and third floors would consist of 1 x 2 bedroom 3 person flat and one 2 bedroom 4 person flat on each floor.

4. RELEVANT PLANNING POLICY

4.1. National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 13: Transport

Planning Policy Statement 22: Renewable Energy

4.2. London Plan

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Maximising the potential of sites

Policy 3A.4 Efficient use of stock

Policy 3A.9 Affordable Housing Targets

- Policy 3A.5 Housing choice
- Policy 3B.1 Developing London's Economy
- Policy 4A.6 Quality of new Housing provision
- Policy 4A.7 Renewable Energy
- Policy 4B.1 Design Principles for a Compact City
- Policy 4B.8 Respect Local Context and Communities

4.3. Unitary Development Plan

- Policy G1: Environment
- Policy G2: Development and Urban Design
- Policy G3: Employment
- Policy UD2 Sustainable Design and Construction
- Policy UD3 General Principles
- Policy UD4 Quality Design
- Policy UD7 Waste Storage
- Policy HSG1 New Housing Development
- Policy HSG10 Dwelling Mix
- Policy M9 Car Free Development
- Policy M10 Parking for Development
- Policy UD8 Planning obligations

4.4. Supplementary Planning Guidance / Documents

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

5. CONSULTATION

Statutory	Internal	External
Metropolitan Police	Transportation Cleaving Building Control Design	<u>Local Residents</u> 1 - 27 (c) St Peters House, Broad Lane, N15 1 - 48 (c) Markfield House, Stamford Road, N15 110 - 156 (e) Broad Lane, N15 62 -108 (e) Broad Lane, N15 115 - 123 (o) Broad Lane, N15 1- 63 (c) Stamford House, N15 <u>Total No of Residents</u> <u>Consulted:</u> 203

6. RESPONSES

6.1. Andrew Snape, Met Police:

I recommend that the new homes are built to Secured by Design standards. Further advice can be gained by contacting the Crime Prevention Design Adviser for Haringey Police on 020 8345 2167. Our advice is free. Thank you

6.2. Two objections from the occupier of 146 Broad Lane, N15

- No indication given of site location
- No drawings are available on the website
- Area is already substantially developed
- No parking is provided
- Increase traffic and parking demand
- Potential loss of green space

6.3. Transportation Team

Since this proposal falls on TFL road network and TFL is the highway authority this application has been referred to them for comment.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Background
- Principle of Use
- Size, bulk and design
- Density
- Standard of accommodation and amenity space
- Impact on amenity
- Transportation
- Waste storage
- Objector's comments
- Environmental Impact Assessment
- Equalities Impact Assessment
- S106 Agreement

Background

7.2. This application seeks an extension of the time limit within which to implement the planning permission HGY/2006/2323 granted 15th May 2008 for erection of new 4 storey building containing 8 flats. The original outline consent lasts for 3 years however the applicant has not been able proceed with development during this time.

7.3. New procedures were introduced by central government on 1 October 2010 allowing applicants to apply to renew planning permissions. The purpose of this new provision is to keep planning permissions alive for longer during the economic downturn so that development can be implemented more quickly when economic conditions

improve.

7.4. Under this procedure, the proposal does not differ from that originally approved as the application simply refers to the documents submitted for the previous permission.

Principle of Use

7.5. The site is currently a vacant corner site (currently used as a car sales yard) with high visibility from Broad Lane and the adjoining side streets. Policy EMP4 allows the change of use of land from employment generating uses where the use is not suitable in terms of environmental or amenity grounds. The use of this prominent site in a generally residential area for open car sales is considered to harm the environment and amenity of the area by virtue of the nature of the use and its poor visual appearance.

7.6. The application site may be regarded as a "windfall site" as identified in PPS3 Housing and as such could contribute towards meeting the housing need in Haringey. Such sites will be assessed against Policy HSG1 to ensure that they meet the needs of the community and do not harm the environment. This policy requires a sequential approach be adopted. This approach identifies four criteria as being relevant for the most suitable sites:

- Sites with high accessibility to public transport, or
- Redevelopment of existing housing sites at higher densities where appropriate, or,
- Re-use of buildings, or
- Redundant/derelict sites

7.7. The application site meets criterion 1 as it is close to good public transport. As such it must be regarded as a suitable site for new residential development.

7.8. The London Plan requires the borough to provide 6,800 dwellings for Haringey over the period 2007/08 - 2016/17. This requirement is reflected in policy G3: Housing Supply. The Draft Replacement London Plan increases this target to 8,200 dwellings over the period 2011-2021.

7.9. The site is within the Tottenham International Framework area. Policy AC2: Tottenham International seeks to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible transport interchange with rapid access to Central London, Cambridge and Stansted International Airport. The reuse of this site for residential use will contribute to achieving that aim.

7.10. Policy HSG2: Change of use to Housing seeks to allow the Council to work towards its housing target. The site is currently used as a Used Car Lot and not within a Defined Employment Area or protected open space, or in an identified shopping area. In this light, the redevelopment of this site for residential use is appropriate and complies with policy HSG2.

Size, bulk and design

7.11. The policies on Design Quality UD3: General Principles and UD4: Quality Design require that new buildings match the built form and material detail of existing buildings, do not detract from the amenity and built character of the locality and are of high quality design. These policies also seek to promote development that is in scale with other

buildings in the area.

7.12. The proposed building is four storeys in height. Directly to the east of the proposal site is a 4-storey block of flats. To the south is a part 4 storey/part 6-storey block of flats along Stamford Close. On the south-western corner of Broad Lane and Stamford Road is a 4-storey block of flats (62 - 108 Broad Lane). The height of the building at 4-storeys is considered to reflect the surrounding pattern of development, particularly the 4-storey block 110 -156 Broad Lane.

7.13. Policy UD4 states that new buildings should follow the front and rear building lines of adjacent properties. The building would be set back from the Broad Lane frontage by 4.0m to 4.8m, following a similar set back to the neighbouring building. The building is designed to "return" round the corner and therefore also presents a frontage to Stamford Road. This approach is considered appropriate to the location. In the light of the comments from the design team, the scheme has been redesigned to present a strong frontage to Broad Lane and is set back behind a front garden with a low wall and railings and a front door to the building. A secondary access to the upper floors is from Stamford Road. This access is set back from the road behind a railing to give a small amount of defensible space to this entrance.

7.14. The design and materials closely resemble that of the nearby Stamford House, 1 - 63 Stamford Road. Therefore overall, the design, detailing and materials are found to be acceptable in compliance with policy UD3.

Density

7.15. Policy 3A.3 of the London Plan sets out acceptable density ranges according to the public transport accessibility of a site and its urban character. These density ranges will be applied flexibly in light of local circumstances. Therefore, the Council will adopt a 'design-led' approach to density and proposals should conform to policies of the Unitary Development Plan 2006, notably Policies UD3 (General Principles), UD4 (Quality Design). New development should be compatible with the existing pattern of development and character of an area.

7.16. The scheme has been designed to blend in with the general size and scale of the existing pattern of development in the surrounding area on the south side of Broad Lane. This is characterised by 4-storey blocks of flats and some higher tower blocks. As a result, a 4-storey block of eight flats is considered appropriate to the location which results in a residential density of 625 habitable rooms per hectare (hrph). This is within the accepted range of 200- 700 hrph for sites with a public transport accessibility rating of 6a (high) and therefore complies with Policy 3A.3 of the London Plan.

Standard of accommodation and amenity space

7.17. Policy HSG10 and The Housing SPD set out the mix and floorspace criteria for new-build residential development in the borough. The policy and SPG requires a high proportion of larger units within new developments to reflect the housing needs of the local community. This scheme provides a mix of 2 and 3-bed units and is regarded as meeting the requirements of the mix policy.

7.18. The room sizes generally comply with the minimum requirements set out in the supplementary planning guidance and overall the unit sizes are in line with policy requirements. In addition, the proposed layout and stacking arrangements of each flat is considered to be satisfactory. As such the proposal is found to comply with the Housing SPD.

7.19. In terms of amenity space to the development, the block is set back from Broad Lane creating a private front garden area of approximately 40 square metres which is enclosed behind a low brick wall and railings. To the rear of the proposed building is a communal amenity space of approximately 90 square metres, partly paved and partly laid to grass, again bounded by a low brick wall and railings.

7.20. According to the Housing SPD, a development of 8 units requires 65 square metres of communal amenity space. The requirement is met by the 90 square metres amenity space to the rear. The upper floor flats to the rear also have south facing balconies attached to their living rooms.

Impact on amenity

7.21. Prior to permission being granted in 2008, permission was refused in 2006 for the erection of a 4-storey block of seven flats, ref HGY/2006/0470, on the grounds that it overshadowed the adjacent building. The refused scheme extended further back along Stamford Road and had a square footprint. As a result, the block proposed in that scheme had a greater impact on the existing 4-storey block to the east, Nos. 110-156 Broad Lane, and the view was taken that that building had an unacceptable detrimental effect on those flats in terms of light and outlook to the adjacent flats.

7.22. The approved scheme was redesigned to overcome that objection. The proposed building has been reduced in length and the corner of the proposed building closest to the existing flats in Broad Lane has been removed to allow more space between the existing and proposed buildings. These amendments to the design will both allow more light to reach the rear windows of the existing flats and also reduce the visual impact of the new building on the outlook from the rear of the existing flats. As such, the revised scheme is considered to overcome the problems created by the previously refused scheme. No objections have been received from the occupiers of the existing flats in Broad Lane.

Transportation

7.23. Policy M9 reflects this national and London guidance and encourages car-free developments in areas of good public transport accessibility. The proposal site is within close proximity to Seven Sisters tube and overland station and many local bus services along Broad Lane and Tottenham High Road. The site is also just inside the Seven Sisters CPZ. Therefore, it is deemed appropriate for this development to be car-free, in line with policy M9 "Car-free Residential Developments". Car-free designation will be secured through a s106 agreement.

7.24. Transport for London do not object to the scheme.

7.25. Waste storage

7.26. Policy UD7 outlines specifications for waste storage and recycling arrangements. The plans submitted show 8 storage bins located on the paved area at the rear of the site. If planning permission were to be granted full details of refuse and recycling storage and collection would need to be submitted to and approved by the council prior to works commencing.

Objector's comments

7.27. Two local residents have objected to the scheme. The main objections are:

- Overdevelopment
- Lack of parking and resulting increase in parking demand
- Potential loss of green space

7.28. The site is a open car dealership in an urban location characterised by 4-storey blocks of flats. The proposed building is in keeping with the size and scale of surrounding development and makes provision for amenity space to the north and south. The proposal would not constitute overdevelopment but would sit well within the existing urban form.

7.29. The site is very close to Seven Sisters tube, rail and bus station is just within the Seven Sisters CPZ. The Council's Transportation Team have assessed the proposal and have deemed it appropriate for car-free designation.

Environmental Impact Assessment

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

Equalities Impact Assessment

The impact of this scheme has been considered in relation to the Equalities Act 2010 in terms of its impact on key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. All flats will be accessible with a lift serving all floors. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

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

S106 Agreement

7.32. Policy UD8 requires planning obligations to be entered into where appropriate in line with the guidance set out in Circular 05/05 and the tests set out in Part 11 of the Community Infrastructure Levy Regulations 2010. In this case, as the development proposes eight flats of two or more bedrooms, the scheme is subject to an education contribution as set out in SPG10c. Applying the formula contained in the SPG, the

contribution required for this development is £33,542.48, plus a 5% monitoring contribution. It is considered that such a contribution is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development.

7.33. In order to secure Car free designation, a contribution of £1,000 would be required towards the amendment of the Traffic Management Order

7.34. As the proposal will result in the removal of a use which is inappropriate, unsightly and undesirable in this location, a separate environmental contribution is not considered appropriate in this case.

CONCLUSION

7.35. This application takes advantage of new national regulations introduced in October 2010 to permit applications to extend the timescale for implementing existing planning permissions. These regulations were introduced to help address the impacts of the economic recession and the property market downturn.

7.36. The application seeks an extension of time limit for permission HGY/2006/2323 for erection of 4-storey building containing 1 x three bed and 7 x two bed self-contained flats.

RECOMMENDATION

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

1. Education Contribution of £33,542.48
2. Monitoring costs of £X
3. Car free development and £1000 contribution towards amending the TMO
4. Payment of Council's legal fees for the preparation of the agreement.

Applicant's drawing No.(s) 200403015-PL01D, 02B & 03B

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

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

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

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

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

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

6. 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.

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

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

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

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

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

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

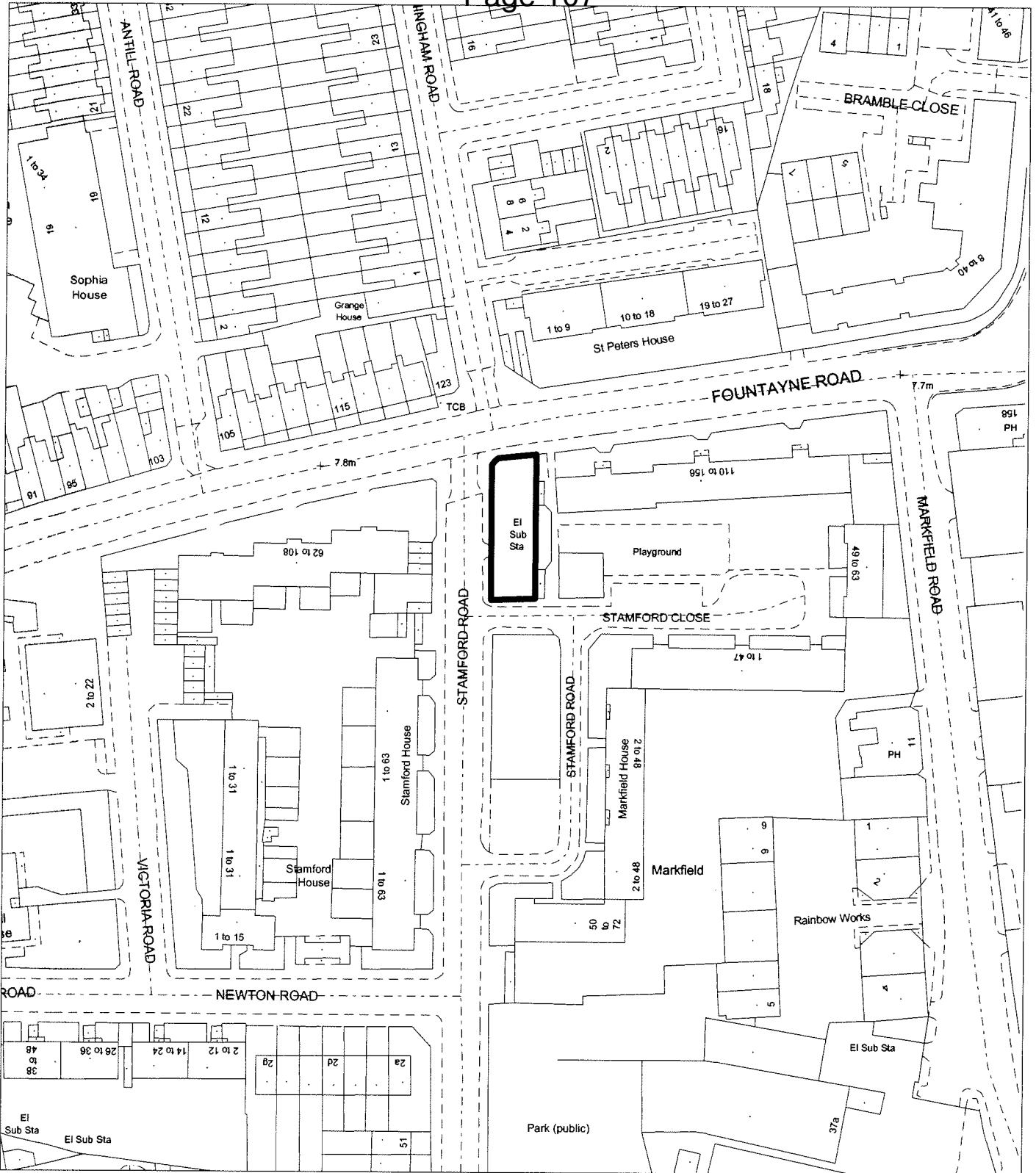
10. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be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

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

REASONS FOR APPROVAL

The scheme is considered to meet the requirements of the appropriate national guidance and the policies in the Unitary Development Plan 2006 and this recommended for approval subject to conditions and a S106 agreement.

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Site plan

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