



Haringey Council

Planning Sub Committee

TUESDAY, 14TH JUNE, 2011 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Demirci (Chair), Peacock (Vice-Chair), Reece, Rice, Schmitz, Scott and Waters

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

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

3. DECLARATIONS OF INTEREST

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

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement 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 - 10)

To confirm and sign the minutes of the Planning Committee held on 16 May 2011.

6. APPEAL DECISIONS (PAGES 11 - 16)

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

7. DELEGATED DECISIONS (PAGES 17 - 36)

To inform the Sub Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 25 April 2011 and 22 May 2011.

8. PERFORMANCE STATISTICS (PAGES 37 - 56)

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

9. PLANNING ENFORCEMENT UPDATE (PAGES 57 - 68)

To inform Members on Planning Enforcement's progress in maintaining service delivery 2010/11 and to inform Members that with effect from 16 May 2011, the Planning Enforcement Team has been managed by the Development Control Service in Planning and Regeneration.

10. TREE PRESERVATION ORDERS (PAGES 69 - 74)

To confirm the following Tree Preservation Order:

St Ann's Hospital, St Ann's Road, N15

11. PLANNING APPLICATIONS

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

12. 1 PARHAM WAY, N10 (PAGES 75 - 96)

Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.
RECOMMENDATION: Grant permission subject to conditions.

13. 1 PARHAM WAY, N10 (PAGES 97 - 102)

Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.
RECOMMENDATION: Grant Conservation Area Consent subject to conditions.

14. REAR OF THE FOUNTAIN PH, 125-127 WEST GREEN ROAD, N15 (PAGES 103 - 122)

Erection of 5 x 3 bedroom houses and 1 x two bed and 1 x one bed flats to rear of public house, entailing demolition of existing outbuilding (revised scheme, drawings and design statement).
RECOMMENDATION: Grant permission subject to conditions and subject to a Section 106 Legal Agreement.

15. 42 STORMONT ROAD, N6 (PAGES 123 - 144)

Demolition of existing garage wing and erection of part single, part two storey rear / side extensions with associated new roof including rear dormer (householder application).
RECOMMENDATION: Grant permission subject to conditions.

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

17. DATE OF NEXT MEETING

Monday, 11 July 2011, 19:00hrs.

David McNulty
Head of Local Democracy
and Member Services
Level 5
River Park House
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Wood Green
London N22 8HQ

Helen Chapman
Principal Committee Coordinator
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Monday, 06 June 2011

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 16 MAY 2011**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC180.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Reid, for whom Cllr Engert was substituting.</p>	
PC181.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC182.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Christophides declared a personal interest as the premises at 19a Thorold Road was situated in the ward for which she was Ward Councillor.</p>	
PC183.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC184.	<p>MINUTES</p> <p>The Committee was advised that amendments had been moved to the draft minutes of the previous meeting held on 11 April 2011 in respect of the application at 256 St Ann's Road, to provide additional information on the legal advice provided at the meeting and the reasons given for moving a refusal. A revised copy of the draft minutes had been circulated.</p> <p>RESOLVED</p> <p>That the revised minutes of the Planning Committee held on 11 April 2011, as tabled at the meeting, be approved and signed by the Chair.</p>	
PC185.	<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 March 2011 of which 2 (22%) were allowed and 7 (78%) were dismissed.</p> <p>NOTED</p>	

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PC186.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report, previously circulated, which set out decisions made under delegated powers by the Head of Development Management and the Chair of the Committee between 21 March 2011 and 24 April 2011.</p> <p>NOTED</p>	
PC187.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report, previously circulated, setting out decisions taken within set time targets by Development Management and Planning Enforcement since the 11th April Planning Committee meeting.</p> <p>The Committee asked about the length of time to determine those applications not determined within the target timescale, in response to which it was reported that this could vary considerably, depending on the case. In response to a question regarding the target for number of site visits, it was reported that this had been set as a means of providing information to the Committee regarding the work being done, though it was recognised that each site was different and would require a different number of site visits.</p> <p>In response to a question from the Committee regarding whether unsafe play equipment came within the purview of Building Control, it was confirmed that this was not the case, and that information on who was responsible for this area would be provided to the Committee outside the meeting.</p> <p>In response to questions regarding Planning Enforcement, it was confirmed that illegal conversion of structures such as garages or sheds to residential accommodation was an issue, and that enforcement action was taken promptly whenever an instance of this was identified. Progress reports were provided on two specific Enforcement cases at the Athena Palace hotel and properties to the rear, and 10 Woollaston Road. It was confirmed that future reports to the Committee would include details of the outcomes of all cases sent for prosecution, and that the a Planning Enforcement report for the full year 2010/11, including the number of all live cases would be provided to the next Committee meeting.</p> <p>NOTED</p>	
PC188.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered reports recommending confirmation of Tree Preservation orders at land to the east side of Plevna</p>	

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	<p>Crescent and land to the rear of 20 Ermine Road, N15 and at 67 Alexandra Park Road, N10. In both instances the Orders were supported by the Arboriculturalist and no objections had been received.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders at land to east side of Plevna Crescent and land to the rear of Ermine Road, N15 and at 67 Alexandra park Road, N10 be confirmed.</p>	
<p>PC189.</p>	<p>19A THOROLD ROAD, N22</p> <p>The Committee considered a report, previously circulated, which set out application, the site and its surroundings, planning history, relevant planning policy, consultation responses and analysis. The Planning Officer presented the key features, and advised the Committee of changes to the report, which were the relocation of the cycle store to the rear of No. 17 to ensure that access was not obstructed, the change of drawing numbers 06a and 07a to 06b and 07b and the deletion of the wording “to front onto Archway Road” from paragraph 1.1 under recommendation 1 on page 85 of the agenda pack.</p> <p>The Committee considered the plans.</p> <p>In response to questions from the Committee, it was confirmed that no representation had been received from the Bowes Park Residents Association in relation to the application, and that no additional comment had been received from Cllr Matt Cooke further to his original objection. The Committee discussed the possibility of including copies of the original representations received, where there was not a significant number of consultation responses, in order that the Committee could see the full context of those representations and it was agreed that Planning Officers would consider this as part of a review of the information presented to the Committee.</p> <p>The Chair moved the recommendations of the report and it was:</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 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 	

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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 shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the Traffic Management order(s) (TMO).

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

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.

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 the 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.

4. That following completion of the Agreement referred to in (1) above, planning permission be granted in accordance with planning application no. HGY/2010/2066 and the Applicant's drawing No.(s) 663/01, 02, 03, 04, 05, 06B, 07B, 08A, 09A 10A, 11A, 12A, 13A, 14, 15 and 16 and subject to the following conditions:

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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

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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

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

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

CONSTRUCTION

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 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

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	<p>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.</p> <p>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).</p> <p>Section 106: Yes</p>	
<p>PC190.</p>	<p>L/A 110 BROAD LANE N15</p> <p>The Committee considered a report, previously circulated, which set out the application, the site and its surroundings, planning history, relevant planning policy, consultation and responses and analysis. The Planning Officer gave a presentation on the key aspects of the report, and advised that under the recommendation on page 103 of the agenda pack, point 2. should read "Monitoring costs of £1,000.00".</p> <p>The Committee considered the plans.</p> <p>The Committee raised questions regarding play facilities near the development, in response to which it was advised that the site was adjacent to a playground and was also close to a park. In response to questions regarding the Equalities Impact Assessment and access, it was confirmed that the proposed building incorporated a lift for access to all floors and also that any disabled resident would be entitled to park within the CPZ and would also be entitled to apply for the provision of a disabled parking bay. The Committee suggested a training session on parking issues, and it was agreed that this would be arranged.</p> <p>The Chair moved the recommendations of the report and it was:</p> <p>RESOLVED</p> <p>That application HGY/2011/0551 be approved granted permission subject to conditions and subject to a Section 106 Legal Agreement providing:</p>	

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1. Education Contribution of £33,542.48.
2. Monitoring costs of £1,000.00.
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 and 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,

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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

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	<p>treatment be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.</p> <p>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.</p> <p>Reason: In order for the Local Planning Authority to ensure the site is contamination free.</p> <p>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.</p> <p>Reason: In order to protect the visual amenities of the neighbourhood.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>Section 106: Yes</p>	
<p>PC191.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p> <p>The Chair thanked all the Members of the Committee and officers for their contributions over the past year.</p> <p>The meeting closed at 20:15hrs.</p>	



Haringey Council

Agenda item:

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Planning Committee

On 14th June 2011Report Title: **Appeal decisions determined during April 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 April 2011.

2. Summary

Reports outcome of 5 planning appeal decisions determined by the Department for Communities and Local Government during April 2011 of which 0 (0%) were allowed and 5 (100%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by: *[Signature]*

[Signature]
Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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APPEAL DECISION APRIL 2011

Ward:	Alexandra
Reference Number:	HGY/2010/1721
Decision Level:	Delegated

92 Palace Gates Road N22 7BL**Proposal:**

Formation of a vehicle crossover

Type of Appeal:

Written Representation

Issues:

The effect of the proposed vehicle crossover on highway safety

Result:

Appeal – **Dismissed** 11 April 2011

Ward:	Alexandra
Reference Number:	HGY/2010/1909
Decision Level:	Delegated

5 Winton Avenue N11 2AS**Proposal:**

Raising of patio and ramp in rear garden

Type of Appeal:

Written Representation

Issues:

Whether the proposal is out of character in the locality

Whether it results in overlooking into 7 Winton Avenue that would detrimentally affect the living conditions of occupants of this neighbouring property

Result:

Appeal - **Dismissed** 19 April 2011

Ward:	Noel Park
Reference Number:	HGY/2010/1752
Decision Level:	Delegated

11 Hardy Passage N22 5NZ

Certificate of Lawfulness for use of property as one bedroom dwelling house

Type of Appeal:

Written Representation

Issues:

The length of time of the occupation of the property prior to the application for the Certificate of Lawfulness

Result:

Appeal **Dismissed** 14 April 2011

Ward:	Northumberland Park
Reference Number:	HGY/2010/1710
Decision Level:	Delegated

61 Baronet Road N17 0LY

Proposal:

Erection of a two bedroom house

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the area, and on the street scene along St.Paul's Road

Result:

Appeal **Dismissed** 20 April 2011

Ward:	White Hart Lane
Reference Number:	HGY/2010/2009
Decision Level:	Delegated

11 Mayfair Gardens N17 7LP

Proposal:

Erection of single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character and appearance of the dwelling and the area

The effect of the development on the living conditions of neighbours with regard to potential loss of light and outlook

Result:

Appeal **Dismissed** 12 April 2011

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Agenda item:

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Planning Committee **On 14th June 2011**

Report Title: **Decisions made under delegated powers between 25 April 2011 and 22 May 2011**


Report of: **Anne Lippitt interim Director of Urban Environment**

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 25 April 2011 and 22 May 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 25/04/2011 AND 22/05/2011

BACKGROUND PAPERS

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

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

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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/2011/0021	Officer:	Jill Warren
Decision:	GTD	Decision Date:	04/05/2011
Location:	74 Victoria Road N22 7XF		
Proposal:	Erection of rear dormer and reinstatement of pediment on front roof (householder application)		
Application No:	HGY/2011/0171	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/05/2011
Location:	35 Grosvenor Road N10 2DR		
Proposal:	Erection of rear and side dormer windows with insertion of a new rooflight to front roofslope to facilitate a loft conversion.		
Application No:	HGY/2011/0288	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	10/05/2011
Location:	45 Palace Gates Road N22 7BW		
Proposal:	Replacement of existing windows / doors with double glazed units (householder application)		
Application No:	HGY/2011/0434	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	28/04/2011
Location:	77 Crescent Road N22 7RU		
Proposal:	Erection of rear dormer with insertion of 3 x rooflights to front elevation to facilitate a loft conversion. (Certificate of Lawfulness)		
Application No:	HGY/2011/0448	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/05/2011
Location:	77 Crescent Road N22 7RU		
Proposal:	Erection of single storey rear extension (Amended Scheme)		
Application No:	HGY/2011/0466	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	04/05/2011
Location:	40 Muswell Road N10 2BG		
Proposal:	Conversion from bedsit accommodation to self contained flats comprising of 2 x 3 bedroom flats including alterations to roof space involving erection of rear dormer to create 1 x two bed flats		
Application No:	HGY/2011/0468	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	04/05/2011
Location:	42 Muswell Road N10 2BG		
Proposal:	Conversion of bedsit accommodation to three self contained flats		
Application No:	HGY/2011/0477	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/05/2011
Location:	77 Dukes Avenue N10 2PY		
Proposal:	Excavation of basement and creation of lightwell to front elevation.		

Application No: **HGY/2011/0479** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 28/04/2011
 Location: 104 Colney Hatch Lane N10 1EA
 Proposal: Widening of existing vehicle crossover.

Application No: **HGY/2011/0528** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 11/05/2011
 Location: 3 Princes Avenue N22 7SB
 Proposal: Erection of single storey ground floor rear extension

Application No: **HGY/2011/0533** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 12/05/2011
 Location: 13 Grasmere Road N10 2DH
 Proposal: Alterations to doors and windows to rear elevation

Application No: **HGY/2011/0542** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 17/05/2011
 Location: 46 Lansdowne Road N10 2AU
 Proposal: Reconstruction of existing single storey side and rear extensions.

Application No: **HGY/2011/0575** Officer: Jill Warren
 Decision: GTD Decision Date: 18/05/2011
 Location: 46 The Avenue N10 2QL
 Proposal: Creation of basement / lower ground floor extension with lightwell to front elevation.

Application No: **HGY/2011/0676** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 20/05/2011
 Location: 37 Grasmere Road N10 2DH
 Proposal: Construction of conservatory at rear of property

WARD: Bounds Green

Application No: **HGY/2011/0148** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/05/2011
 Location: Flat B, 9 Maidstone Road N11 2TR
 Proposal: Extension of existing single storey rear extension

Application No: **HGY/2011/0406** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 03/05/2011
 Location: Flat A 104 Whittington Road N22 8YH
 Proposal: Replacement of existing windows with white Upvc double glazed windows (Householders Application)

Application No:	HGY/2011/0437	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/04/2011
Location:	Land to Rear of Cornwall Avenue & Braemar Avenue N22		
Proposal:	Amendments to previously approved planning application Reference HGY/2010/0575 to subdivide living area internally to provide a study. Addition to two rooflights and repositioning of entrance doors with courtyard.		
Application No:	HGY/2011/0503	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/05/2011
Location:	16 Palmerston Road N22 8RG		
Proposal:	Change of use from care home (C2) to dwellinghouse (C3) including erection of single storey side ground floor extension.		
Application No:	HGY/2011/0510	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/05/2011
Location:	59 Sidney Road N22 8LT		
Proposal:	Roof alterations to including raising the ridge of no. 59 Sidney Road.		
Application No:	HGY/2011/0511	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	28/04/2011
Location:	57 Durnsford Road N11 2EP		
Proposal:	Formation of vehicle crossover.		
Application No:	HGY/2011/0518	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/05/2011
Location:	34 Parkhurst Road N22 8JQ		
Proposal:	Use of property as a five-room HMO		
Application No:	HGY/2011/0576	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/05/2011
Location:	Tunnel entrance to the New River, Myddleton Road N22		
Proposal:	Listed building consent for repair and maintenance to existing tunnel entrance structure		
Application No:	HGY/2011/0603	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/05/2011
Location:	52 Eleanor Road N11 2QS		
Proposal:	Change of use from retail (A1) / residential (C3) to single dwellinghouse (C3) including alterations to the front elevations.		
Application No:	HGY/2011/0610	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/05/2011
Location:	57 Sidney Road N22 8LT		
Proposal:	Raising the ridge of roof and insertion of 1 x rooflight to front elevation.		

Application No: **HGY/2011/0399** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/05/2011
 Location: 88 Chester Road N17 6BZ
 Proposal: Demolition of existing side extension and erection of single storey side extension.

Application No: **HGY/2011/0538** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 17/05/2011
 Location: 497B High Road N17 6QA
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign.

Application No: **HGY/2011/0541** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/05/2011
 Location: 5 Ranelagh Road N17 6XY
 Proposal: Erection of rear two storey extension

Application No: **HGY/2011/0555** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 12/05/2011
 Location: 96 St Loys Road N17 6UD
 Proposal: Erection of rear dormer

Application No: **HGY/2011/0569** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/05/2011
 Location: Coleshill Drayton Road N17 6HJ
 Proposal: Erection of single storey rear and side extensions.

WARD: Crouch End

Application No: **HGY/2010/0447** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/05/2011
 Location: 19 Crescent Road N8 8AL
 Proposal: Approval of Details pursuant to Condition 7 (boundary wall) attached to planning application HGY/2009/0947

Application No: **HGY/2011/0385** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 04/05/2011
 Location: 17 Elder Avenue N8 9TE
 Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0387** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 10/05/2011
 Location: 41 Crouch Hall Road N8 8HH
 Proposal: Erection of single storey rear extension.

Application No:	HGY/2011/0408	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/04/2011
Location:	16 Park Road N8 8TD		
Proposal:	Installation of a new frameless glass shopfront to an existing ground floor commercial unit (A1) and replacement of timber entrance door to the upper residential unit.		
Application No:	HGY/2011/0452	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/04/2011
Location:	15 Shepherds Hill N6 5QJ		
Proposal:	Formation of vehicle crossover.		
Application No:	HGY/2011/0493	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/05/2011
Location:	3 Hatherley Gardens N8 9JH		
Proposal:	Installation of 10 no. photovoltaic solar panels, on the flat roof to the rear of the property (Householder Application)		
Application No:	HGY/2011/0500	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	10/05/2011
Location:	11 Weston Park N8 9SY		
Proposal:	Erection of single storey rear ground floor extension.		
Application No:	HGY/2011/0560	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/05/2011
Location:	6 Haslemere Road N8 9QX		
Proposal:	Tree works to include reduction to previous reduction points of 1 x Sycamore tree at front of property.		
Application No:	HGY/2011/0577	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	18/05/2011
Location:	44 Claremont Road N6 5BY		
Proposal:	Retention of rear fence between nos. 42 and 44 Claremont Road.		
Application No:	HGY/2011/0586	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	18/05/2011
Location:	Flat A 179 Ferme Park Road N8 9BP		
Proposal:	Demolition of rear extension and erection of single storey rear extension.		
Application No:	HGY/2011/0596	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	20/05/2011
Location:	Land adjoining 27 Shepherds Close N6 5AG		
Proposal:	Erection of 3 bedroom self contained dwelling house.		
Application No:	HGY/2011/0601	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2011
Location:	27 Womersley Road N8 9AP		
Proposal:	Tree works to include crown to be thinned by 20%, canopy to be reduced by 20% and 3 lower branches to be removed of 1 x Sycamore Tree at rear of property.		

Application No: **HGY/2011/0622** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 20/05/2011
 Location: 12 Clifton Road N8 8HY
 Proposal: Demolition of existing two-storey rear extension and erection of new two-storey rear extension.

WARD: Fortis Green

Application No: **HGY/2011/0407** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 03/05/2011
 Location: 7 Woodside Avenue N6 4SP
 Proposal: Conversion of garage at front elevation to a habitable room including bay window (Householder Application)

Application No: **HGY/2011/0450** Officer: Jill Warren
 Decision: GTD Decision Date: 04/05/2011
 Location: 83 Steeds Road N10 1JB
 Proposal: Demolition of existing lean-to and erection new rear conservatory. (Household Application)

Application No: **HGY/2011/0455** Officer: Jill Warren
 Decision: GTD Decision Date: 05/05/2011
 Location: 45 Colney Hatch Lane N10 1LJ
 Proposal: Erection of single storey rear extension (Householder Application)

Application No: **HGY/2011/0486** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 09/05/2011
 Location: 10 Beech Drive N2 9NY
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/0502** Officer: Subash Jain
 Decision: REF Decision Date: 06/05/2011
 Location: 16 Beech Drive N2 9NY
 Proposal: Tree works to include crown reduction by 20% and crown thinning by 15% of 1 x Oak Tree and felling to ground level of a second Oak Tree.

Application No: **HGY/2011/0512** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 03/05/2011
 Location: 7 Woodside Avenue N6 4SP
 Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2011/0539** Officer: Jill Warren
 Decision: GTD Decision Date: 12/05/2011
 Location: Flat 18 The Gables, Fortis Green N10 3EA
 Proposal: Replacement of single glazed windows with conservation grade double glazed windows made of hardwood replicating profile and details of the existing. Restoration of entrance door and stained glazing

Application No: **HGY/2011/0540** Officer: Jill Warren
 Decision: GTD Decision Date: 12/05/2011
 Location: Flat 18 The Gables, Fortis Green N10 3EA
 Proposal: Listed building consent for replacement of single glazed windows with conservation grade double glazed windows made of hardwood replicating profile and details of the existing. Restoration of entrance door and stained glazing

Application No: **HGY/2011/0561** Officer: Ruma Nowaz
 Decision: REF Decision Date: 17/05/2011
 Location: Treehouse School Woodside Avenue N10 3JA
 Proposal: Display of 2 x free standing signboards on metal post supports.

Application No: **HGY/2011/0578** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 18/05/2011
 Location: 1 Woodside Avenue N6 4SP
 Proposal: Erection of two storey side extension.

WARD: Harringay

Application No: **HGY/2011/0435** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 28/04/2011
 Location: Flat 1, 72 Effingham Road N8 0AB
 Proposal: Demolition of existing single storey rear extension and erection of single storey rear extension including internal alterations.

Application No: **HGY/2011/0458** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 04/05/2011
 Location: 55 Hewitt Road N8 0BS
 Proposal: Certificate of Lawfulness for roof extension including erection of rear dormer window with insertion of 3 x rooflights to front elevation

Application No: **HGY/2011/0460** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/05/2011
 Location: 39 Turnpike Lane N8 0EP
 Proposal: Installation of new rear stainless steel canopy and erecton of new rear extension

Application No: **HGY/2011/0491** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/05/2011
 Location: 12 Duckett Road N4 1BN
 Proposal: Replacement of existing white UPVC window / doors with new white UPVC windows / doors

WARD: Highgate

Application No: **HGY/2011/0159** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/05/2011
 Location: 51 North Hill N6 4BS
 Proposal: Tree works to include crown reduction to original pollard points of 1 x Lime tree at rear of property.

Application No:	HGY/2011/0333	Officer:	Ruma Nowaz	Decision Date:	06/05/2011
Decision:	GTD				
Location:	3 Broadlands Road N6 4AE				
Proposal:	Certificate of Lawfulness for removal of existing shed in rear garden and erection of replacement single storey outbuilding				
Application No:	HGY/2011/0419	Officer:	Jill Warren	Decision Date:	26/04/2011
Decision:	REF				
Location:	Side of 1 North Grove (Hampstead Lane Side) N6				
Proposal:	Installation of 1 x DSLAM green telecommunication cabinet (Prior Approval).				
Application No:	HGY/2011/0497	Officer:	Tara Jane Fisher	Decision Date:	09/05/2011
Decision:	REF				
Location:	27 Broadlands Road N6 4AE				
Proposal:	Erection of first floor side extension above existing garage, and conversion of garage into habitable space, to provide 1 x one bed flat.				
Application No:	HGY/2011/0520	Officer:	Michelle Bradshaw	Decision Date:	10/05/2011
Decision:	REF				
Location:	1 Dukes Head Yard N6 5JQ				
Proposal:	Erection of additional storey and PV panels to new roof, and installation of external insulation system to side elevation.				
Application No:	HGY/2011/0543	Officer:	Subash Jain	Decision Date:	12/05/2011
Decision:	GTD				
Location:	44 Southwood Lane N6 5EB				
Proposal:	Erection of greenhouse in rear garden				
Application No:	HGY/2011/0544	Officer:	Subash Jain	Decision Date:	12/05/2011
Decision:	GTD				
Location:	44 Southwood Lane N6 5EB				
Proposal:	Listed building consent for erection of greenhouse in rear garden				
Application No:	HGY/2011/0545	Officer:	Ruma Nowaz	Decision Date:	17/05/2011
Decision:	GTD				
Location:	36 Cholmeley Park N6 5ER				
Proposal:	Erection of single storey detached timber garden building.				
Application No:	HGY/2011/0557	Officer:	Ruma Nowaz	Decision Date:	12/05/2011
Decision:	PERM DEV				
Location:	17 Cholmeley Crescent N6 5EZ				
Proposal:	Alterations to front and rear fenestration and removal of two external doorways.				
Application No:	HGY/2011/0562	Officer:	Michelle Bradshaw	Decision Date:	12/05/2011
Decision:	GTD				
Location:	9 Kingsley Place N6 5EA				
Proposal:	Replacement of existing rear ground floor door and side panel with new three-paneled bi-folding doors				

Application No: **HGY/2011/0580** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/05/2011
 Location: 9 Winchester Road N6 5HW
 Proposal: Conversion of ground floor and first floor flats into one flat with alterations to fenestration and elevations

Application No: **HGY/2011/0583** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 18/05/2011
 Location: Channing School Highgate Hill N6 5HF
 Proposal: Erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment.

Application No: **HGY/2011/0584** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 18/05/2011
 Location: Channing School Highgate Hill N6 5HF
 Proposal: Listed Building Consent for erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment.

Application No: **HGY/2011/0770** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 18/05/2011
 Location: 61 Wood Lane N6 5UD
 Proposal: Application for non-material amendment to approved planning application HGY/2008/1294 for change of conservatory from frameless glass to timber / glass.

WARD: Hornsey

Application No: **HGY/2011/0138** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/05/2011
 Location: 126A Tottenham Lane N8 7EL
 Proposal: Non-material amendment following a grant of planning permission HGY/2010/2078 to insertion of door to provide access to front area

Application No: **HGY/2011/0478** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/05/2011
 Location: Hornsey School For Girls Inderwick Road N8 9JF
 Proposal: Construction of new fully glazed lift shaft with disabled persons lift.

Application No: **HGY/2011/0648** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 20/05/2011
 Location: 1 Harvey Road N8 9PD
 Proposal: Approval of Details pursuant to Condition 5 (refuse / waste storage) attached to planning permission reference HGY/2008/0511.

WARD: Muswell Hill

Application No: **HGY/2010/1527** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/05/2011
 Location: Former Hornsey Central Hospital, Park Road N8 8JL
 Proposal: Approval of details pursuant to condition 12 (provision of refuse and waste storage) attached to planning permission HGY/2009/0219

Application No: **HGY/2010/2256** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/05/2011
 Location: Former Hornsey Central Hospital, Park Road N8 8JL
 Proposal: Approval of Details pursuant to Condition 14 (exact position and system design of the dry riser system) attached to planning permission reference HGY/2009/0219.

Application No: **HGY/2011/0415** Officer: Subash Jain
 Decision: REF Decision Date: 26/04/2011
 Location: 23 Lynton Road N8 8SR
 Proposal: Formation of two rear dormers and installation of three velux rooflights to create a loft conversion (householder application).

Application No: **HGY/2011/0418** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/04/2011
 Location: 38 Church Crescent N10 3NE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/0443** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 28/04/2011
 Location: 99 Muswell Hill Broadway N10 3RS
 Proposal: Display of 1 x internally illuminated hanging sign

Application No: **HGY/2011/0473** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/05/2011
 Location: 224 Park Road N8 8JX
 Proposal: Erection of single storey side extension

Application No: **HGY/2011/0499** Officer: Subash Jain
 Decision: GTD Decision Date: 10/05/2011
 Location: 98 Barrington Road N8 8QX
 Proposal: Excavation of part half basement and provision of light well to front garden.

Application No: **HGY/2011/0515** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 10/05/2011
 Location: 93 Priory Road N8 8LY
 Proposal: Excavation of basement to form habitable room, including creation of front lightwell.

WARD: Noel Park

Application No: **HGY/2011/0322** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/05/2011
 Location: 36 Alexandra Road N8 0PP
 Proposal: Approval of Details pursuant to Condition 3 (enclosure for 5 bins) and Condition 4 (cycle racks) attached to planning permission reference HGY/2009/1204.

Application No:	HGY/2011/0421	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	28/04/2011
Location:	31 Westbury Avenue N22 6BS		
Proposal:	Use of flat roof to restaurant extension as a roof terrace to first floor and terrace to incorporate 1.7 m high screen (on frosted glass).		
Application No:	HGY/2011/0431	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/05/2011
Location:	31 Westbury Avenue N22 6BS		
Proposal:	Installation of new shopfront incorporating roller shutter.		
Application No:	HGY/2011/0438	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/05/2011
Location:	Heartlands High School Station Road N22 7ST		
Proposal:	Non-material amendment following a grant of planning permission HGY/2008/1431 for erection of glazed dining room extension. Infill existing coloured insulated render feature at Level 5		
Application No:	HGY/2011/0441	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	03/05/2011
Location:	169 Farrant Avenue N22 6PG		
Proposal:	Erection of ground floor and first floor rear extensions including internal alterations. (Householder Application)		
Application No:	HGY/2011/0446	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/04/2011
Location:	9-11 Salisbury Road N22 6NL		
Proposal:	Change of use from D1 to part A2 and part mini cab office (Sui generis).		
Application No:	HGY/2011/0490	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	10/05/2011
Location:	34 Hornsey Park Road N8 0JP		
Proposal:	Erection of side and rear extension.		
Application No:	HGY/2011/0546	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/05/2011
Location:	2nd / 3rd / 4th Floor, Alexandra Court 122-124 High Road N22 6EB		
Proposal:	Use of floors as B1 (office) and D1 (non-residential institutions)		
Application No:	HGY/2011/0548	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/05/2011
Location:	3rd / 4th Floors, Belmont House 78-80 High Road N22 6HE		
Proposal:	Use of floors as B1 (office) and D1 (non-residential institutions)		
Application No:	HGY/2011/0626	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/05/2011
Location:	141 Station Road N22 7ST		
Proposal:	Change of use from (A3) restaurant to D1 (workshops)		

WARD: Northumberland Park

Application No: **HGY/2011/0137** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 05/05/2011
 Location: 11 Rolvenden Place N17 0JF
 Proposal: Tree works to include crown reduction by 25% and cut back to 1.5m of 1 x Twisted Willow

Application No: **HGY/2011/0197** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/05/2011
 Location: 84 The Lindales, Grasmere Road N17 0HE
 Proposal: Replacement of existing wooden windows / doors with UPVC white windows / doors.

Application No: **HGY/2011/0430** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 27/04/2011
 Location: 697 High Road N17 8AD
 Proposal: Erection of secure external bicycle shelter, clad in clear Perspex sheeting, on concrete base.

Application No: **HGY/2011/0451** Officer: Subash Jain
 Decision: REF Decision Date: 28/04/2011
 Location: 840a High Road N17 0EY
 Proposal: Roof extension with insertion of 2 x rooflights to front elevation.

Application No: **HGY/2011/0495** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/05/2011
 Location: 46 White Hart Lane N17 8DP
 Proposal: Change of use from mini cab office (sui generis) to general office (B1)

Application No: **HGY/2011/0514** Officer: Jill Warren
 Decision: REF Decision Date: 10/05/2011
 Location: 137 Somerford Grove N17 0PT
 Proposal: Demolition of existing disused garage and erection of 2 x three storey three bed dwellinghouses.

WARD: St Anns

Application No: **HGY/2011/0420** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/04/2011
 Location: 49 Black Boy Lane N15 3AP
 Proposal: Use of property as two self-contained flats (Certificate of Lawfulness)

Application No: **HGY/2011/0483** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/05/2011
 Location: 8 Stanhope Gardens N4 1HT
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

Application No: **HGY/2011/0529** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 10/05/2011
 Location: 50 Clarence Road N15 5BB
 Proposal: Erection of rear dormer and subdivision of property into 6 bedroom HMO.

Application No: **HGY/2011/0537** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 10/05/2011
 Location: 452 St Anns Road N15 3JH
 Proposal: Continuation of use of property as minicab office.

WARD: Seven Sisters

Application No: **HGY/2011/0170** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 12/05/2011
 Location: 24a Vartry Road N15 6PT
 Proposal: Erection of first floor side extension and roof extension with alteration to the eaves

Application No: **HGY/2011/0467** Officer: Jeffrey Holt
 Decision: PERM REQ Decision Date: 03/05/2011
 Location: 136 Castlewood Road N15 6BE
 Proposal: Certificate of lawfulness for erection of balcony railings to flat roof

Application No: **HGY/2011/0471** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 13/05/2011
 Location: 1 Wellington Avenue N15 6AS
 Proposal: Erection of first floor and single storey side extension, erection of front / rear dormer to facilitate a loft conversion

Application No: **HGY/2011/0481** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 03/05/2011
 Location: 86 Crowland Road N15 6UU
 Proposal: Erection of single storey rear extension (Householder Application)

Application No: **HGY/2011/0492** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/05/2011
 Location: 25 Clifton Gardens N15 6AP
 Proposal: Erection of front and rear dormers and rear ground floor extension.

Application No: **HGY/2011/0530** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 12/05/2011
 Location: 107 Crowland Road N15 6UR
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/0531** Officer: Jeffrey Holt
 Decision: REF Decision Date: 10/05/2011
 Location: 11 Rostrevor Avenue N15 6LA
 Proposal: Erection of front and rear dormers.

Application No: **HGY/2011/0554** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 17/05/2011
 Location: 4A Craven Park Road N15 6AB
 Proposal: Erection of single storey rear extension.

WARD: Stroud Green

Application No: **HGY/2011/0133** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/05/2011
 Location: 38A Nelson Road N8 9RU
 Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2011/0349** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 04/05/2011
 Location: 31B Lorne Road N4 3RU
 Proposal: Creation of small roof terrace to rear of first floor flat (householder application)

Application No: **HGY/2011/0391** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/04/2011
 Location: Lower Ground Floor Flat 29 Ridge Road N8 9LJ
 Proposal: Demolition of existing rear conservatory and erection of new single storey rear extension.

Application No: **HGY/2011/0432** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 28/04/2011
 Location: 124b Inderwick Road N8 9JY
 Proposal: Erection of rear dormer with insertion of rooflights to front elevation (Householder Application)

Application No: **HGY/2011/0475** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 10/05/2011
 Location: 48 Oakfield Road N4 4QH
 Proposal: Creation of new self-contained basement flat and front and rear lightwell.

Application No: **HGY/2011/0480** Officer: Jeffrey Holt
 Decision: REF Decision Date: 04/05/2011
 Location: 30 Oxford Road N4 3EY
 Proposal: Conversion of existing ground floor workshop and two upper floor offices to a four bedroom house.

Application No: **HGY/2011/0484** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/05/2011
 Location: Stroud Green Primary School, Woodstock Road N4 3EX
 Proposal: Erection of timber canopy in school playground

Application No: **HGY/2011/0559** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 12/05/2011
 Location: 104A Uplands Road N8 9NJ
 Proposal: Erection of two rear dormers

WARD: Tottenham Green

Application No: **HGY/2011/0428** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 28/04/2011
 Location: 117-119 Stamford Road N15 4PH
 Proposal: Erection of single storey rear extension, erection of rear dormer window and conversion of existing building into 3 x one bed flats and 1 x two bed flat.

Application No: **HGY/2011/0440** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/05/2011
 Location: Zenith House, 69 Lawrence Road N15 4EY
 Proposal: Inclusion of D1 use in specified area on 2nd floor for educational purposes.

Application No: **HGY/2011/0464** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/05/2011
 Location: Flat A 24 Dorset Road N15 5AJ
 Proposal: Replacement of existing windows with powder coated aluminium windows (Resubmission)

Application No: **HGY/2011/0595** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/05/2011
 Location: Flat 3 212 High Road N15 4NP
 Proposal: Replacement of existing white framed timber windows with soft wood timber sliding sashes and casement windows.

Application No: **HGY/2011/0609** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/05/2011
 Location: 25 West Green Road N15 5BX
 Proposal: Change of use of upper floors from offices / storage to 1 x three bed flat, extension of retail unit to rear and remodelling of frontage with new entrance door to flat above.

WARD: Tottenham Hale

Application No: **HGY/2011/0272** Officer: Stuart Cooke
 Decision: GTD Decision Date: 05/05/2011
 Location: GLS Depot, Ferry Lane N17 9QQ
 Proposal: Non-material amendments following a grant of planning permission HGY/2007/2250 to amend internal layout, courtyards, roof terraces and gardens, parapet heights, materials, RWPs, retail plinths, stair cores, cleaning and maintenance strategy, brise soleil and balconies to Block C.

Application No:	HGY/2011/0454	Officer:	Jeffrey Holt	Decision Date:	03/05/2011
Decision:	GTD				
Location:	Rear of 1 Malvern Road N17 9HH				
Proposal:	Approval of details pursuant to conditions 4 (Sample of Material), 5 (site investigation report) and 6 (demolition plan/risk assessment) of planning permission HGY/2010/2035.				
Application No:	HGY/2011/0519	Officer:	John Ogenga P'Lakop	Decision Date:	04/05/2011
Decision:	GTD				
Location:	64 Rheola Close N17 9TR				
Proposal:	Replacement of existing windows with new UPVC windows (householder application)				
Application No:	HGY/2011/0572	Officer:	Jeffrey Holt	Decision Date:	18/05/2011
Decision:	GTD				
Location:	596-606 High Road N17 9TA				
Proposal:	Approval of Details pursuant to Condition 13 (access gates) attached to planning permission reference HGY/2010/0201.				
Application No:	HGY/2011/0573	Officer:	Jeffrey Holt	Decision Date:	18/05/2011
Decision:	GTD				
Location:	596-606 High Road N17 9TA				
Proposal:	Approval of Details pursuant to Condition 14 (provision of refuse and waste storage) attached to planning permission reference HGY/2010/0201.				

WARD: **West Green**

Application No:	HGY/2011/0122	Officer:	Jill Warren	Decision Date:	20/05/2011
Decision:	REF				
Location:	462 West Green Road N15 3PT				
Proposal:	Conversion of existing flat into 2 x two bedroom flats with erection of 2nd floor single storey extension.				
Application No:	HGY/2011/0489	Officer:	Tara Jane Fisher	Decision Date:	09/05/2011
Decision:	REF				
Location:	219 Lordship Lane N17 6AA				
Proposal:	Erection of single storey ground floor rear extension.				
Application No:	HGY/2011/0549	Officer:	Tara Jane Fisher	Decision Date:	12/05/2011
Decision:	GTD				
Location:	50 Langham Road N15 3RA				
Proposal:	Conversion of existing 3 flat property into a 5 flat property comprising 1 x studio, 3 x one bed flats and 1 x two bed flat. Erection of rear dormer and insertion of 3 rooflights to front roofslope				

WARD: **White Hart Lane**

Application No:	HGY/2011/0485	Officer:	Jill Warren	Decision Date:	12/05/2011
Decision:	GTD				
Location:	Outside 142 The Roundway, (Opposite Courtman Road) N17 7HG				
Proposal:	Display of 2 x internally illuminated signs				

Application No: **HGY/2011/0588** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 20/05/2011
 Location: 22 Norfolk Close N13 6AN
 Proposal: Erection of rear dormer with alterations to roofslope to convert from hip to gable and insertion of 2 x rooflights to front elevations.

Application No: **HGY/2011/0589** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 20/05/2011
 Location: 22 Norfolk Close N13 6AN
 Proposal: Erection of rear single storey extension.

WARD: Woodside

Application No: **HGY/2011/0300** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/04/2011
 Location: 96 White Hart Lane N22 5RL
 Proposal: Conversion of existing public house into 6 self-contained flats incorporating 2 new dormers and lightwells.

Application No: **HGY/2011/0433** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/04/2011
 Location: 92 Eldon Road N22 5EE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/0482** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 28/04/2011
 Location: Opposite 116 Station Road N22 7SX
 Proposal: Creation of temporary crossover from Station Road onto Wood Green Common.

Application No: **HGY/2011/0509** Officer: Subash Jain
 Decision: GTD Decision Date: 06/05/2011
 Location: Greenside House 50 Station Road N22 7TR
 Proposal: Removal of the existing chillers and pumps, removal of the existing air conditioning plant & installation of the modern air conditioning plant on the roof and erection of the metal screening on the roof terrace of Greenside House. (Amended description)

Application No: **HGY/2011/0591** Officer: Subash Jain
 Decision: REF Decision Date: 19/05/2011
 Location: 25 White Hart Lane N22 5SL
 Proposal: Formation of vehicle crossover.



Haringey Council

Agenda item:

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Planning Committee	On 14th June 2011
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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
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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 16th May 2011 Planning Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by: *Paul Smith*

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

Contact Officer: **Ahmet Altinsoy**

Development Management Support Team Leader

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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Planning Committee 14 June 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

April 2011 Performance

In April 2011 there were 109 planning applications determined, with performance in each category as follows -

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

67% of minor applications were determined within 8 weeks (18 out of 27 cases)

78% of other applications were determined within 8 weeks (63 out of 81 cases)

For an explanation of the categories see Appendix I

Year Performance – 2011/12

In the financial year 2011/12, up to the end of April, there were 109 planning applications determined, with performance in each category as follows -

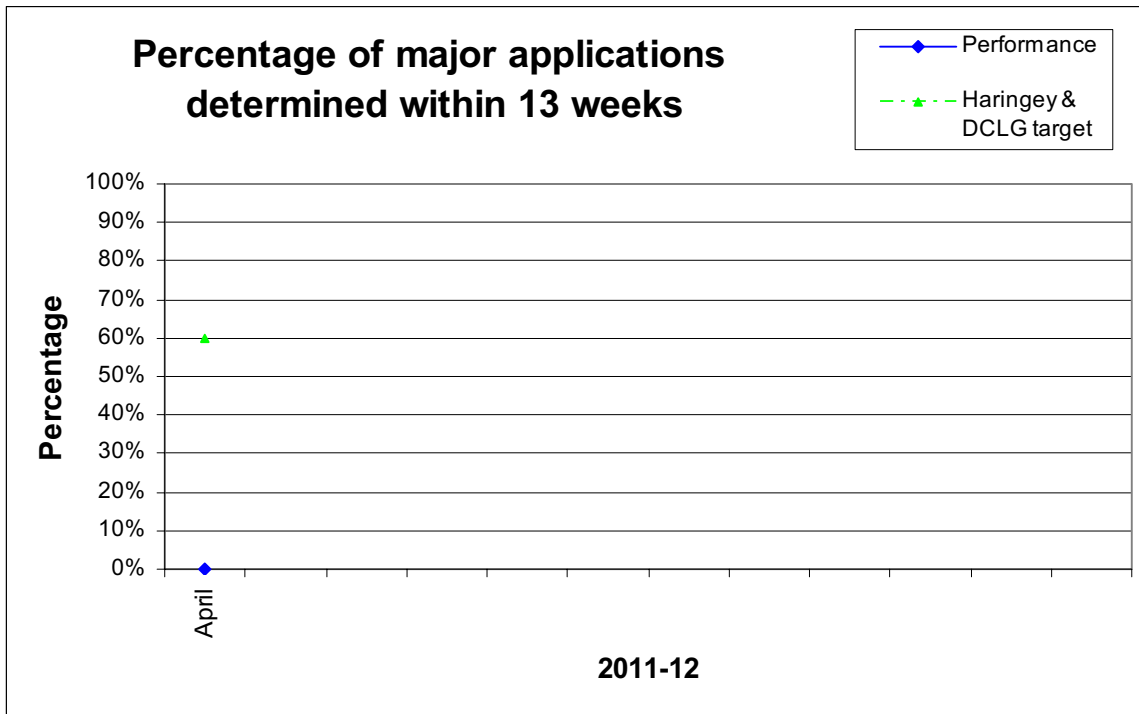
0% of major applications were determined within 13 weeks (0 out of 1)

67% of minor applications were determined within 8 weeks (18 out of 27 cases)

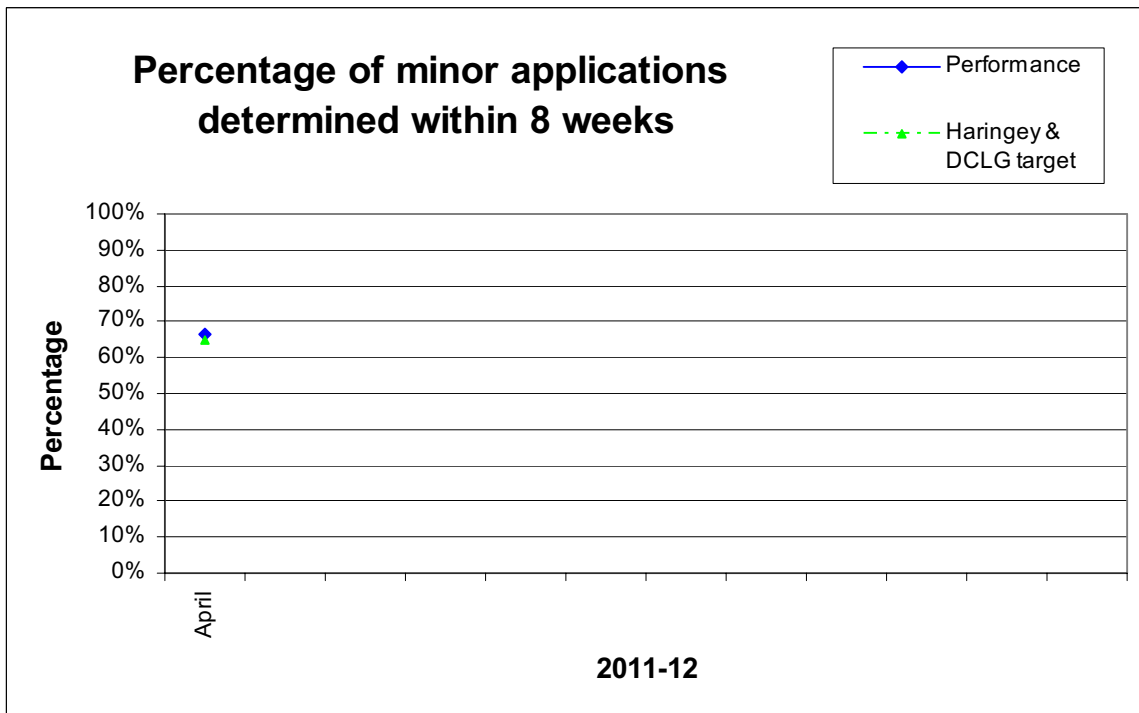
78% of other applications were determined within 8 weeks (63 out of 81 cases)

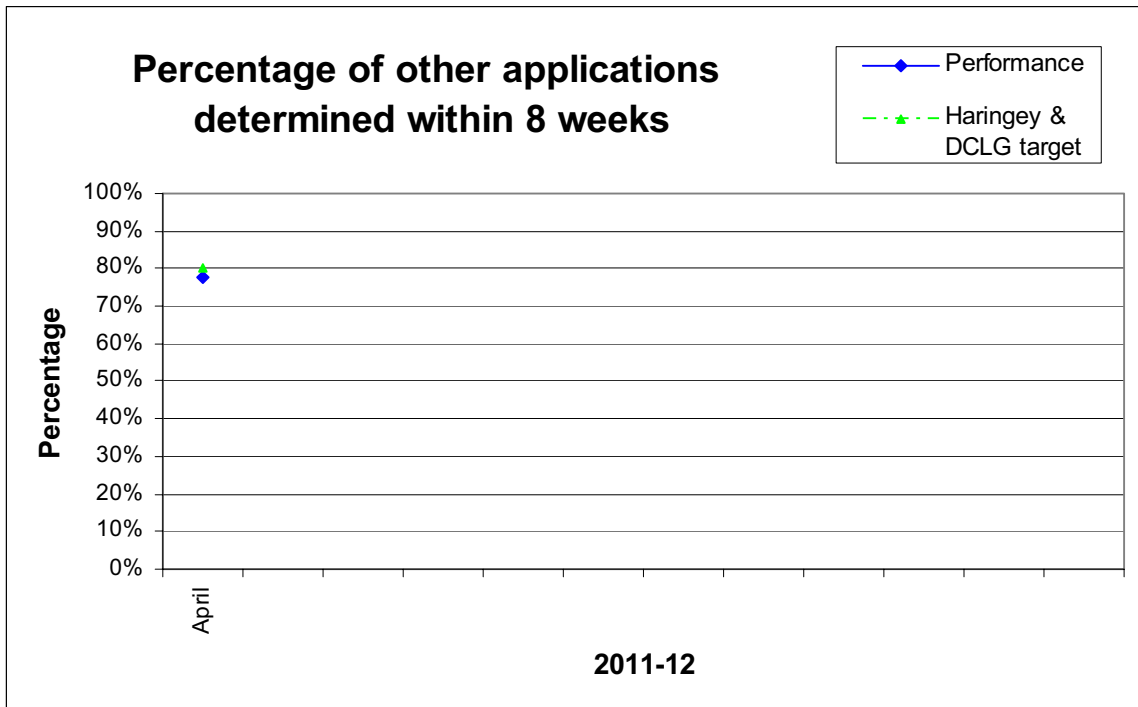
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2011/12



Minor Applications 2011/12



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

In the 12 month period May 2010 to April 2011 there were 1787 planning applications determined, with performance in each category as follows -

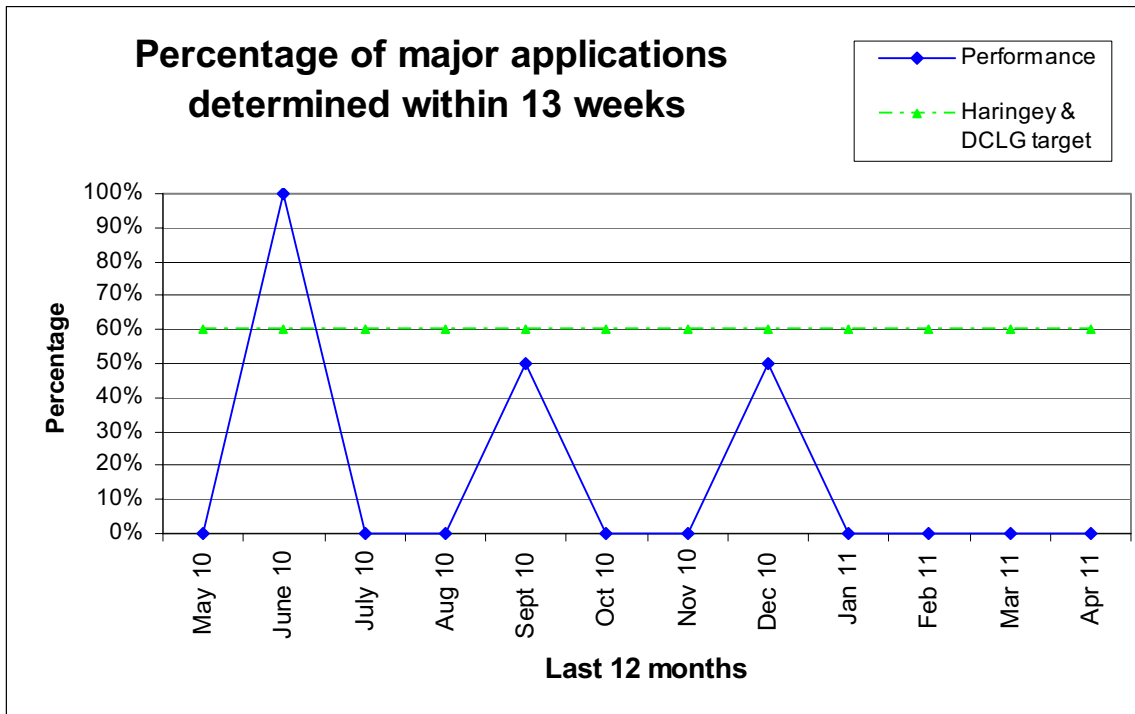
33% of major applications were determined within 13 weeks (3 out of 9)

78% of minor applications were determined within 8 weeks (297 out of 382 cases)

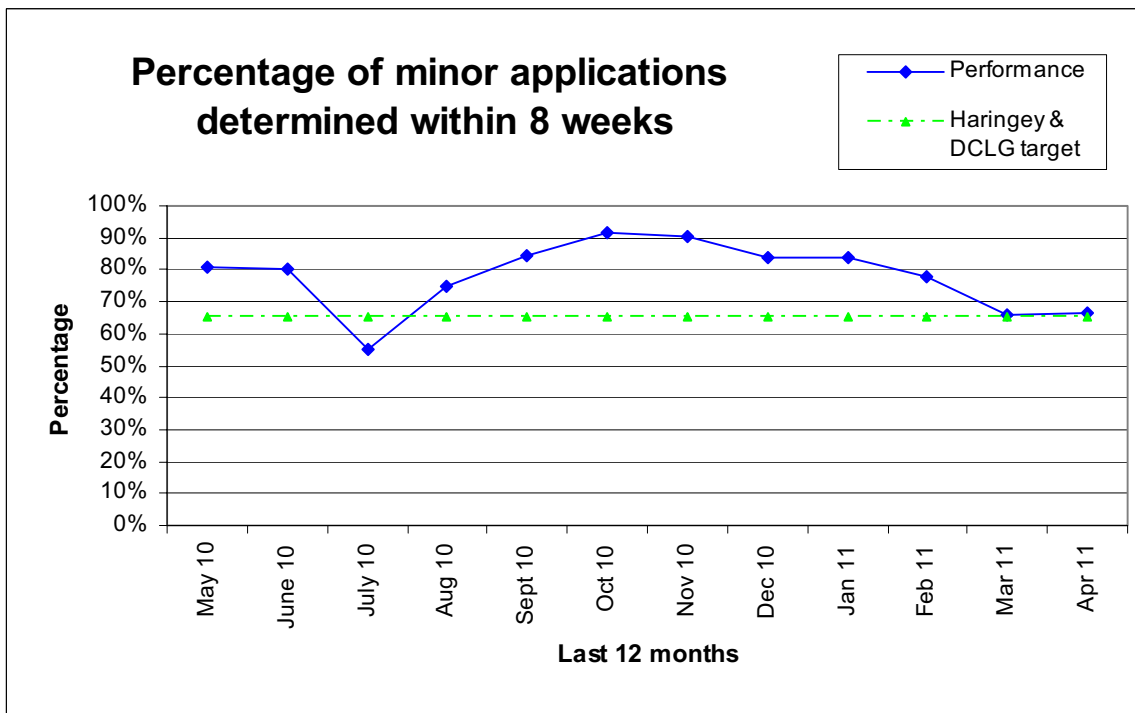
84% of other applications were determined within 8 weeks (1173 out of 1396 cases)

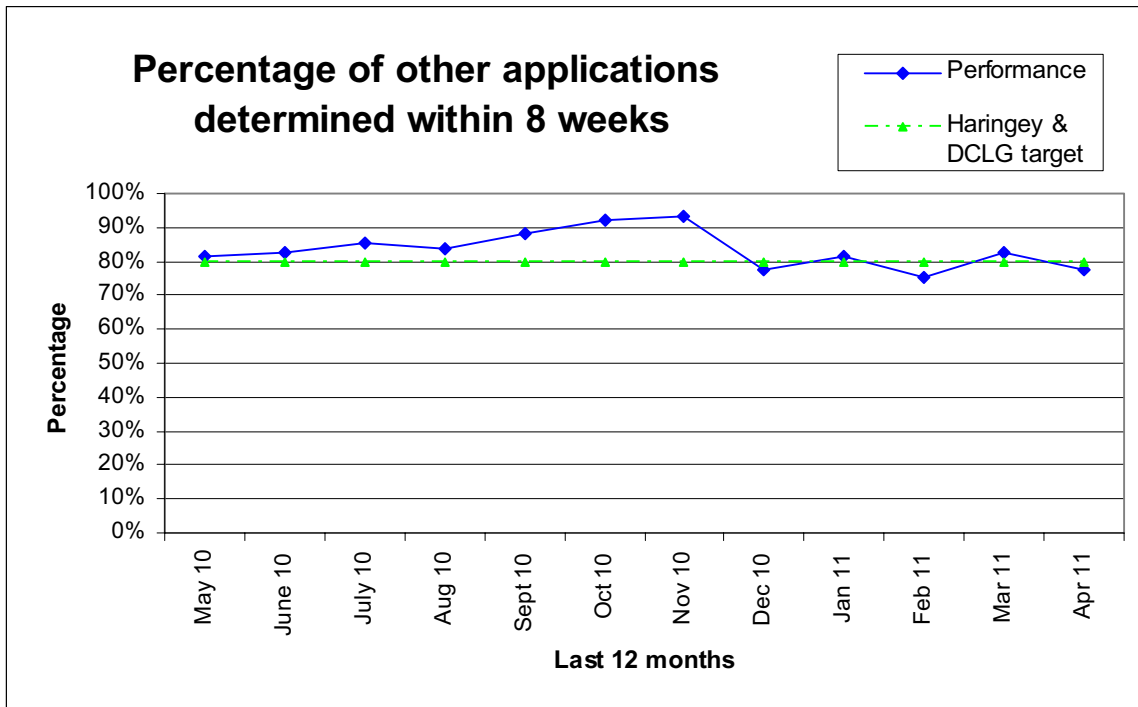
The 12 month performance for each category is shown in the following graphs:

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 2011/12.

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 2011/12 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

April 2011 Performance

In April 2011, excluding Certificate of Lawfulness applications, there were 92 applications determined of which:

65% were granted (60 out of 92)

35% were refused (32 out of 92)

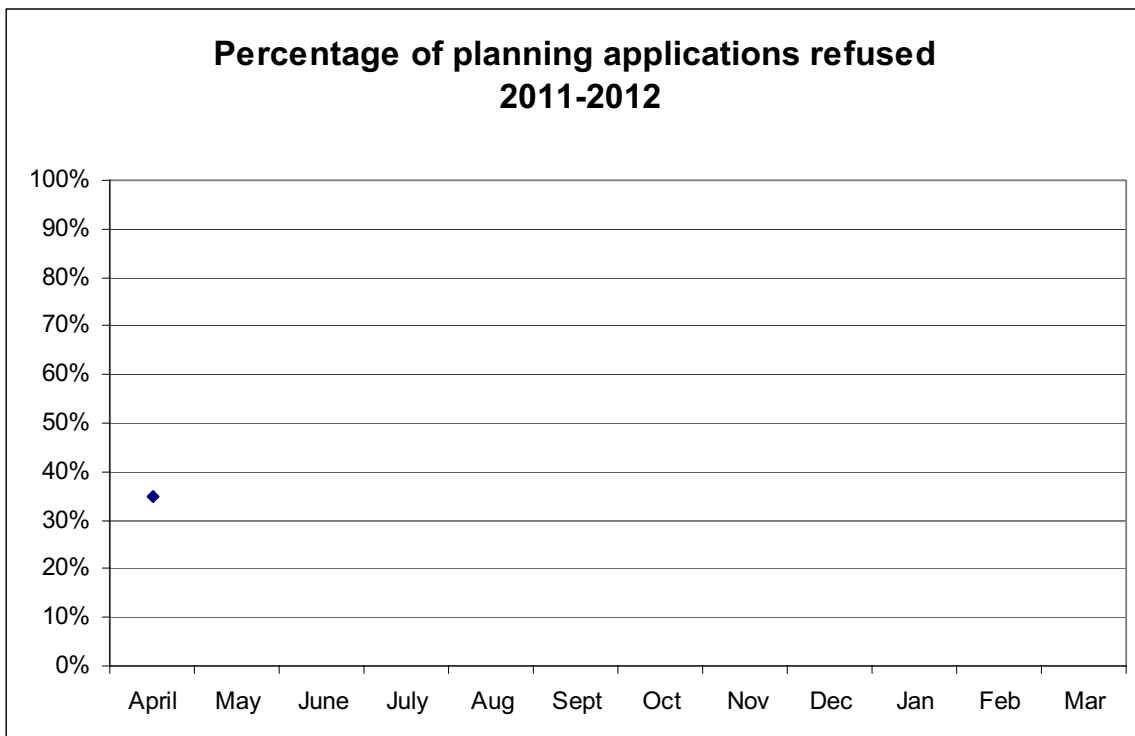
Year Performance – 2011/12

In the financial year 2010/11 up to the end of April, excluding Certificate of Lawfulness applications, there were 92 applications determined of which:

65% were granted (60 out of 92)

35% were refused (32 out of 92)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

April 2011 Performance

In April 2011 there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

0% of appeals allowed on refusals (0 out of 5 cases)

100% of appeals dismissed on refusals (5 out of 5 cases)

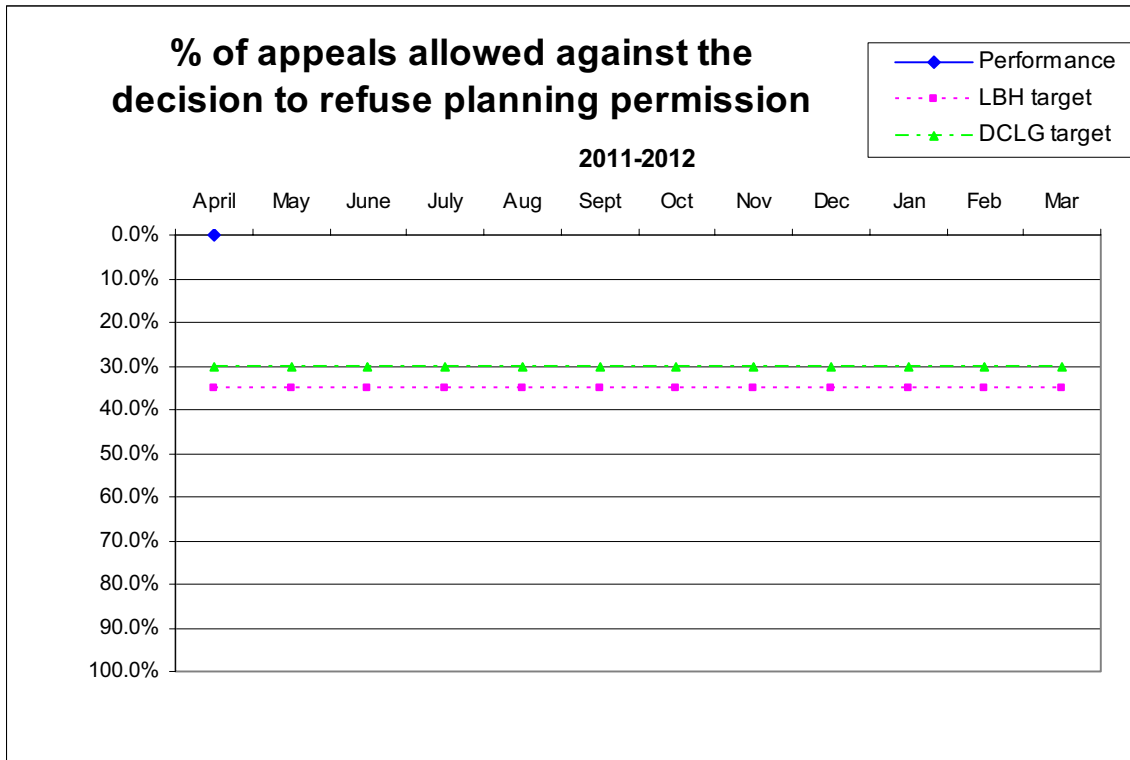
Year Performance – 2010/11

In the financial year 2011/12, up to the end of April, there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

0% of appeals allowed on refusals (0 out of 5 cases)

100% of appeals dismissed on refusals (5 out of 5 cases)

The monthly performance is shown in the following graph:



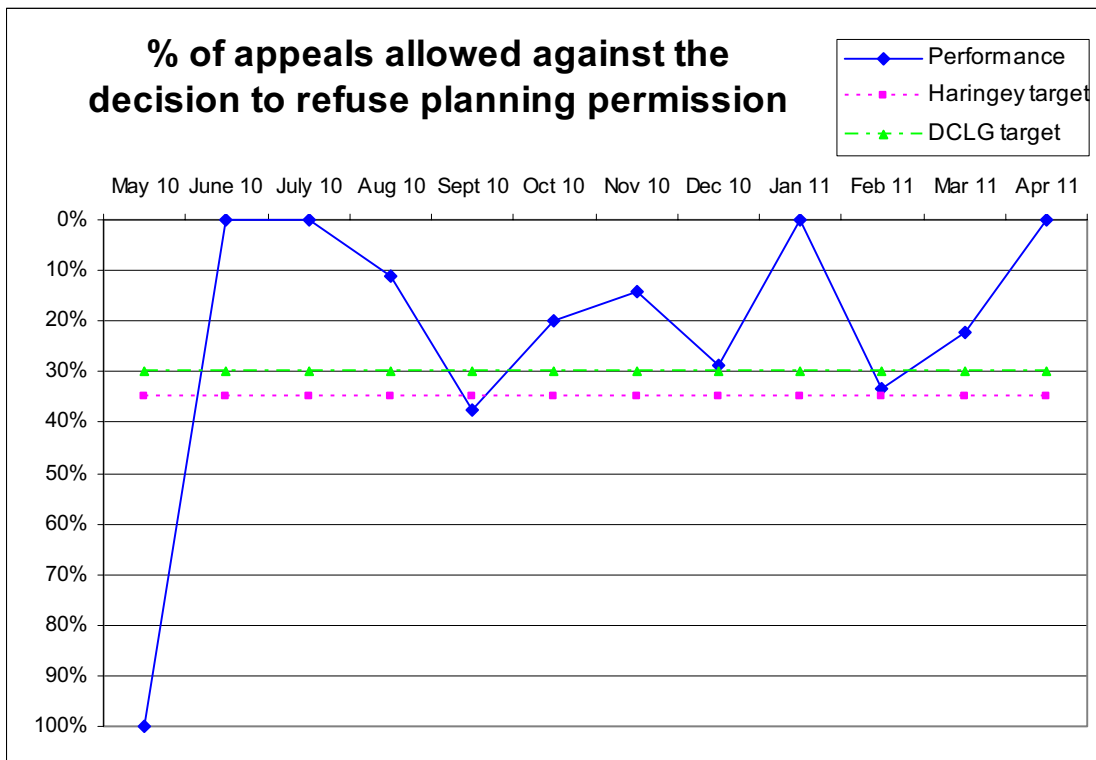
Last 12 months performance – May 2010 to April 2011

In the 12 month period May 2010 to April 2011 there were 80 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

21.3% of appeals allowed on refusals (17 out of 80 cases)

78.8% of appeals dismissed on refusals (63 out of 80 cases)

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



Background/Targets

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

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

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

Haringey has set its own target for 2011/12 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

The target set by Haringey for 2011/12 is 35%

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

Planning Committee 14 June 2011

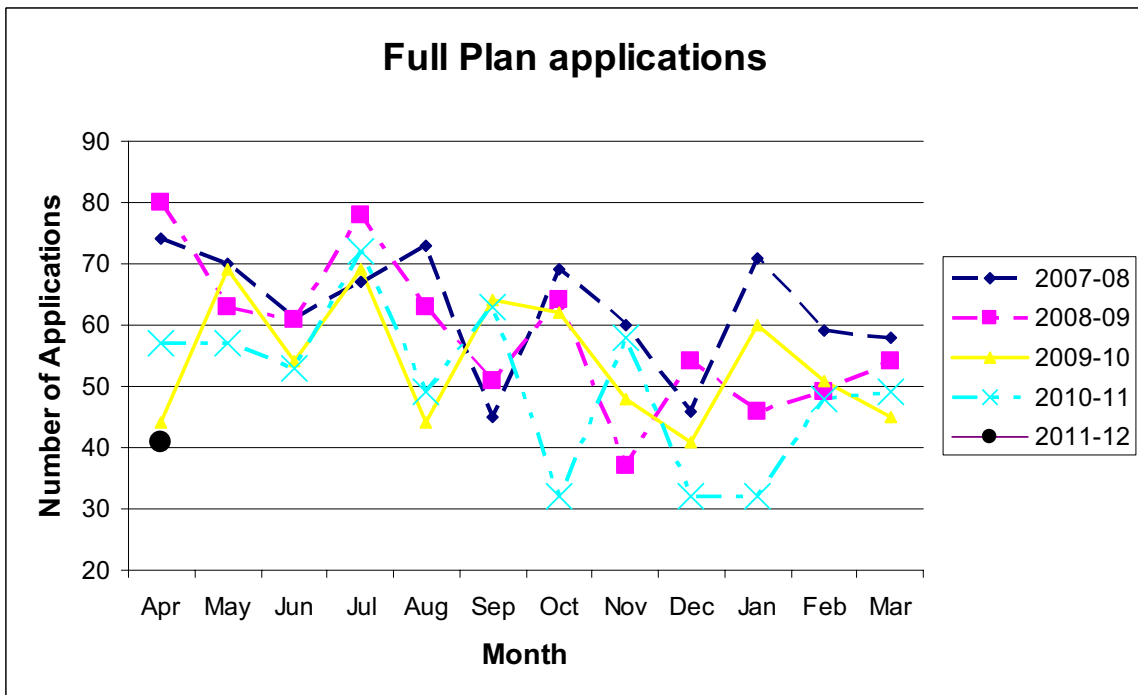
Building Control Performance Statistics

April 2011 Performance

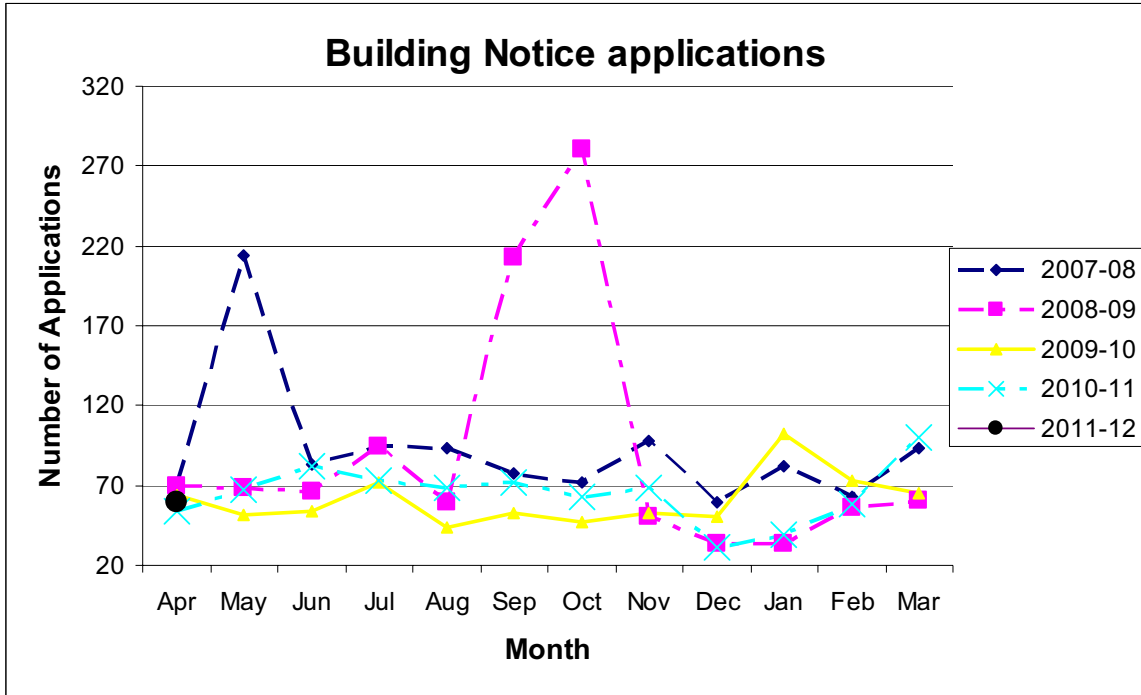
In April 2011 Building Control received 218 applications which were broken down as follows:-

- 41 Full Plans applications;
- 60 Building Notice applications;
- 44 Initial Notices and
- 6 Regularisation applications.

The trend for the number of Full Plan applications received in 2011-12 and for the previous four years is shown on the following graph:



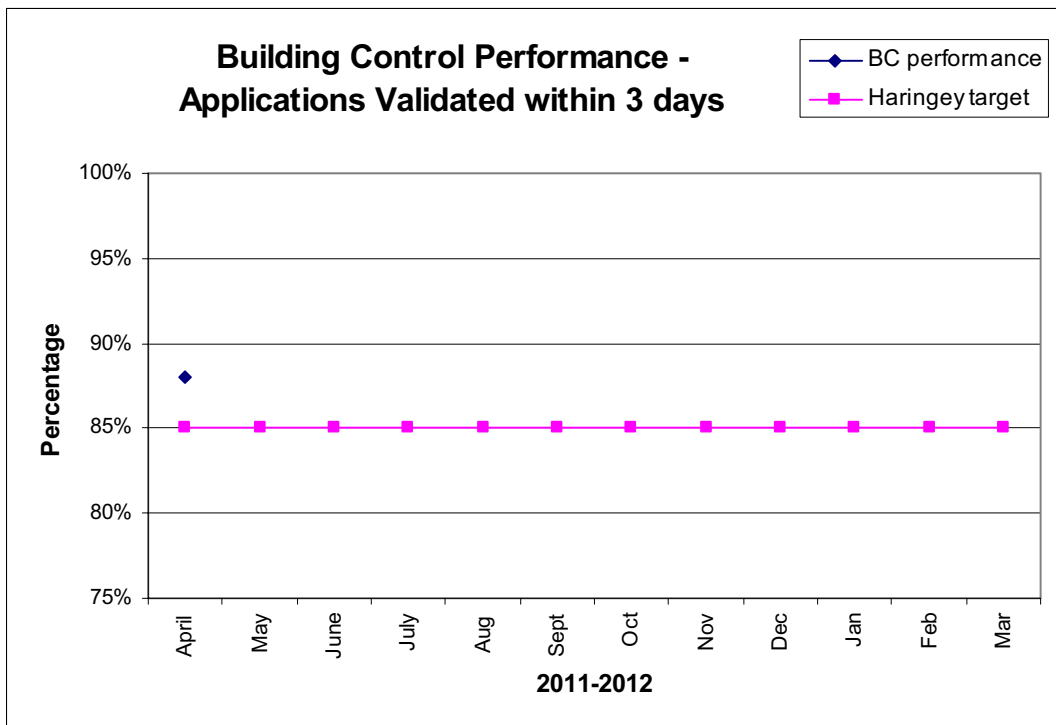
The trend for the number of Building Notice applications received in 2011-12 and for the previous four years is shown on the following graph:



Performance on applications received in April was as follows:

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

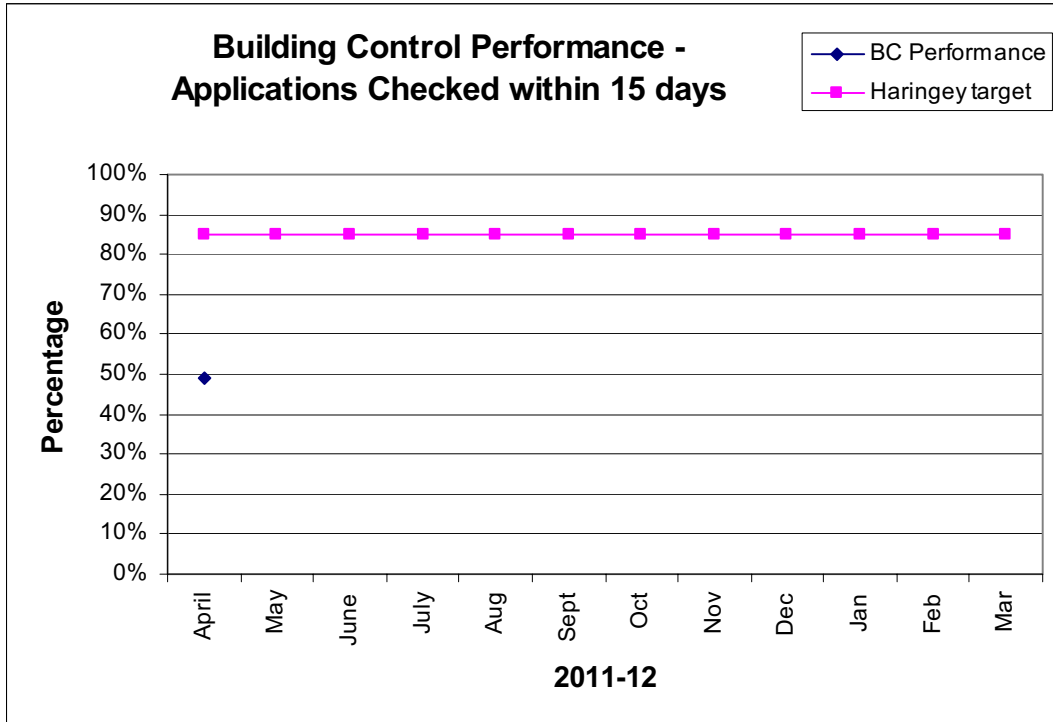
The monthly performance is shown in the following graph:



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

49% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



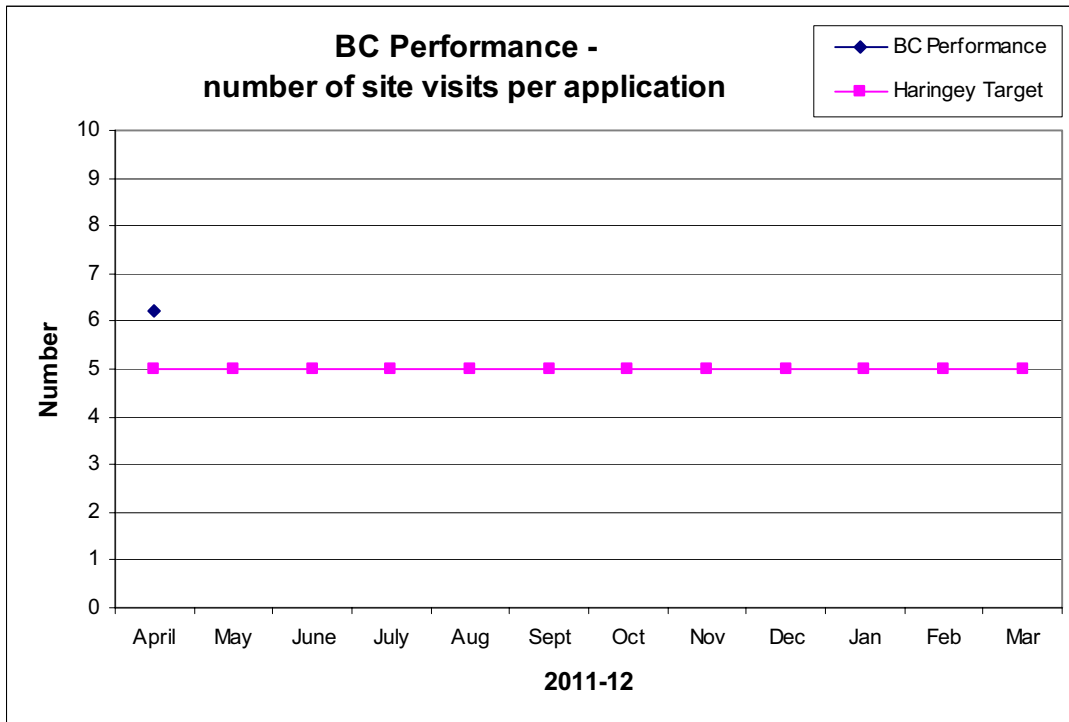
Within the same period, Building Control also received:

Notification of 9 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in April 2011, there were 75 commencements and 634 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in April 2011 the average number of site visits per application was 6.2 (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

April 2011

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED (S188)

1. 66 Wightman Road N4-change of use SFD to 9 flats
2. 449E Green Lanes N4-change of use dentists surgery to a self-contained flat
3. 95 Birkbeck Road N4- change of use from 2 to 4 self-contained flats
4. 122 Mount Pleasant Road N17-change of use from SFD to 2 flats and use of outbuilding as self-contained flat
5. 163 Roseberry Avenue N17-change of use from SFD to guest house

BREACH OF CONDITION NOTICE SERVED

None

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 DECISIONS

None

PROSECUTION OUTCOMES

403 Lordship Lane N17-£3,150 fine £1,459 costs

CAUTIONS

110-118 Myddleton Road N22-£1,285 costs

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Haringey Council

Agenda item:

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Planning Committee

On 14th June 2011Report Title. **Planning Enforcement Update**Report of: **Anne Lippitt** interim Director of Urban Environment

Report Authorised by:


Marc Dorfman
Assistant Director Planning & Regeneration

 Contact Officer : **Myles Joyce**
Planning Enforcement Team Leader

Tel: 020 489 5102

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

- 1.1. To inform Members on Planning Enforcement's progress in maintaining service delivery 2010/11.
- 1.2. To inform Members that with effect from 16 May 2011, the Planning Enforcement Team has been managed by the Development Control Service in Planning and Regeneration.

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

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

3. Recommendation

3.1. That member's note 2010/11 performance of the Planning Enforcement team and that team is now managed by Development Control Service in Planning and Regeneration.

4. Reason for recommendation

4.1. Excellent progress has been made in managing the number of open cases which was 241 at 31st March 2011.

5. Other options considered

5.1. Not applicable

6. Summary

6.1. This report advises members on service performance for the entire financial year 2010/11 and the management within Development Management within Planning and Regeneration from 16 May 2011.

7. Head of Legal Services Comments

7.1 The Head of Legal Services notes the contents of this report.

8. Equalities & Community Cohesion Comments

8.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance 2010/11.

9. Consultation

9.1 The report identifies steps to consult service users.

10. Service Financial Comments

10.1 The service will continue to ensure that Planning Enforcement remains within budget. The report explains that during 2010-11 that the removal of the £71K complement from Planning and Regeneration led to the loss of 1.5 staff members. A team restructure was undertaken during the autumn of 2010 and completed in December 2010. Despite this significant reduction in staff resources the outputs and quality of the service have been largely maintained.

11 Use of appendices /Tables and photographs

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

Appendix 2 – 2010/11 Performance indicators

Appendix 3 - 2010/11 Outcomes of Planning Enforcement Closed Cases

Appendix 4 – Table showing planning enforcement prosecution & caution outcomes

12Local Government (Access to Information) Act 1985

12.1 Case files held by the Team Leader for Planning Enforcement

13. Planning Enforcement Performance

- 13.1 Appendix 1 provides a table showing cases still open by the year the case was opened. Our current caseload is 241. These include 168 cases received in 2010/11 which remain open and 65 cases received from before April 2010 which remain open. Eight cases opened before 2007 remain open and non compliant. All of these cases are at an advanced stage and actions against these are ongoing. The overall caseload compares favourably with the end of 2009-2010 when the overall caseload was 301. The number of cases one or more years old at approximately 25% of the overall live caseload is encouraging especially given the maintenance of a high degree of formal enforcement action and the loss of 1.5 members of staff and the resultant increased overall workload for existing staff.
- 13.2 Appendix 2 reports on Planning Enforcement's performance indicators. Performance remains broadly consistent across the suite of indicators. There has been a slight decline in the proportion of cases resolved within 8 week and 6 month. However this is largely explained by the resolution of a significant number of older cases which were beyond the 6 month cut-off.
- 13.3 Customer feedback response remained very low and did not provide any real insight into general perception by service users. The Enforcement Response Service Manager had contacted a random sample of clients whose cases have been closed. Responses still remain too low to provide a representative sample.

- 13.4 Appendix 3 is a table of closed cases 2010/11 by outcomes. Of the cases closed 54% was due to no breach, or those allowed under permitted development rights. Of the cases closed, 7% was due to immunity from enforcement action. In 19% of the cases closed, it was considered that enforcement action was not expedient and 20% were closed as a result of compliance, remediation or regularisation of the development including formal enforcement action.
- 13.5 Appendix 4 is a table of planning enforcement prosecution and caution outcomes. As the table shows, good progress of cases through prosecution has been made. During 2010-11 the total fines accrued for convictions was £36,900 and the total costs awarded to the Council was £16,415.50. In addition, costs recovered by the Council when defendants accepted simple cautions was £8784.63.

Other matters

- 13.6 During the 2009-2010 Development Management undertook a process of revoking Established Use Certificates at several properties where it was found that the evidence submitted which led to their issue was false. Enforcement Action was taken in the autumn of 2010 and the following progress has been made:
- 10 Hampden Lane N17 Prosecuted and convicted. Notice now complied with
 - 69 Roseberry Gardens Enforcement Appeal withdrawn. Notice complied with
 - 13 Harringay Gardens Enforcement Appeal withdrawn. Notice now in breach
 - 82 Warham Road Enforcement Appeal allowed. Case closed
 - 49 Warham Road Enforcement Appeal ongoing
- 13.7 It is worth noting that the decision to revoke has been upheld on all of the above. 82 Warham Road was allowed due to material planning considerations outweighing development plan policy. The grounds of challenge which if successful would undermine the decision to revoke the Certificates has been upheld on each appeal or the appeal has been withdrawn. The Planning Inspectorate awarded costs against the appellant to the Council incurred during the course of the Enforcement Appeal.

Appendix 1 – Table demonstrating Planning Enforcement Caseload

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
sub total 2001/2 - 2003/4	2064	0
2004/2005	898	1
2005/2006	939	5
2006/2007	686	2
sub total 2004/5- 2006/7	2523	8*
2007/2008	914	7
2008/2009	1052	23
sub total 2007/8 - 2008/9	1966	30
2009-2010	878	35
2010-2011 (up to 31.03.11)	758	168
Total for all years		241

***Of the 8 open cases pre 2007**

- 1 warrant case
- 3 convictions secured-sent for re-prosecution (bundles submitted to Legal Services)
- 1 convicted for the 2nd time
- 1 case referred to Crown Court for confiscation proceeding under Proceedings Of Crime Act (POCA)
- 1 owner bankrupt- Further liaison with receivers to take place to ensure compliance.
- 1 appeal against conviction and sentence allowed Enforcement Notice re-issued.

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

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2010/11
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	322 (40%)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	10% of closed cases to be contacted by the service manager
ENF PLAN 4	Cases closed within target time of 6 months	80%	619 (77%)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	573 (76%)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	95%
Performance Indicator Number	Performance Indicator description	Performance output year 2010/11	
ENF PLAN 7	Number of Planning Contravention Notices served	88	
ENF PLAN 8	Number of Enforcement Notices Served	68	
ENF PLAN 9	Number of enforcement notices appealed	23	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	3	
ENF PLAN 10a	Number of Enforcement Appeals Allowed	5	
ENF PLAN 10b	Number of Withdrawn Appeals	3	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	31	
ENF PLAN 12	Number of Notices (Other) served	28	

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

Closure reason	Output 2010/11
No breach/Permitted Development	439 (54%)
Not expedient	152 (19%)
Compliance/ Remediation/Regularisation	155 (20%)
Immune from enforcement action	60 (7%)
Total	806



Haringey Council

Appendix 4- Table demonstrating planning enforcement prosecution & caution outcomes

No	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Northumberland Park	Lorcan Lynch	s.179 TCPA 1990	1 Bruce Castle Road N17	Sentence deferred due to POCA application	POCA procedure throughout 2011	
Seven Sisters	Myles Joyce	s.179 TCPA 1990	101 Lealand Road N15	Warrant case Trial 4.11.11 committal hearing	N/A	
Bruce Grove	Patrick Sullivan	s179 TCPA 1990	36 Downhills Park Road	Hearing 21.12.10	Possible compliance/caution	
Harringay	Myles Joyce	s179 TCPA 1990	11 Burgoyne Road N4	Moved from Mags to Crown Court	Crown Court Trial June 2011	
Harringay	Myles Joyce	s179 TCPA 1990	74 Umfreville Road	Convicted fine 8K 2,300 costs	PP for reduced dormer	
Harringay	Lorcan Lynch	s179 TCPA 1990	8 Harringay Gardens N4	Adjourned to 15.12.10 for compliance- part complied planning appeal pending	Trial June 2011	
Northumberland Park	Lorcan Lynch	s.179 TCPA 1990	9 Heybourne Gardens N17	Sentence deferred due to POCA application	POCA 2011	

Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	135 Tower Gardens Road N17	Warrant case	N/A	
Bounds Green	Fortune Gumbo	S179 TCPA 1990	100 Myddleton Road	Trial April 2011		
Muswell Hill	Myles Joyce	S179 TCPA 1990	2 Goodwyns Vale N10	Found guilty Sentence deferred for confiscation proceedings	POCA proceedings commenced	
Seven Sisters	Myles Joyce	S179 TCPA 1990	Rear of 101 Lealand Road N15	Crown Court Trial	18 th May 2011	
Northumberland Park N17	Myles Joyce	S179 TCPA 1990	180 Park Lane N17	Convicted and fined £1000 and £867 costs	No September 2011 to comply	
White Hart Lane	Fortune Gumbo	s.179 TCPA 1990	31 Siward Road N17	Warrant case	N/A	

Ward	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action	Reason for closure	Successful result (Y/N)
Tottenham Hale	Myles Joyce	s.179 TCPA 1990	10 Hampden Lane N17	Convicted x3 2.5K fine 857 costs	Notice Complied With	Y
Tottenham Green	Myles Joyce	s.179 TCPA 1990	Unit 4 Gaunson Hse Markfield Road N15	Convicted Fine plus 1K costs Rev Donker £100 fine plus £100 costs	Notice complied with	Y
Harringay	Patrick Sullivan	s.179 TCPA 1990	41 Umfireville Road N4	Convicted 11.8.10 fine £300 plus 300 costs	Notice complied with	Y
Fortis Green	Myles Joyce	s179 TCPA 1990	320 Dukes Mews N10	Convicted (2 nd time) 1K fine plus 1K costs	Notice complied with	Y
Crouch End	Myles Joyce	s.179 TCPA 1990	23 Mount View Road N8	Complied costs paid £1,580	Notice complied with	Y
Bounds Green	Patrick Sullivan	s.179 TCPA 1990	12 Buckingham Road N22	Caution accepted £606 costs	Notice Complied With	Y
Harringay	Patrick Sullivan	s.179 TCPA 1990	136 Falkland Road N22	Caution accepted costs paid 14.4.10	Notice complied with	Y
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	11 Cumberton Road N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
White Hart Lane	Fortune Gumbo	s179 TCPA 1990	210 Devonshire Hill Lane N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
Bounds Green	Fortune Gumbo	s179 TCPA 1990	68 Myddleton	Caution	Notice	Y

Harringay	Myles Joyce	s.179 TCPA 1990	N22	66 Wightman Road N4	accepted costs paid 14.4.10 Convicted 9k fine, 1,400 costs	complied with Appeal against conviction allowed. Enforcement Notice failed.	N
Tottenham Green	Myles Joyce	s179 TCPA 1990		101 West Green Road N15	Caution accepted costs paid 14.4.10	Notice complied with	Y
Northumbe Park	Myles Joyce	s179 TCPA 1990		2 Park Ave Road N17	Caution accepted costs paid 14.4.10	Notice complied with	Y
Bruce Grove	Micheal Amadi-Wuche	s179 TCPA 1990		501 High Road N17	Cost Contribution paid	Notice complied with	Y
Harringay	Lorcan Lynch	s179 TCPA 1990		7 Coningsby Road N4	6.5.10 Caution accepted costs paid	Notice complied with	Y

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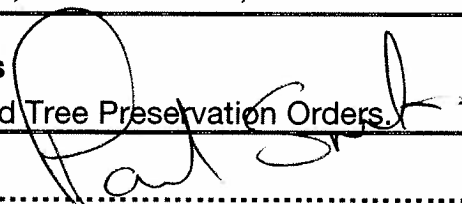
Haringey Council

Agenda item:

[]

Planning Committee

On 14th June 2011

Report Title: Town & Country Planning Act 1990	
Town & Country Planning (Trees) Regulations 1999	
Report of: Anne Lippitt interim Director of Urban Environment	
Wards(s) affected: St Ann's	Report for: Planning Committee
1. Purpose	
The following report recommend Tree Preservation Orders be confirmed.	
2. Summary	
Details of confirmation of Tree Preservation Orders against trees located at:	
1. St Ann's Hospital, St. Ann's Road, N15	
3. Recommendations	
To confirm the attached Tree Preservation Orders.	
Report Authorised by:	
 Marc Dorfman Assistant Director Planning & Regeneration	
Contact Officer: Ahmet Altinsoy	
Development Management Support Team Leader	Tel: 020 8489 5114
4. Local Government (Access to Information) Act 1985	
With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.	
The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 5114.	

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: St Ann's Hospital, St Ann's Road, N15

Species: W1 – Woodland (Various species)
T1 – T12 – Sorbus domestica (True Service Tree)

Location: Individual trees, 70 - 100

Condition: Good

The Council's Arboriculturalist has reported as follows:

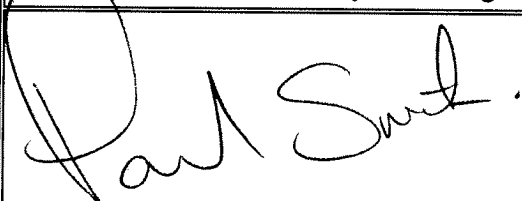
A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for their age and species, and have a predicted life expectancy of 70 – 100 years (indefinite for woodland).
3. The trees are suitable to their location.
4. The individual trees are particularly rare and have important historic value for the local area.

2 letters of support have been received in regard to the TPO.

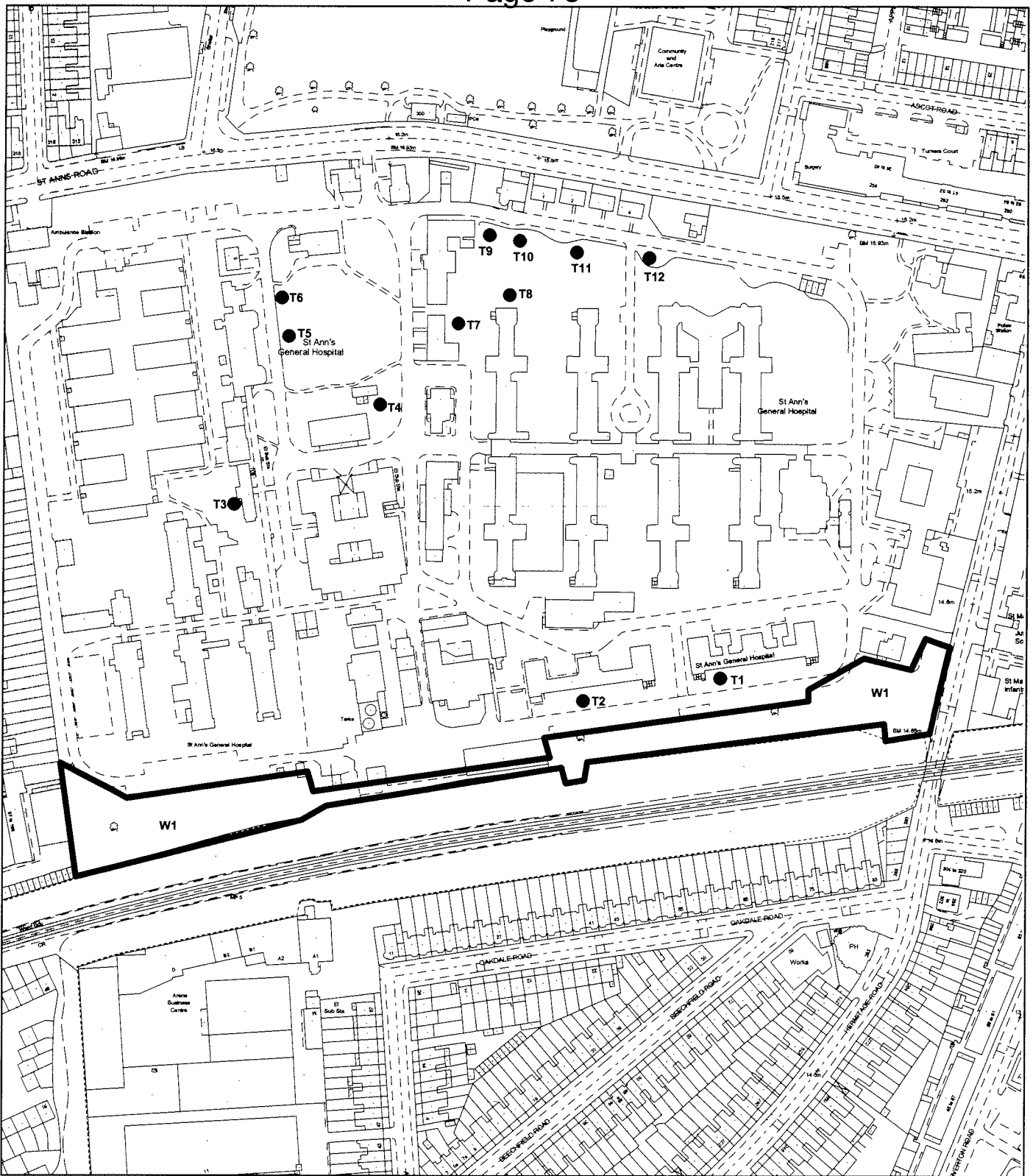
RECOMMENDATION

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
St Ann's Hospital, St Ann's Road, N15
W1 - Woodland (Various Species), T1 - T12 - Sorbus domestica (True Service Tree)

**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	14/06/2011

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Planning Committee 14 June 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0563	Ward: Alexandra
Address: 1 Parham Way N10	
Proposal: Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mrs Gonzalez	
Ownership: Private	
Date received: 23/03/2011	Last amended date: N/A
Drawing number of plans: 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 269/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2	
Case Officer Contact: Tara Jane Fisher	
PLANNING DESIGNATIONS: Conservation Area	
RECOMMENDATION: GRANT PERMISSION subject to conditions	
<p>SUMMARY OF REPORT:</p> <p>The proposal is for the demolition of an existing large bungalow and a row of 11 garages on a site which front onto Parham Way and for the erection of a terrace of 4 new houses. This application follows on from two previously refused and dismissed schemes for this same site. The current scheme is largely very similar in design, footprint and depth to last refused/ dismissed scheme, expect for changes in the design of dormers to the front roof slope which have been made to address issues of privacy and outlook in relation to a terrace of 4 properties located directly opposite the application site. Bearing in mind this change and comments within the previous appeal decisions the position, scale, mass and detailing of the proposed terrace is now considered acceptable and will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers. The design of the proposed dwelling while slightly of a more modern style will have an acceptable relationship with the character and appearance of the small private road and will preserve the character and appearance of this part of the Conservation Area. The existing road and its associated access and egress arrangements are considered suitable for the purposes of catering for the vehicular movement for the 4 current and 4 proposed dwellings.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on Parham Road, which is a private road that runs between Rosebery Road and Grove Avenue. The property is situated within the Muswell Hill Conservation Area. The application site is situated behind residential properties fronting Grove Avenue and Rosebery Road.
- 1.2 The site is currently occupied by a large bungalow with an attached garage. There are a number of trees growing on and adjacent to the site. The two large willow trees previously situated in the lawn area in front of the existing house have now been removed. A row of garages is situated along the Southern boundary of the site and it is understood that these are used by the landowner and are not rented out. A modern terrace of four dwellings is positioned to the south of the site on the opposite side of Parham Way.
- 1.3 The surrounding area consists principally of terraced and semi-detached two and three storey Victorian and Edwardian houses. Rosebery Road is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. The houses along this road have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. Grove Avenue is a residential road consisting of semi-detached or terraced houses with hipped roofs and decorative ridges, repeated forms of gables, projections, bays and porches.

2. PLANNING HISTORY

- 2.1 The planning history for the site is as follows:

HGY/2001/1568 -Erection of a garage with electric gate adjoining –Approved 18/12/01

HGY/2005/1331 – Demolition of existing buildings and erection of 4 x 3 storey, 4 bedroom houses with integral garages (amended description) – Refused 26/10/2005– Dismissed on appeal 20th June 2006 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1993 - Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works. – Refused 18/06/2010 - Dismissed on appeal 28th January 2011 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1994 - Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works – Refused 18/06/2010

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

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

3.2 London Plan- 2008 (Incorporating Alterations)

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

3.3 Unitary Development Plan

G1 Environment
 G2 Development and Urban Design
 G3 Housing Supply
 UD3 General Principles
 UD4 Quality Design
 HSG1 New Housing Development
 HSG9 Density Standards
 M10 Parking for Development
 OS17 Tree Protection, Tree Masses and Spines
 CSV1 Development in Conservation Areas

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG2 Conservation and Archaeology
 ‘Housing’ SPD October 2008
 SPG8b Materials
 SPG 7a Vehicle and Pedestrian Movement
 SPG9a Sustainability Statement

4. CONSULTATION

Internal	External
Ward Councillors Transportation Group Cleansing Building Control Borough Arboriculturalist Conservation Team Trees	London Fire Brigade <u>Amenity Groups</u> Muswell Hill CAAC Muswell Hill/ Fortis Green Residence Association

	<p><u>Local Resident</u> 11 – 39 (o), 33a, 2 – 30 (c) Grove Avenue, N10 101 – 135 (o), 76 – 84 (e) Rosebery Road, N10 121 a, b, c Rosebery Road, N10 53 – 81 Dukes Avenue, N10 2,4,6,8 Parham Way, N10</p>
--	---

5. RESPONSES

Transportation

- 5.1 The proposal is similar to a scheme submitted under previous planning application HGY/2009/1993. Highway and transportation comments made in relation to the previous application identified that the site has a low level of accessibility to public transport services. However, the site does not fall within an area that has been identified within the Haringey Council adopted UDP (2006) as that suffering from high on-street parking pressure. Furthermore, the applicant has made provision for 1 parking space per unit in line with Haringey Council parking standards. The Council's Transportation Team have subsequently considered that the proposed development is not likely to have any significant impact on parking demand within the vicinity of the site.
- 5.2 It has been noted that the applicant's proposes gaining vehicular access to Parham Way via Rosebery Road instead of Grove Avenue. This section of Parham Way does have some localised narrowing, but generally measures in excess of the 4.1 m required to allow two vehicles to pass each other. It has also been noted that the proposed use would generate less traffic than that associated with the use of the 11 garages currently on the site. Given that there is adequate provision for vehicles to pass and the volume of traffic is likely to remain low, Parham Way is considered suitable for the purposes of catering for the vehicular and pedestrian traffic generated from this development. Therefore, the highway and transportation authority do not wish to raise any objections to the above proposal.

Building Control

- 5.3 Access for Fire Brigade vehicles to the proposed development requires the access roadway to be minimum 3.7 metres wide between kerbs and there should be suitable turning facilities for the appliances at the site unless access through to Grove Road will be available and that roadway is not less than 3.7 metres wide.

Environmental Health

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

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

- 5.6 c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied

Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. Control of Construction Dust

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

- 5.8 As an informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Local Residents

- 5.9 Letters of objection have been received from the residents of the following properties - No's 4, 5, 6, 7, 9, 12, 14, 17, 19, 20, 21, 23, 31, 35, 37, 42, 70 Grove Avenue; No's 76, 78, 89, 103, 109, 115, 117, 119, 121c, 123, 129 Rosebery Road; No's 4, 6 Parham Way; No's 59c, 65, 67, 130 Dukes Avenue; No 23 Cranbourne Road, No 71 The Avenue, No 21 Elgin Road & No 10 Warberry Road, as well as a letter from Collins & Coward Planning & Development Consultants. The objections received are summarised as follows:

Character, Design & Form

- Development is way too big/ too dense for this plot of land,
- The proposed development by reason of its height, siting and coverage of this small backland site would represent a cramped form of development;
- The design bears no relation to existing properties in the area and indeed, has some features, including covered carports rather than garages, which will be unsympathetic to the area;
- The proposal is not in keeping with the conservation area,
- The four houses that have already been built are quite enough within the small area between the existing Edwardian residences;
- The proposal will destroy one of the few green spaces left in an all ready over crowded area;
- The proposal is backland development and therefore should be limited to one or two stories;

Impact on Amenity

- Loss of privacy – smaller windows on the 3rd floor do not constitute a meaningful change;
- Overbearing nature on adjoining gardens;
- Private garden will now be overlooked by the inhabitants of this development;
- Properties and roads nearby will be disturbed by increased volume of heavy goods vehicles/ deliveries to the site;
- Vibration & noise;
- Significant nuisance to neighbouring properties;
- Loss of sunlight (to No 17 Grove Avenue);
- Unacceptable effects on the living conditions of residents of 2-8 Parham;
- Outlook from numbers 2-8 Parham Drive would still be to a three storey development at a distance of about 20m;
- The development is still too close to opposing houses in Parham Way;

- The proposal would be contrary to part (A) of UDP Policy UD3 which requires amongst other matters that there should be no significant adverse impact on privacy or outlook;
- The proposal will change the nature of the neighbourhood by increasing population density, noise and traffic congestion to unpleasant levels;

Access, Safety & Parking

- The width of Parham Way is not suitable for higher traffic levels;
- Increase in traffic to Parham Way (via Rosebery Road as implied by the barrier representation in the drawings);
- Parham Way is currently used by many pedestrians and it is feared that the increased volume of traffic will be a threat to safety;
- Greater traffic could trigger structural damage to properties;
- Added pressure on car parking;
- 100% increase in traffic travelling down the narrow access lane from Rosebery Road into Parham Way;
- The infrastructure of the Parham Way roadway is not sufficient for construction traffic and any traffic resulting from 4 new houses.
- Would it not be a good idea to remove the barrier on Parham Way, so traffic could enter/exit from either end? Otherwise Rosebery Road suffers all the extra traffic load from the new development, which seems rather unreasonable;
- If Parham Way were to become a through road there would be increased potential for structural damage to neighbouring house and considerable noise pollution;
- Difficulty for emergency vehicle access would be extremely difficult;
- Access and egress to and from Rosebery Road is via a narrow entrance with poor sight-lines due to adjacent gardens;
- Parham Way as a road is badly maintained and is completely unsuited to the scale of development being proposed;
- No provision for visitor parking;
- Lack of proper access and turning provision for service vehicles including dustcarts and the emergency services;

Environmental Issues

- Problems of surface water flooding;
- Waterlogging is a major problem in Parham Way – there are too many hard surfaces;
- Adverse impact on water table;
- Loss of green space;

Other

- Loss of garages/ loss of storage and amenity in an area sorely lacking in garage provision;
- Increased pressure on school places;

- Size of bedrooms – at least 3m of the bedroom space within the attic floor does not have adequate headroom and consequently the rooms do not seem workable;
 - There was a history of chemical contamination of the neighbouring site, discovered during the construction of 2-8 Parham Way;
- 5.10 Muswell Hill Conservation Area Advisory Committee - The provision of four houses would be an over development of this site which can be considered as a back garden site and therefore eligible for extra protection from excessive or inappropriate development.
- 5.11 Lynne Featherstone MP- Parham Way Neighbourhood Group has passed the below comments to the MP; the development:
- is still too big and too close to the existing properties in Parham Way
 - is not in keeping with the conservation area
 - will overlook other properties
 - will destroy the last of what was once open green space
 - also fails to address the Planning Inspector's concerns about proximity of facing three storey buildings

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 The main issues in terms of the current application are outlined below but importantly the two appeal decisions and the comments within them are important considerations in assessing this current scheme.
- Principle of development;
 - Design, form & layout;
 - Impact on the character and appearance of the Conservation Area
 - Impact on residential amenity;
 - Impact on trees;
 - Access & Parking
 - Sustainability.

Background

- 6.2 The current application leads on from two previous applications for the site both of which were refused by the LPA and dismissed on appeal. In the 2005 application for 4 x 3 storey, 4 bedroom houses with integral garages the Planning Inspector accepted that a scheme for a terrace of houses “would not....be out of keeping with the residential character of the locality”. The Inspector however did raise concerns about the visible bulk of the proposal as viewed from neighbouring properties.

“There is no doubt that the buildings would be more visible from the surrounding dwellings than the existing bungalow. I viewed the site from the garden and rooms of two properties in Grove Avenue and noted that, from this direction, aspects

across the site to the rears of dwellings in Rosebery Road are generally uninterrupted other than by the canopies of trees and a small part of the roof of the bungalow.”

- 6.3 In respect of the adjoining properties / gardens on Grove Avenue the Inspector stated that the “the bulk of their three-storey side profile would be a dominant feature that would be obtrusive and unhappily overbearing for the occupiers of the adjacent houses”. The Inspector acknowledged that the trees along the eastern boundary have limited canopies and provide little significant visual protection for the outlook from the Grove Avenue dwellings and recognised that it would take many years for new planting to screen the blank elevation satisfactorily.
- 6.4 The Inspector raised concerns about the unneighbourly overlooking that would arise in relation to the property immediately to the north of the application site. The Inspector stated that this “would cause a serious invasion of privacy” and judged the loss of residential amenity to be contrary to planning policy.
- 6.5 The design, form and mass of the 2009 scheme was materially different from the earlier 2005 scheme in a number of ways, namely in that:
- it involved the removal of the existing strip of garages to the front of site next to Parham Way, therefore bringing the terrace closer to Parham Way and increasing the distance between the proposed dwellings and the bungalow (No. 33A Grove) to the back of the site;
 - It reduced the overall gross internal area;
 - the form and proportions of the terrace was changed from a building where the floor plates were all the same size to terrace now with a deeper ground floor but decreased upper floors,
 - the roof profile of the scheme was changed from a mansard roof, initially reflecting the terrace opposite, to a scheme with a pitched roof with front and rear dormer windows;
 - the house at the east end of the terrace, nearest to the Grove Avenue properties, was reduced in height to two stories, therefore reducing the bulk, height and visual mass of the building as view from the nearest properties on Grove Avenue.
- 6.6 The 2009 appeal decision was dismissed on grounds that the “outlook from numbers 2-8 Parham Drive would be to a three storey development at a distance of about 20m ... andthat the front of the proposal would not meet the expectations for privacy and outlook which apply in Haringey. The proposal would therefore be contrary to part (a) of UDP policy UD3 which requires, amongst other matters, that there be no significant adverse impact on privacy or outlook.”
- 6.7 In this later scheme the Inspector was “not convinced that the adverse effect on houses in Grove Avenue would be such that the appeal should be dismissed” but felt the scheme did “not overcome the deficiencies of the proposal in relation to the houses in Parham Way”. Equally in terms of the

properties on Rosebery Road the Inspector did not raise a concern in respect of the form and siting of this new terrace and their relationship. The Inspector stated:

“the houses in Rosebery Road are on elevated ground. This, and their slightly greater distance from the development, would mean that they would not be dominated by it. The relationship was not one which contributed to the dismissal of the earlier appeal. Furthermore, although the current appeal proposal would also present a three storey flank to the rear of the houses in Rosebery Road, its gabled profile would present a reduced scale of facade so resulting in an acceptable outlook complying with UDP policy.”

- 6.8 In this same appeal decision the Inspector concluded “that although the proposal would have effects within acceptable limits on the living conditions of the occupants of dwellings in Rosebery Road and Grove Avenue, it would cause an unacceptable effect on the living conditions of the occupants of No’s 2-8 Parham Way in terms of outlook and privacy”.

Principle of development

- 6.9 The application site contains an existing bungalow (approximately 18m wide by 10m deep) and line of 11 lock up garages. The loss of the garages was not considered to be an issue in the two previous decisions. The site is considered to constitute a previously developed land. The proposal would meet the criteria set out in policy HSG1 ‘New Housing Development’ and as such there is no in principle objection to the introduction of additional dwelling units on this site. The density of the proposed development would fall within the density range of 200-700 habitable rooms per hectare as advocated in the London Plan.
- 6.10 The revised PPS3 ‘Housing’ of June 2010 reclassifies garden sites as greenfield land (they were formerly considered to be ‘previously developed’, or ‘brownfield’, land). This is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all ‘brownfield’ land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable ‘greenfield sites’, where residential amenity and other planning considerations can be addressed.
- 6.11 On this issue of development on garden land, in the last appeal decision, the Inspector outlined that there would be a net loss of approximately 100 sq m of garden land, about 5% of the site area arising from the development. The same would apply in terms of the current application. In terms of the revisions to PPS3 the Inspector stated that:

“There is nothing in the revisions to PPS3 which precludes the development of this site in principle; PPS3 continues to advise

that efficient and effective use of land is sought and that housing development should be well integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access.”

Design, Form & Layout

- 6.12 The proposed development will consist of four new dwellings that are part two-storey, part three-storey with single storey rear wings. The scheme will provide three x four bedroom houses and one x three bedroom house. The current scheme is in effect the same in design, footprint and depth to previously refused/ dismissed scheme, expect for the following changes:
- the design of south facing dormers is changed to address the issue of overlooking of No's. 2-8 Parham Way,
 - the evergreen tree along the boundary with No. 19 Grove Avenue is to be retained.
- 6.13 Each dwelling will have a depth of approximately 13 metres with an additional single storey wing with a green roof. The houses will have pitched roofs with dormers windows to the front and rear elevations. The roof profile of the proposed scheme generally follows the pattern of housing on Rosebery Road and Grove Avenue, in hat the third floor is accommodated within the pitched roof. Such a roof profile is visually more in keeping with the area and more appropriate than the mansard roof form that exists on the terrace opposite. The dormer windows on the north facing elevation will be generally reflective of the rear roof profile to the properties along Rosebery Road. The dormers on the south facing elevation are now mush reduced in size.
- 6.14 The exterior of these dwellings will be faced in brick. The proposed houses will have slate roofs and the dormers windows to the front and rear will be clad with zinc. The windows are to be polyester coated aluminium windows (dark grey) with oak framed window to rear single storey elements. Oak cladding will be incorporated for smaller details/areas of the proposed development including the projected bays at first floor level to the north elevation, the panels to the dormer windows to the south elevation as well as the entrance and garage doors. As noted above the single storey elements will have a sedum green roof, therefore softening it appearing when viewed from the first & second floor windows of properties on Rosebery Road and Grove Avenue.
- 6.15 Overall the building form, detailing and associated materials are considered to be acceptable and will respect the nature of this small private road and character of the area.
- 6.16 The residential units will meet the floorspace minima for three and four bedroom dwellings as set out in the Council's Housing SPD. The private amenity space will also meet the private garden space needed for a family dwelling – minimum of 50 sq.m. While concern has been raised about the front bedroom units in the roof space of the 3 larger, these rooms (8sq.m) would

meet the minimum internal floor area for a single bedroom (6.5) and the necessary floor to ceiling height.

Impact on the character and appearance of the Conservation Area

- 6.17 In the previous appeal decision the Inspector considered that the proposed scheme “would have an acceptable effect on, and so would preserve the character and appearance of, the Muswell Hill Conservation Area”. Given the scheme is largely the same as this previously dismissed scheme the proposed scheme would still be considered to be acceptable and would preserve the character and appearance of this part of the Muswell Hill Conservation Area.
- 6.18 The proposed terrace will be subordinate to the nearby properties on Rosebery Road and Grove Avenue and to the terrace of houses directly opposite. This new development and the existing terrace opposite will give a mews like in character to this road.
- 6.19 Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policy UD4 ‘Quality Design’ and CSV1 ‘Development in Conservation Areas’.

Impact on residential amenity

- 6.20 Bearing in mind the comments contained within the last appeal decision, as outlined earlier in this report, the proposed terrace is considered to be carefully designed to minimise its impact on the residential and visual amenities to adjoining/ neighbouring occupiers. In comparison to the first refused and dismissed scheme the bulk and form of the terrace was reduced and moved forward to address many of the concerns in regards to impact on visual amenity/ outlook.
- 6.21 Looking more specifically at the current scheme and the concerns raised by the Planning Inspector in the last appeal decision, the following changes have been made to address/ minimise the impact on the outlook and privacy to properties directly opposite, namely:
- The dormer windows to the front of the terrace have been reduced in size and setback by approximately 2m, and the balconies removed. Internally, the dormer windows will be at a height of 2m above floor level to avoid overlooking from these windows;
 - The existing Monterey Cypress tree located along the eastern boundary of the site and at the bottom of the garden of No 19 Grove Avenue is to be retained. This will provide additional screening between the eastern two storey flank wall of the proposal and the rear of houses in Grove Avenue;
 - The east facing window to the first floor bedroom of the two storey house has been removed.

- 6.22 The positioning of a building of this nature with two storeys of accommodation with windows on a vertical elevation and the other storey contained with the roof space with modest sized dormers would not contravene the normal 20 metre distance as set out in the para. 8.21 of the 'Housing' SPD. The guidance states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments. The positioning of a building in terms of their facing elevation would equally be considered acceptable if there is a distance of 20 metres between the first floor windows on the vertical plane even if there are modest sized dormers. The distance proposed in this case (20m) is not an unusual relationship between properties in a suburban environment of this nature.
- 6.23 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 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.

Impact on trees

- 6.24 As part of the application a detailed arboricultural report has been submitted. Around the boundaries of the site are various trees of different species and condition, none of which are proposed for removal. Two large willow trees that were previously situated in the lawn area in front of the existing building have been removed. The construction proposed, subject to precautionary measures as outlined and in the recommendations of the arboricultural report will not be injurious to the trees to be retained, nor will it require any trees of significant public amenity value to be removed. The report outlines methods that satisfactorily allow the retention of mature trees close to construction activity.

Access & Car parking

- 6.25 Parham Way is a private road which is relatively narrow in parts reflecting the way in which it sits between the flank-walls of houses on Rosebery Road and Grove Avenue. The road is used by pedestrians as a lane between these two roads. The existing bungalow (No1 Parham Way) has vehicular access via Grove Avenue, while the newer terrace of No's. 2-8 Parham Way has vehicular access from Rosebery Road. The new proposal will relocate the existing traffic barrier further towards Grove Avenue so that the new development will also have vehicular access from Rosebery Road. It is noted that a number of objections have been received in respect of access issues, vehicular movement, pedestrian safety, visibility splays etc.
- 6.26 Due to the narrow width of the road it would not be possible for vehicles to pass each other at the very start of the road from Rosebery Road. There is however adequate space for vehicles to back, wait and give way to entering cars. The traffic generated by the additional residential units along this lane would not be considered to be significant and overall will continue to be low.

The existing road and its associated access and egress arrangements are also considered suitable for the purposes of catering for the vehicular movement of these 8 residential units. The cumulative number of houses would also not generate any significant traffic that would generate a need to provide a dedicated footpath along this road.

- 6.27 The proposal will provide 1 parking space per dwelling unit which is considered to be acceptable. The site in question is not identified within the Council's Adopted 2006 UDP as being renowned for car parking pressure. It is considered that this proposed development will not generated significant traffic or demand for car parking outside of the site.

Sustainability

- 6.28 Within the adopted Unitary Development Plan and London Plan there are strong policy requirements for sustainability and green credential to be incorporated into new residential development. The issue of sustainability has been covered in the Design & Access Statement and the proposed dwellings will:

- benefit from passive solar gain;
- have a part green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- have good natural lighting and ventilation - natural lighting will be provided to the ground floor by skylights, and each house will have a natural ventilation stack,
- use water conservation systems within the dwellings, for example low flush toilet systems;
- provide integrated solar photovoltaic tiles on the south facing roof slope - a minimum of 7msq for each property (a total of 28sqm) which will allow each house to produce approximately 1kwp of electricity.

7. CONCLUSION

- 7.1 The principle of residential use on this site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed terrace has been carefully considered to create a building form which will have an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. The proposal will also have an acceptable relationship with the character and appearance of the small private road and will preserve the character and appearance of this part of the Conservation Area. The existing road and its associated access and egress arrangements are considered suitable for the purposes of catering for the vehicular movement for the 4 current and 4 proposed dwellings.

- 7.2 As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing

Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG 7a 'Vehicle and Pedestrian Movement' and the Council's 'Housing' SPD. This application is therefore recommended for APPROVAL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 69/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2

Subject to the following condition(s)

IMPLEMENTATION

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

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

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

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

MATERIALS & SITE LAYOUT

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

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

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

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

PERMITTED DEVELOPMENT RIGHTS

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

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

TREE PROTECTION

6. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

7. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

CONSTRUCTION

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

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

9. Before development commences other than for investigative work: a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk

of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

10. No development shall take place until details of a construction management plan is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of access arrangements for construction/ delivery vehicles, location of storage areas for building materials and measures to mitigate the specific construction impacts of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development.

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

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

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any

asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

REASONS FOR APPROVAL

The principle of residential use on this site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed terrace has been carefully considered to create a building form which will have an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers. The proposal will also have an acceptable relationship with the character and appearance of the small private road and will preserve the character and appearance of this part of the Conservation Area. The existing road and its associated access and egress arrangements are considered suitable for the purposes of catering for the vehicular movement for the 4 current and 4 proposed dwellings. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG 7a 'Vehicle and Pedestrian Movement' and the Council's 'Housing' SPD.



Figure 1: Application Site



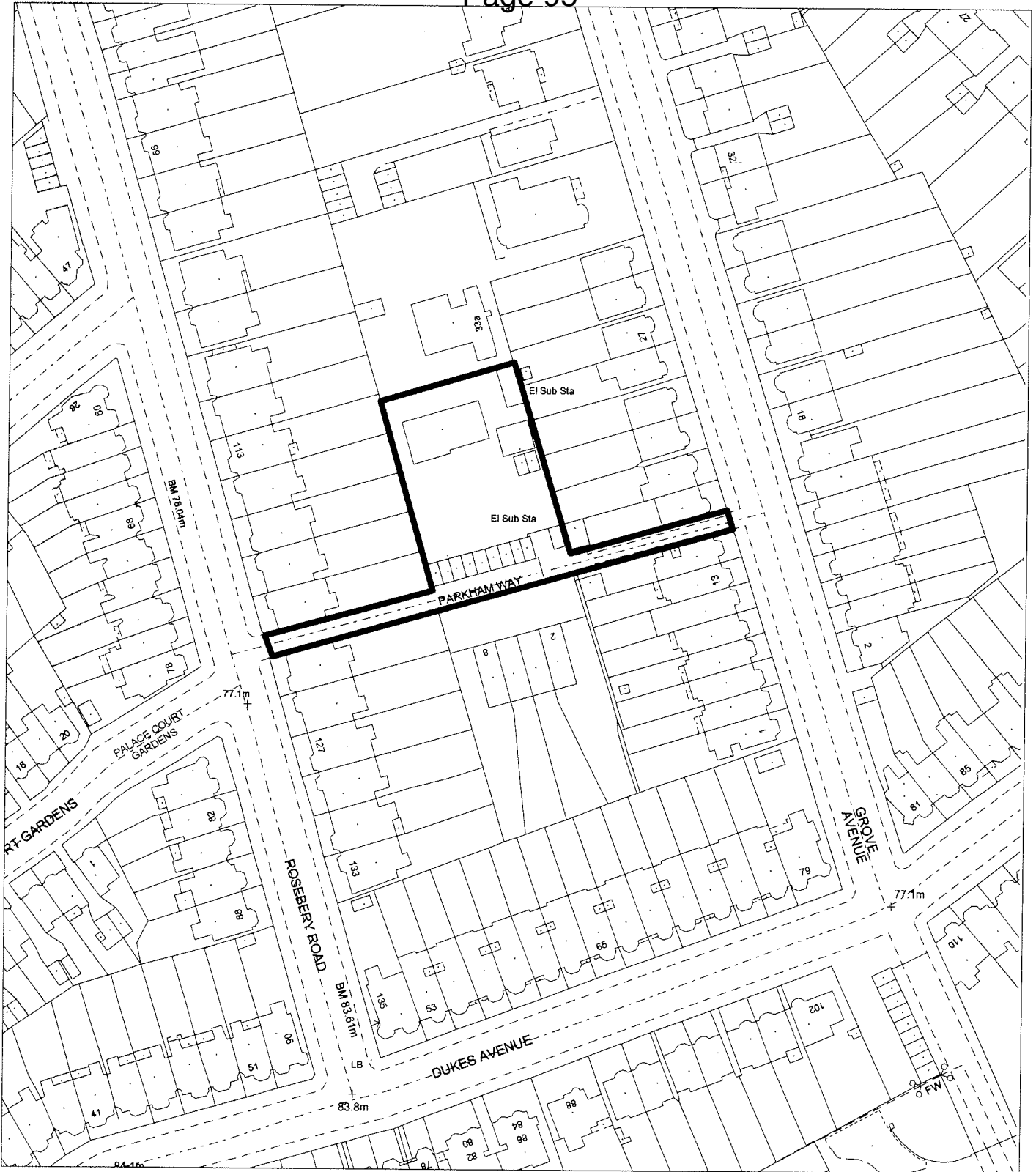
Figure 2: Three Dimensional Image of Proposed Scheme



Figure 3: Three Dimensional Image of Proposed Scheme – Front Elevation



Figure 4: Three Dimensional Image of Proposed Scheme – Rear Elevation



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Site plan

1 Parham Way N10

**Directorate of
Urban
Environment**

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Assistant Director
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Planning Committee 14 June 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0564	Ward: Alexandra
Address: 1 Parham Way N10	
Proposal: Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mrs Gonzalez	
Ownership: Private	
Date received: 23/03/2011	Last amended date: N/A
Drawing number of plans: 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 269/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2	
Case Officer Contact: Tara Jane Fisher	
PLANNING DESIGNATIONS: Conservation Area	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to conditions	
<p>SUMMARY OF REPORT:</p> <p>This application is for conservation area consent for the demolition of existing buildings and erection of a terrace of four houses. The proposed demolition of this existing dwelling and garages is considered acceptable and the siting, design, form, detailing of the terrace is also considered acceptable and has been designed sensitively in terms of adjoining properties and the character and appearance of this part of the conservation area. Overall the proposed will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology' Given the above this application is recommended for approval.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on Parham Road, which is a private road that runs between Rosebery Road and Grove Avenue. The property is situated within the Muswell Hill Conservation Area. The application site is situated behind residential properties fronting Grove Avenue and Rosebery Road.
- 1.2 The site is currently occupied by a large bungalow with an attached garage. There are a number of trees growing on and adjacent to the site. The two large willow trees previously situated in the lawn area in front of the existing house have now been removed. A row of garages is situated along the Southern boundary of the site and it is understood that these are used by the landowner and are not rented out. A modern terrace of four dwellings is positioned to the South of the site on the opposite side of Parham Way.
- 1.3 The surrounding area consists principally of terraced and semi-detached two and three storey Victorian and Edwardian houses. Rosebery Road is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. The houses along this road have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. Grove Avenue is a residential road consisting of semi-detached or terraced houses with hipped roofs and decorative ridges, repeated forms of gables, projections, bays and porches.

2. PLANNING HISTORY

- 2.1 The planning history of this site is as follows:

HGY/2001/1568 -Erection of a garage with electric gate adjoining –Approved 18/12/01

HGY/2005/1331 – Demolition of existing buildings and erection of 4 x 3 storey, 4 bedroom houses with integral garages (amended description) – Refused 26/10/2005– Dismissed on appeal 20th June 2006 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1993 - Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works. – Refused 18/06/2010 - Dismissed on appeal 28th January 2011 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1994 - Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works – Refused 18/06/2010

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

3.2 London Plan- 2008 (Incorporating Alterations)

Policy 4B.8 Respect local context and communities
Policy 4B.12 Heritage conservation

3.3 Unitary Development Plan

Policy G10 Conservation
Policy CSV1 Development in Conservation Areas
Policy CSV7 Demolition in Conservation Areas

3.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

4. CONSULTATION

As per HGY/2011/0563

5. RESPONSES

As per HGY/2011/0563

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The proposal is for the demolition of an existing bungalow and garage on this site which was previously considered in application for conservation area consent for this site. In the last appeal decision for this site a Planning Inspector stated that

“although I conclude that the demolition proposed would cause no harm and so would preserve the character of the Conservation Area, the resultant empty and derelict site would cause harm. In the absence of an acceptable proposal for the redevelopment of the site, appeal A is also dismissed.”

6.2 In this same appeal decision the Inspector considered that the proposed scheme “would have an acceptable effect on, and so would preserve the character and appearance of, the Muswell Hill Conservation Area”. Given the scheme is largely the same as this previously dismissed scheme the proposed scheme would still be considered to be acceptable and would preserve the character and appearance of this part of the Muswell Hill Conservation Area.

6.3 The detail and design of the replacement building has been assessed under planning ref: HGY/2011/0563. Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology' Given the above this application is recommended for approval.

8. RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No.(s) 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 269/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2

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.

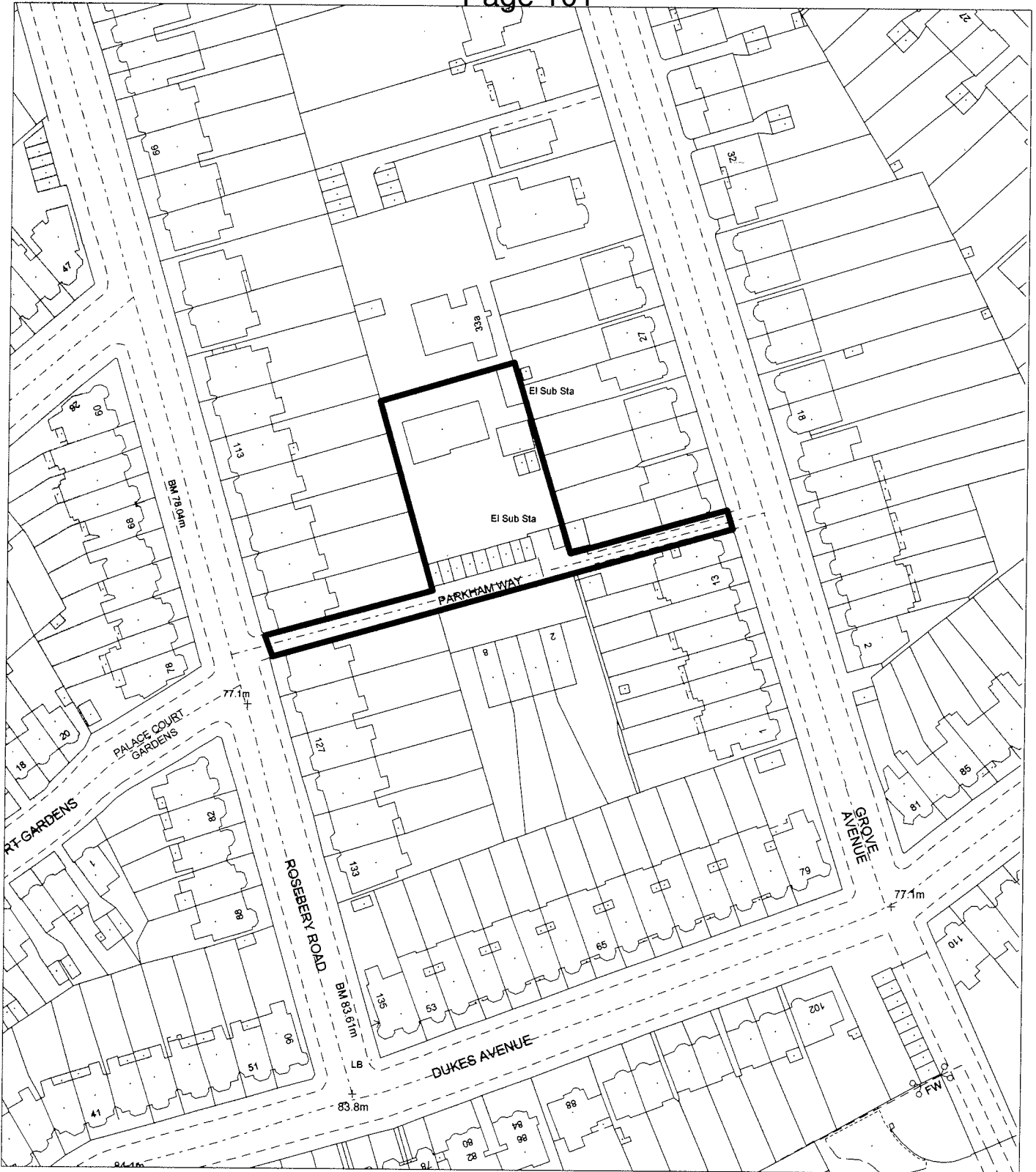
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

REASONS FOR APPROVAL

The proposed demolition of this existing house is considered acceptable and the siting, design, form, detailing of the terrace of 4 new houses is also considered acceptable and has been designed sensitively in terms of adjoining properties and the character and appearance of this part of the conservation area. Overall the proposed will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with Policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology'.



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Site plan

1 Parham Way N10

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	Scale	1:1250
	Date	14/06/2011

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Planning Committee 14 June 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/1161	Ward: Tottenham Green
Address: Rear of The Fountain PH, 125 - 127 West Green Road N15	
Proposal: Erection of 5 x 3 bedroom houses and 1 x two bed and 1 x one bed flats to rear of public house, entailing demolition of existing outbuilding (revised scheme, drawings and design statement)	
Existing Use: Private Garden Space	Proposed Use: Residential
Applicant: Mackova Ltd	
Ownership: Private	
Date received: 28/06/2010 Last amended date: 7/12/2010	
Drawing number of plans: 040.10/001, 040.10/005A, 006B, 010A, 011A, 012A, 013A, 020A, 021A, 022A, 023A, 024A, 025A, 026A, 027, 028, 029, 030A, 031A, 040A, 041A & 50A; 040.10/005, 006C, 010C, 011C, 020C, 021C, 022C, 030C, 031C, 040C and 041C	
Case Officer Contact: Elizabeth Ennin-Gyasi	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Conservation Area	
RECOMMENDATION	
GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT: The current scheme proposes 5 x 3 bedroom houses and 1 x two bed and 1 x one bed flats. There will be a provision front / rear garden space and balconies with three off-street parking space including one disabled parking bay accessible from Turner Avenue.	
The footprint of the current scheme has been set back from the fountain feature and the applicant would enter into Section 106 agreement to retain an area approximately 248m ² including the fountain feature for use and benefit of the main pub building. Also the entrance width to the car parking space has been revised and now increased from 2.5m from 2.7m.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is the rear garden space of the 'The Fountain' public house, located on West Green Road close to the junction with Lawrence Road. The surrounding area is generally residential dating from mid 19th century houses to a mix of light industrial uses and modern flats. The pub building and the rear garden space lies within Clyde Circus Conservation Area. The rear garden space was designated a Conservation Area on 26 February 2007.

2. PLANNING HISTORY

- 2.1 Dates back from 1963, most recent includes the following:
- 2.2 **HGY/1997/1530** - Erection of first floor rear extension- refused 18/11/97
- 2.3 **HGY/1999/0133** -Erection of first floor extension and the installation of dormer to rear roof- approved 18/1/00
- 2.4 **HGY/2003/0427**- Demolition of existing building (Conservation Area Consent) in association with redevelopments of site –withdrawn 4/6/03
- 2.5 **HGY/2003/0444**-Demolition of existing building and erection of a four storey block comprising 15 x 1 bed and 1 x 2 bed flats - withdrawn4/6/03
- 2.6 **HGY/2004/2188**- Partial demolition of existing building and erection of 1 x 3 storey building and 1 x part 3/part 4 storey building comprising 27 flats with associated refuse storage and parking- refused 6/12/04
- 2.7 **HGY/2004/2189**-Conservation Area Consent for the partial demolition of existing buildings and erection of part 3/part 4 storey building comprising 27 flats with associated refuse storage and parking- refused 6/12/04
- 2.8 **HGY/2005/1584**-Demolition of existing buildings and erection of a 1 x 3 storey block comprising 3 x three bed houses and a 4 storey block comprising 4 x one bed flats and 24 x two bed flats with associated landscaping, car parking and cycle storage- refused 8/11/05- appeal dismissed 12/12/06 (APP/Y5420/A/06/2015782)
- 2.9 **HGY/2005/1585**-Conservation Area Consent for the demolition of existing buildings and erection of a 1 x 3 storey block comprising 3 x three bed houses and a 4 storey block comprising 4 x one bed flats and 24 x two bed flats with associated landscaping, car parking and cycle storage –refused 8/11/05
- 2.10 **HGY/2008/2314**-Erection of 2 x four storey buildings to provide 28 residential units comprising of 23 x one bed, 5 x two bed flats with 5 car parking spaces, 33 bike storage spaces and associated amenity space- refused 24/2/09- appeal dismissed 12/10/09 (APP/Y5420/A/09/2102035)
- 2.11 **HGY/2010/0536**-Erection of 8 x three bed houses to rear of public house, entailing demolition of existing outbuilding –withdrawn 6/5/10
- 2.12 **HGY/2010/0537**- Conservation Area Consent for erection of 8 x three bed houses to rear of public house, entailing demolition of existing outbuilding – withdrawn 24/5/10

- 2.13 HGY/2010/1162 - Conservation Area Consent for erection of 7 x 3 bedroom houses to rear of public house, entailing demolition of existing outbuilding - withdrawn 16/9/10

3. PROPOSAL DESCRIPTION

- 3.1 The original proposal has been revised and the current scheme would provide 7 residential units comprising of 5 x 3 bedroom houses, 1 x two bed and 1 x one bed flats. The houses are designed to be two-storey with rooms in the roof. Amenity provision includes front / rear garden space and balconies. Also there will be three off-street parking space including one disabled parking bay and vehicle access would be from Turner Avenue.
- 3.2 The footprint of the current scheme has been set back from the fountain feature and the applicant would enter into Section 106 agreement to retain an area approximately 248m² including the fountain feature for use and benefit of the main pub building.

4. RELEVANT PLANNING POLICY

- 4.1 National Planning Policy
PPS1 Delivering Sustainable Development
PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.

PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes are well-designed and creates sustainable communities.

4.2 London Plan

The London Plan issued by the Greater London Authority, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. The current plan dated February 2008, sets housing targets for individual Boroughs for the period up to 2016/17. The target for Haringey is 6,800 additional 'homes' (680 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For instance, the suggested density range for a site with a PTAL rating of 1 within urban setting is 150 – 250 habitable rooms per hectare. Whilst a site such as this one with PTAL rating of 3, the density range suggested is 200 – 450 habitable rooms per hectare.

4.3 Unitary Development Plan

G3 Housing Supply

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

CLT2 Protecting Existing Facilities

- OS 17 Tree Protection, Tree Masses and Spines
- OS 16 Green Chains

M10 Parking for Development

- HSG1 New Housing Developments
- HSG10 Dwelling Mix

- CSV1 Development in Conservation Areas
- CSV5 Alterations and Extensions in Conservation Areas

4.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPG2 Conservation & Archaeology
- SPG8a Waste and Recycling
- SPG10a The Negotiation, Management and Monitoring of Planning Obligations
- SPG10c Education needs generated by new housing
- Housing Supplementary Planning Documents (adopted October 2008)

5. CONSULTATION

Statutory	Internal	External
LFEPa	Ward Councillors Transportation Group Waste Management Conservation Officer Tree Officer Building Control	<u>Amenity Groups</u> Tottenham CAAC <u>Local Residents</u> <u>Total No of Residents</u> <u>Consulted: 260</u>

6. RESPONSES

6.1 Conservation Officer:-

‘We have had an ongoing dialogue with the applicants / agent seeking to negotiate an acceptable scheme on this site, and have previously resisted more intrusive proposals. In design and conservation terms I consider that it is essential that the rear of the garden of the pub with the fountain on the south side be reinstated for the pub and for public use. I recommend that this be secured through S106

Agreement together with the planting of replacement trees close to the boundary fence line of the pub garden.

The revised proposals have been re-aligned to appear more as a continuous terrace. With this improved siting and footprint I believe that the height, bulk and massing of the proposal will be more in keeping with the Fountain Pub. I consider that the proposed re-aligned fence boundary with the pub garden is acceptable subject to detail design approval. I consider that there is a strong case in favour of the revised scheme subject to the selection of high quality facing materials.

These is one observation however which I find alarming ; the underpass for the cars to park at the rear. The proposed 2.510m clear width for cars under the building appears too tight - it looks like a narrow tunnel. I would recommend this be increased - ideally to 3m.clear width. When examining the plans it appears the gap adjacent to the sub-station could be reduced to facilitate this. I also anticipate that a secure pair of double gates to the building frontage would be required to ensure the security of the rear parking area.'

(The Conservation Officer's comments have been noted. Further, the entrance to the car parking has been revised from 2.5m from 2.7m. The Council's Transportation Team considers the revised scheme acceptable.)

6.2 Local Residents:-

6.2.1 Four letters received- objecting on grounds including: overdevelopment, loss of green space/ loss of trees, noise and intrusion, loss of pub facility, etc.

- However, the scheme is not considered to be an overdevelopment of the site, as the scheme retains an area of 248m² rear garden space including the fountain feature for use and benefit of the main pub building. Also the density of the scheme is 258 habitable rooms per hectare (hrh), which is within 450hrh as set out by the Greater London Authority.
- The loss of green space and trees is considered to be minimal as the scheme retains an area of 248m² rear garden space including the fountain feature for use and benefit of the main pub building. Also the Council's Tree Officer has commented as follows: 'The revised scheme is an improvement on the original application and if robust tree protection measures are implemented to protect the remaining trees subject to TPO's, I would have no objection to the application'
- A condition has been attached to this report to ensure construction works are undertaken within reasonable hours.
- The main pub would be retained as such there would be no loss of that facility.

6.2.2 Tottenham CAAC – 'discussed this revised planning application at its meeting on 15th February. We are pleased to see that there is no building on any of the pub garden area and that most of the housing units are family homes. We would like clarification of the statement in the revised Access and Design Statement which says "The land of 248 square metres... will change ownership to the Fountain Public

House subject to a S106 agreement..." Is there any guarantee that the fenced-off southern part of the pub garden will be re-united with the existing pub garden?'

(The Tottenham CAAC's comments have been noted. The scheme will be subject to S106 Agreement to revert approximately 248m² of rear garden space including the fountain feature for use and benefit of the main pub building. The issue of the fenced-off southern part of the pub garden being re-united with the existing pub garden would be a matter for the pub management and has not been the subject of this planning application.)

- 6.3 Tree Officer:- 'The revised scheme is an improvement on the original application and if robust tree protection measures are implemented to protect the remaining trees subject to TPO's, I would have no objection to the application. It is now proposed to plant 11 new trees, to mitigate the loss of the existing trees. The 11 includes 4 within the Pubs garden, which will replace the TPO'd trees illegally felled in the past.

However, the applicant will have to produce a new Tree Protection Plan (TPP) as the whole of the Pubs Garden will be saved from development.

The applicant will also have to submit a tree planting specification to include, pit design, tree species, stock size and aftercare arrangements.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees. The following are minimum requirements:

A pre-commencement site meeting must be specified and attended by all interested parties, (Architect, Arboricultural Consultant, Planning Officer, LA Arboriculturist and Site manager) to confirm the protective measures to be installed for the trees. Protective fencing must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the Arboricultural report.

The protective fencing must be inspected by the LA Arboriculturist, prior to any works commencing on site and remain until works are complete.'

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

- 6.4 Transportation:- 'I have looked at the revised drawings and can confirm that the amendments are acceptable in highway terms. Additionally, I have received a quote for off-site footway works which have been estimated at £8,461.31. I have attached the estimate for your information'

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

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 An application for residential use on the site of the main pub building known as the 'Fountain' was dismissed at an appeal in 2006 on grounds that it would be harmful to the character and appearance of the Clyde Circus Conservation Area (HGY/ 2005/1584 -APP/Y5420/A/06/2015782).

7.2 A subsequent application for the erection of 2 x four storey buildings to provide 28 residential units to be located on the rear garden space of the Fountain pub was also dismissed at an appeal in 2009. The Inspector was concerned that 'at four storeys in height the proposed blocks would be highly visible' and overall scheme would 'fail to preserve or enhance the character and appearance of the Clyde Circus Conservation Area.' However, with regards to the principle of residential on the rear gardens of the main pub building the Inspector stated that: 'There is no evidence that its loss as a facility for the pub would adversely affect viability of the pub. I am not convinced therefore that the proposal would conflict with the location of housing set out in UDP policy HSG1.' (HGY/ 2008/2314 -APP/Y5420/A/09/2102035).

7.3 The current scheme has been revised following submission and this proposal would provide 7 residential units comprising of 5 x 3 bedroom houses, 1 x two bed and 1 x one bed flats. Also the footprint of the current scheme has been set back from the fountain feature and the applicant would enter into Section 106 agreement to retain an area approximately 248m² including the fountain feature for use and benefit of the main pub building.

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

- The principal of residential use on the site
- Density
- Dwelling Mix of new building
- Size bulk & design
- Impact upon the character and appearance of Clyde Circus Conservation Area
- Privacy and overlooking/loss of light
- Amenity provision
- Parking & waste disposal
- Sustainability
- Equalities impact assessment
- Section 106 agreement

7.4.1 The principle of residential use on the site

7.4.2 In 2008 an application for the erection of two four storey building to provide 28 residential units was refused on 26 February 2009, on grounds including harm to the Conservation Area and inappropriate form of development to the rear gardens of the main pub building. The application was then subject to an appeal. Although the appeal was dismissed on 12 October 2009, the Inspector concluded that: 'at four storeys in height the proposed blocks would be highly visible' and overall scheme would 'fail to preserve or enhance the character and appearance of the Clyde Circus Conservation Area.' However, with regards to the principle of residential on the rear gardens of

the main pub building the Inspector stated that: 'There is no evidence that its loss as a facility for the pub would adversely affect viability of the pub. I am not convinced therefore that the proposal would conflict with the location of housing set out in UDP policy HSG1.' (HGY/ 2008/2314 - APP/Y5420/A/09/2102035).

7.4.3 Therefore it is considered that residential within the grounds of the main pub building would be acceptable in line with policy HSG.1

7.5.1 Density

7.5.2 The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated February 2008. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 2 to 3, within urban setting; the density range suggested is 200 – 450 habitable rooms per hectare.

7.5.3 The proposed scheme would provide five x 3 bed houses, one x 2 bed flat and one x 1 bed flat. This would have 25 habitable rooms and create a density of 258 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'The London Plan'.

7.6.1 Dwelling mix for new build

7.6.2 In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected. In particular HSPD encourages three and four bedroom properties to meet the Borough's need for large units. This is based on 'The Housing Needs Survey' undertaken in 2007 which identifies a shortfall for all sizes of accommodation but particularly affordable housing for three and four bed properties.

7.6.3 This scheme would provide 5 X 3bed, 1X 2bed and 1 X 1bed, which is considered suitable, given the particular site and location. Although there are no five bedroom units proposed within the scheme, it is considered that the dwelling mix proposed is acceptable because the site is relatively small. Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and site and will contribute to meeting the need in the Borough for larger units.

7.7.1 Size bulk & design

7.7.2 Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the

overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

7.7.3 The scheme consists of a 5 x 3 bedroom houses and 1 x two bed and 1 x one bed flats. The houses are designed to be two-storey in height with rooms in the roof and a two storey block comprising of 1 x two bed and 1 x one bed flats.

7.7.4 The design of the scheme, takes the form of the existing pub with a pitched roof to the front and a flat roof to the rear with dormer windows. The scheme would match the brick colour and bond of the existing pub, to ensure the development blends in with the main building. Also the proposed development will have painted timber sash windows with a solid brick course above and follow the dimensions and style of the pub building.

7.7.5 The area is characterised by a mix of four/six storey block of flats and two – storey terraced buildings, with the immediate surroundings of the site to the west and southwest mainly being four storey residential along Turner Avenue. All other buildings within close proximity to the site are higher. As the immediate surrounding area comprises of mixed building styles and heights , it is considered the design and scale of the proposed scheme would not compromise the main pub building or the local area in general consistent with policies UD3 & UD4.

7.8.1 Impact upon the character and appearance of Clyde Circus Conservation Area

7.8.2 The Fountain Public House and its rear garden space are attractive local amenities that have a prominent role in the West Green Road streetscene. English Heritage has acknowledged that ‘although not of national interest, the pub has good townscape interest for its distinctive green faience façade that makes an important contribution to the conservation area’.

7.8.3 It is considered that the scale of the proposed houses which are two-storey in height with rooms would relate well with the main pub building and existing properties within the Conservation Area. Also the overall design which incorporates features of the main pub building would be in keeping within the Conservation Area. Further, the applicant has agreed to enter into S106 to retain an area approximately 248m² including the fountain feature for use and benefit of the main pub building. This will enable the retention of more trees on the site. The Conservation Officer has comments as follows:

7.8.4 ‘The revised proposals have been re-aligned to appear more as a continuous terrace. With this improved siting and footprint I believe that the height, bulk and massing of the proposal will be more in keeping with the Fountain Pub. I consider that the proposed re-aligned fence boundary with the pub garden is acceptable subject to detail design approval. I consider that there is a strong case in favour of the revised scheme subject to the selection of high quality facing materials.’

7.8.5 Policy OS 17 and SPG 2. 4.1 establishes the importance of trees within conservation areas. In assessing any application, regard will be had to the value of the trees on site including any trees which are the subject of tree preservation orders, the impact of the development on the existing trees, and proposals for replacement trees on and around the site. Particular attention will be paid to protecting and enhancing tree masses and spines contributing to Urban Open Space as outlined by policy OS 17 of the Plan. The Council's Tree Officer has commented on the impact of the development on the existing trees as follows:

7.8.6 'The revised scheme is an improvement on the original application and if robust tree protection measures are implemented to protect the remaining trees subject to TPO's, I would have no objection to the application. It is now proposed to plant 11 new trees, to mitigate the loss of the existing trees. The 11 includes 4 within the Pubs garden, which will replace the TPO'd trees illegally felled in the past.

However, the applicant will have to produce a new Tree Protection Plan (TPP) as the whole of the Pubs Garden will be saved from development.

The applicant will also have to submit a tree planting specification to include, pit design, tree species, stock size and aftercare arrangements.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees. The following are minimum requirements:'

7.8.7 Therefore it is considered that the proposed scheme would be in keeping within the Clyde Circus Conservation Area in line with policies CSV1 and OS17.

7.9.1 Privacy and overlooking/loss of light

7.9.2 The proposed development is arranged to prevent overlooking and loss of privacy impact to the neighbouring properties. The planting of trees on the rear boundary line and existing trees will form a natural visual barrier between the pub and the proposed development. In addition it is proposed that each terrace has a 1.9m high frosted glass screen to prevent any potential overlooking to minimise loss of privacy.

7.9.3 The applicant has undertaken 'Day and Sunlight Study', which indicates that the proposed development has a minimal effect on the light receivable by its neighbouring properties. The conclusion of the report is that the proposed development performs particularly well, given the urban location of the site. In accordance with findings of the study, the proposed development satisfies the requirements as set out in BRE Digest 209 'Site Layout Planning for Daylight and Sunlight' Therefore the proposal would meet guidelines as set in UD3, UD4, SPG1a & HSPD.

7.10.1 Amenity provision

7.10.2 Amenity space has been designed into scheme in the form of private gardens and balconies, with all the houses having the provision of front and rear garden space. It considered that the combined amenity provision is sufficient and acceptable in line with guidelines as set out in HSPD (adopted October 2008).

7.11.1 Parking & waste disposal

7.11.2 National planning policy seeks very clearly to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policy M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

7.11.3 The proposed development would provide three car parking spaces including one parking bay for wheelchair users. There would also be the provision of a secured cycle storage area to enable future occupiers to use sustainable modes for travel to and from the site. Vehicle access will be from Turner Avenue. It is considered that the proposed car parking is acceptable, because of the closeness of the site to public transport links. The site benefits from several bus links, on the High Road, as well as the tube and British Railway line within close proximity at Seven Sisters.

7.11.4 Further, the Council's Transportation Team has no objection to the proposed development subject to a Section 278 legal agreement for off-site footway works near to the site. Also the vehicle access width to the proposed car parking has been revised and increased from 2.5m to 2.7m.

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

7.12.1 Sustainability

7.12.2 The re-use of land in this case for residential purposes is regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. In addition, the scheme provides secure cycle parking bays and the configuration of the proposed buildings, for example all the units are provided with good natural ventilation and daylighting. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.

7.13.1 Equalities impact assessment

7.13.2 In determining this application the Committee is required to have regard to its obligations under the Equalities Act 2010. The impact of this scheme has been considered in relation to Section 71. The proposed development has been considered in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual

orientation. The new building will be fully accessible for disabled users. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

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

7.14.1 Section 106 /278 Agreement

7.14.2 Policy UD8 Planning Obligations and SPG10c 'Education needs generated by new housing' set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate. In line with national guidance set out in Circular 05/2005

7.14.3 It is considered that an education contribution is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly reasonably related in scale and kind to the development.

7.14.4 The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 to include provision to achieve improvements to the local environment and facilities in the development. The main features of the S106 Agreement and Section 278 are:

7.14.5 Under Section 278

7.14.6 An agreement under section 278 of the Highway Act 1980 for a monetary contribution towards the implementation of a highway improvements including off-site footway works in the immediate vicinity.

7.14.7 Under Section 106

- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £44,764.00
- The reinstatement of 248m² of land including the fountain feature for use as a pub garden for the benefit of Fountain Public House'.
- An administration cost of £1.342 .00

8. CONCLUSION

8.1 The scale and position of the proposed buildings is such that, any loss of amenity to existing occupiers would be minimised. The proposed height of the buildings at two-storey with rooms in the roof would be in keeping with the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines as set out in the London Plan. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.

8.2 Further, the proposal would reinstatement of 248m² of land including the fountain feature for use as a pub garden for the benefit of Fountain Public House'. This would be valuable to the character and appearance of the Conservation Area.

8.3 The proposal is therefore acceptable consistent with policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10 'Dwelling Mix', OS 17 Tree Protection, Tree Masses and Spines ,CSV1 Development in Conservation Areas, SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

9. RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/1161 ("the Planning Application"), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

Under Section 278:

An agreement under section 278 of the Highway Act 1980 for a monetary contribution towards footways in the immediate vicinity.

Under Section 106:

- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £44,764.00
- The reinstatement of 248m² of land including the fountain feature for use as a pub garden for the benefit of Fountain Public House'.
- An administration cost of £1,342.00

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 14 August 2011, planning application reference number HGY/2010/1161 be refused for the following reasons:

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

RECOMMENDATION 3

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

- (i) there has not been any material change in circumstances in the relevant planning considerations, and

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

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2010/1161 Applicant's drawing

No.(s) 040.10/001, 040.10/005A, 006B, 010A, 011A, 012A, 013A, 020A, 021A, 022A, 023A, 024A, 025A, 026A, 027, 028, 029, 030A, 031A, 040A, 041A & 50A; 040.10/005, 006C, 010C, 011C, 020C, 021C, 022C, 030C, 031C, 040C and 041C

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

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

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

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

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the

development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

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

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

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

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

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

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

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

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

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

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

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

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

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

13. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

14. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and must be inspected by the Local Authority Arboriculturist, prior to any works commencing on site and remain until works are complete.

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

15. Before any works herein permitted are commenced, the applicant shall produce: a new Tree Protection Plan (TPP) and submit a tree planting specification to include, pit design, tree species, stock size and aftercare arrangements and a protective fencing must be installed prior to commencement of construction activities on site and retained until completion. The protective fencing must be inspected by the LA Arboriculturist, prior to any works commencing on site and remain until works are complete.

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

16. Pre-commencement site meeting must be specified and attended by all interested parties, (Architect, Arboricultural Consultant, Planning Officer, LA Arboriculturist and Site manager) to confirm the protective measures to be installed for the trees.

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

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

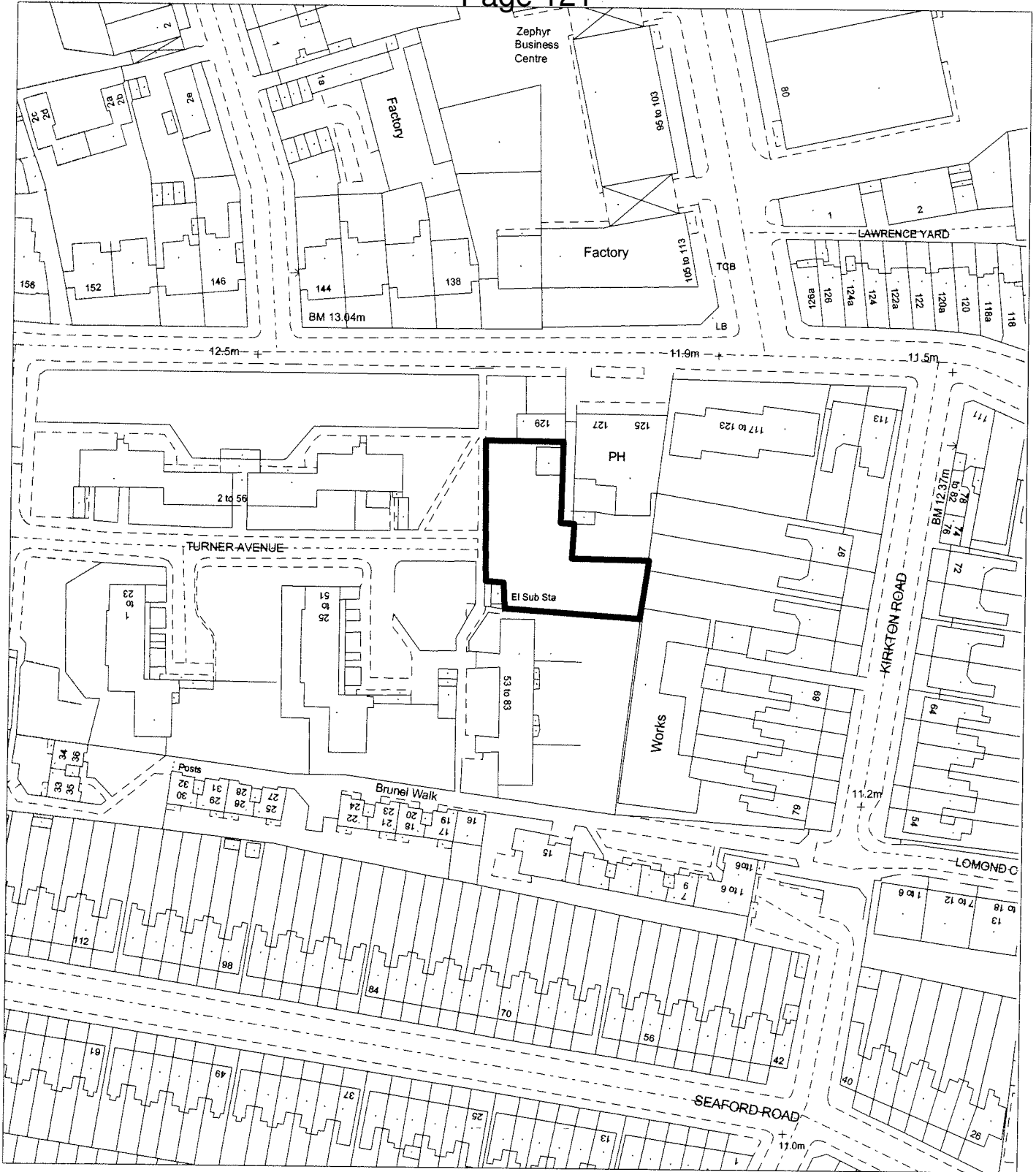
The scale and position of the proposed buildings is such that, any loss of amenity to existing occupiers would be minimised. The proposed height of the buildings at two-storey with rooms in the roof would be in keeping with the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines as set out in the London Plan. The proposed development is expected and required to achieve Code for Sustainable Homes Level 4.

Further, the proposal would reinstatement of 248m² of land including the fountain feature for use as a pub garden for the benefit of Fountain Public House'. This would be valuable to the character and appearance of the Conservation Area.

The proposal is therefore acceptable consistent with Policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10 'Dwelling Mix', OS 17 Tree Protection, Tree Masses and Spines ,CSV1 Development in Conservation Areas, SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).



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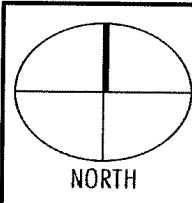
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Site plan

Rear of The Fountain PH, 125 - 127 West Green Road N15

Directorate of Urban Environment

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 Assistant Director
 Planning and Regeneration
 639 High Road
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Date	14/06/2011

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Planning Committee 14 June 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2011/0628**Ward:** Highgate**Date received:** 01/04/2011**Last amended date:** N/A**Drawing number of plans:** 1624-PL-100; 101; 102; 103;104; 105; 106; 107**Address:** 42 Stormont Road N6

Proposal: Demolition of existing garage wing and erection of part single, part two storey rear/side extensions with associated new roof including rear dormer (householder application)

Existing Use: Residential Dwelling**Proposed Use:** Residential Dwelling**Applicant:** Mr Russell Abrahams**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: B Road

Officer contact: Michelle Bradshaw**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the corner of Stormont Road and Denewood Road, N6 in the Highgate ward. The site is approximately 0.248 hectares (0.5 acres), being 69.50m long on the Denewood Road side, having a frontage of 31.50m and an oblique boundary to the rear. The site is orientated north-west to south-east. The site is bordered by 40 Stormont Road, 48 and 46 Sheldon Avenue and the private section of Denewood Road, which is separated from the house by a grass verge which forms part of the plot. The site is occupied by a two-storey detached inter-war house with rooms in the roof.

The existing house was erected in 1923/4 and was among the last of the houses to be built in the street. A number of extensions have taken place since this time which has slightly altered the original character. The principle alteration has been the enlargement of the former garage and nursery wing at the north east corner of the house, with a new two storey block projecting back into the garden. Other alterations include replacing some of the original timber windows on the main façade with u-pvc windows.

Stormont Road and Denewood Road are predominantly residential in character with relatively large properties set on substantial grounds. There is no prevailing architectural style in the area, being a mix of Georgian, mock Georgian, Victorian, Arts and Crafts, 20th Century and Contemporary designs. However there is a consistent palette of materials used in the locality including brick, clay tiled roofs and painted timber windows. The site is within the Bishops Sub-Area of Highgate Conservation Area.

PLANNING HISTORY

OLD/1976/1275 - Erection of garage & sun lounge & rebuilding of existing stores- Approved 12-11-76

HGY/2009/2090 - Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof – Refused – Appeal Dismissed (APP/Y5420/A/10/2125121/WF)

HGY/2009/2091 - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof – Refused – Appeal Dismissed (APP/Y5420/E/10/2125122/WF)

HGY/2010/0859 - Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof – Withdrawn

HGY/2010/0868 - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof - Withdrawn

DETAILS OF PROPOSAL

This application seeks planning permission for the demolition of existing garage wing and erection of part single, part two storey rear/side extensions with associated new roof including rear dormer. The area of demolition would include approximately 104 sq metres on the ground floor and 50.6 sq metres on the first floor of gross external floor space. The existing house has a gross internal floor area of 496m² (5339sq ft) and it is proposed to increase this by 241m² (2594sq ft) to a total of 737m² (7933sq ft).

Materials are to include: walls at ground floor level to be red brick with corbelling details to match the existing, external walls at first floor level to be painted render. Roof materials will include plain clay tiles to the pitched roof slopes and single ply membrane to the flat roof areas. All new doors and window are to be painted hardwood in a style to match the existing. Rainwater goods are to be cast iron to match the existing. Boundary treatment is to be closed board fencing and renewal of existing fencing. The existing vehicle access is tarmac and will remain as existing.

CONSULTATION

London Fire and Emergency Authority
Haringey Building Control
Haringey Conservation
Haringey Arboriculture and Allotments
Haringey Transportation
Haringey Waste Management

Ward Councillors
The Highgate Society
Highgate CAAC

36, 38, 40 Stormont Road, N6
39, 41, 43 Stormont Road, N6
44, 46, 48 Sheldon Avenue, N6
12 – 20 (e) Denewood Road, N6
Flat a, 14 Denewood Road, N6
19 Stormont Road, N6
46 Abbostahall Avenue N14 7JX
169 North Hill N6

RESPONSES

Haringey Conservation Officer –

No. 42 Stormont Road is located on a large corner site on the junction with Denewood Road, and lies within the Bishops Sub-Area of Highgate Conservation Area.

The current proposals for the demolition of the existing garage wing and for alterations and extensions of the existing house

It is significant to note how the proposed works leave the front elevation, the main structure, its roof form, and the layout of the original house substantially intact. The works of alteration and extension include the erection a part single, part two storey rear and side extensions with a matching roof form over including rear dormer.

In terms of relevant UDP Planning Policy, CSV1 requires development to preserve or enhance the character and appearance of conservation areas, and CSV5 requires proposals for alterations and extensions in conservation areas to have due regard to Planning Guidance SPG2. Policy UD4 requires any proposals for development, alterations and extensions to be of a high design quality addressing criteria a) – m) of the policy.

Having studied the plans, inspected the site, the house and its setting I consider the proposed alterations, side and rear extensions are subordinate to the original house and respect its architectural character. It is apparent that due care has been taken to ensure that the alterations and extensions fit into the existing character and appearance of the house. They proposals do not upset the scale or proportion of the house, and do not adversely upset the character or setting of neighbouring buildings.

I therefore consider that the proposals are in compliance with planning policy and guidance.

I therefore recommend permission subject to a condition requiring detailed approval of all proposed facing materials.

Consultation Response 4 - Highgate CAAC – “Neighbours’ views should be considered in the view of the Highgate CAAC”.

Consultation Response 1 - 169 North Hill, N6 – Object

“This will increase the carbon foot print in the area dramatically and will increase both light pollution (from new roof) and substantially alter the structure of the house to the detriment of the environment. The agent does not even live there”.

Consultation Response 2, 7, 8 - 16 Denewood Road, N6 – Object

(Letter 1)

- Building up to the fence line with eaves over-hanging the fence would spoil the existing semi-rural feel. In this part of the conservation area almost all corner houses (28 Denewood, 43 Stormont, 43 Sheldon, 45 Sheldon, 4 Denewood) had been built well inside the fence line with a wide gap between the building and the fence. Allowing this would create a bad precedent and the character of the area would be lost.
- The proposed extension projects beyond the boundary into the grass verge which is subject to Rights of Way for others to pass with or without vehicles (Conveyance dated 4 Nov 1958). The grass verge is part of Denewood Road and cannot be built upon.
- The garage doors during its operation could cause injury to people walking along the grass verge. The garage door should be moved inside by at least one metre.
- The sense of openness at the junction of Denewood Road and Stormont Road is a strong component of the character of the area. Sentiment notes in Inspectors Report (paragraph 6).
- The garage would be extended towards Stormont Road and into the garden with a pitch roof all around would remove the sense of openness now existing at the junction.
- Permitting the garage to be extended into the garden would allow the applicant and/or future owner to extend the entire house into the garden under permitted development.

(Letter 2 – Duplicate of Letter 1)

(Letter 3)

- The mass and bulk of the proposed building became obvious on detailed examination of the plans
- The proposed building is even bigger than the one previously refused
- The design statement does not mention the 2m extension of the garage/stores on Denewood Road side towards Stormont Road and about 1.6m toward the garden. The extension would extend beyond the building line of number 40 Stormont Road.
- The extension at first floor level blocks the corner and reduces the openness and sense of space around the corner (refer to inspectors report)
- Eaves/gutters overhang onto the grass verge which has Rights of Way, is not acceptable in prominent corner location. It is illegal too and would cause obstruction to users of this grass verge. Applicant should be asked to move the wall well inside the boundary (fence)
- The balcony on the first floor level will be intrusive to some neighbours
- There are no windows on the first floor all towards Denewood Road at present. Of the additional windows two are for one bedroom which has four windows in all. These windows will overlook neighbouring properties and affect privacy.
- Planning permission was refused for demolition by the Planning Inspector as the existing house sits comfortably with neighbours houses. Proposal includes

demolition of substantial part of the existing house. Is it justified on the basis of the Inspectors decision?

- Opening the garage door towards Denewood Road will be unsafe for anyone walking on the verge.
- Refusal of the applicant to sign section 106 agreement as requested by Mr Shane of 40 Stormont Road is also of great concern.

Consultation Response 3 - 46 Abbotshall Avenue, N14 – Object

- Conservation Area - The proposal will not preserve or enhance the character of the conservation area
- Bulk and Scale – The garage would be moved forward and backward with a large pitched roof in three directions, shifting the first floor facing walls towards Denewood and Stormont Road, raising some of the roof ridges. Percentage increase in floor area (and possibly volume) in the new proposal is higher than the percentage increase in floor area of the proposal rejected by the Planning Inspectorate
- The existing house had already been extended two times. Further additions and extensions would be an overdevelopment and will not fit with neighbouring houses
- Council should insist on having a gap of at least 1m on either side of the house without filling the whole width and third of the depth of the plot
- It appears the applicant is demolishing a large part of the building
- All other corner houses in this area would use a grant of planning permission as a precedent to fill their plots with bricks destroying the openness and greenery that exists in this area.
- This conservation area is in the fringes of Hampstead Heath

Consultation Response 5, 9 - 20 Denewood Road, N6 – Object

(Letter 1)

- Overdevelopment
- The proposal would have an environmental impact
- The proposal would affect the character and appearance of the area
- The design and appearance of the extension would not fit in with the rural appearance of the road
- Noise and disturbance due to the use of the garage
- Windows overlooking and facing houses on Denewood Road

(Letter 2)

- Overdevelopment – bulk and mass excessive, building beyond existing permitted boundary lines which is unacceptable and out of character with existing modest proportions of its neighbours
- The bulk and mass of the proposed building is now larger than the previous application which was turned down by yourselves

Consultation Response 6 – 18 Denewood Road, N6 – Object

- By extending out the garage into Stormont Road with a room above will close up the corner

- Any building of the two garages in Denewood Road that encroaches onto the grass should not be allowed.
- The balcony will overlook my neighbours garden
- Windows above the new pitched roof overlooking my neighbour in 16 Denewood Road – they should be removed
- Long extension of the pitched roof will look very massive after the flat roof

Consultation Response 10 - 22 Denewood Road, N6

1. Welcomes the proposal to keep the existing house. While a part of the house facing Denewood Road would be demolished and rebuilt, the main block of the house would be kept. The vast majority of the perimeter walls are to be retained and a significant number of internal walls would be preserved. Council should ask for a plan showing exactly which walls, both internal and external, would be kept before the proposal is considered by the Council.
2. The net internal floor area of the house would increase by 49% (to 7933 sq ft from 5339 sq ft for the existing house). This is a larger increase of 41% (to 7513 sq ft net internal floor area) of the previous proposal which was rejected by Haringey Planning Committee and by the Planning Inspector.
3. The plan to demolish and rebuild the wing and garage near Denewood Road (part of which dates from the original house) would lead to a significantly larger scale building that would be more dominant than might appear at first sight from looking at the plans. Extension toward Stormont Road by about 7 feet and toward the garden by about 5 feet. At first floor level toward Stormont Road by about 2 feet and up to 4 feet towards Denewood Road. Finally, the roof would be about 2 feet higher, though only approximate figures are given on the drawing.
4. Concerned about the ground floor extension adjacent to Denewood Road (and beyond the building line of number 42 and 40 Stormont Road). This would be particularly noticeable from Denewood Road and would interrupt existing view of trees across the gardens of Stormont Road. The ground floor extension would be directly adjacent to the grass verge (rather than set back in the garden) and there would be a pitched roof instead of a flat roof (though architecturally more appealing) would be much more noticeable in the semi-rural surroundings.
5. The house along the Denewood Road side should not be allowed to impinge upon the grass verge, which is subject to rights of way.
6. It is appreciated that the applicant and his architect consulted some neighbours before submitting the application. As a result a couple of changes were made – first the proposed terrace next to no. 40 Stormont Road at the back was lowered and second the proposed ground floor elevation along Denewood Road was brought in by a small amount, though the eaves and guttering would still overhang the grass verge.

Consultation Response 11, 12 - 40 Stormont Road, N6 (2 letters plus attachments)

(Letter 1)

- The revised new application is not materially different in terms of mass and size from the previous application.
- The proposed development would overlook the garden
- SPG2 states that “The Council will protect from demolition buildings and structures which make a positive contribution to the character of an area and which define its identity”.

- No certainty the applicant will reside at the property as a householder
- The applicant has refused to enter into a s106 agreement
- The case for demolition in a conservation area is not made out by the applicant. An increase in area of 2,595 sq ft amounts to a 67.30% increase in the current floor area (based on 5549 sq ft gross at a net to gross of 80%). This amounts to 9156 sq ft in total, substantially more than the 7,827 sq ft considered by the Inspector.
- The presumption against demolition in a conservation area is ignored by the developer.
- The proposed development is not in scale or in keeping with the neighbouring properties and constitutes an overdevelopment of the site.
- The applicant should be asked to provide a scale model showing how the development sits within the context of the neighbouring properties.
- The existing building and its fabric is substantial and not beyond repair and can be economically refurbished so as to preserve, conserve and enhance the entity of the conservation area.
- The construction of a large extension will alter the watercourses which run in the area
- The development will occupy the whole frontage thereby altering the pattern of development in the street. In particular, the applicant is seeking to build right up to the boundary on Denewood Road will alter the street scene dramatically.
- The development will extend the overall mass and bulk overshadowing neighbouring properties
- The first floor balcony overlooks the garden of number 40 Stormont Road.

Attachments to the letter include:

1. A copy of the Planning Inspectorate Appeal Decision (APP/Y5420/E/10/2125122/WF)
2. Incomplete Deed of Unilateral Undertaking made under Section 106 of Town and Country Planning Act 1990 relating to land at 42 Stormont Road, N6
3. Statement by Gary Jackson (Architect) on behalf of resident group against the appeal to the planning inspectorate in relation to 42 Stormont Road
4. Statement by Richard Culter (Green Park Consulting) on behalf of resident group against the appeal to the planning inspectorate in relation to 42 Stormont Road

(Letter 2 – Duplicate of Letter 1)

Consultation Response 13 - 8 Grange Road, N6

- Character Appraisal - The area is a very beautiful part of Haringey recognised by its protected status as a Conservation Area. The council is in the process of undertaking a character appraisal analysis. The area is under constant attack from developers whose overriding aim is to build as large as possible in every direction, reducing and removing the green spaces between and behind the properties in the process.
- The visual separation of the properties had defined the rhythm and pattern of development and attempts to impinge upon it must be resisted.
- Inspector comments on 6a Grange Road "...there remains a suburban openness around developments in this part of the conservation area that is strengthened by the presence of significant areas of open space". He went on to say "UDP policy UD3 requires development proposals to complement the character of the locality and this is reflected in UDP policy UD4, which highlights the importance of considering the spatial and visual character of the site and area".

- The draft character appraisal describes Grange Road as looking “like a road in the Countryside”. The Inspector ruling against the previous application agreed saying “The part of Denewood Road between Stormont Road and Sheldon Avenue has a particularly soft, semi-rural feel”.
- The current application – The style of the current application is an improvement on the previous proposals which would have looked far more at home on The Bishop’s Avenue than here. However, this does not mean that in the present form it is an acceptable proposition for this very important corner site on a unique open green space within a conservation area.
- Danger that overdevelopment of this site will have the same effect as houses at either end of Grange Road
- Although as commented by the Inspector, the garaging element of the existing house “is not particularly sympathetic”, the entirely flat roof only just above the fence line level, combined with the width of that roof, does give the effect of space and distance between the grass verge on Denewood Road and the built up walls of the house. This distance must be protected.
- The extension of the garage with a pitched roof has the effect of bringing the much larger house directly up to the verge and creating an overbearing bulky form above it. The proposed building would no longer “...politely respect its prominent corner position because of the set back of the main two storey element from Denewood Road frontage”.
- This design brings the much larger elements directly to the verge on all levels (we note the raised roof ridges to accommodate the extended depth of the second floor) and as a result the ‘sense of space around the junction, which adds to the relatively soft urban grain along this part of Denewood Road’ will be lost.
- Previous commentators have mentioned that the proposed roof will also overhang the green area. On no account should any intrusion upon this precious verge be sanctioned.
- The appearance of the verge area would be improved by the erection of continuous fencing along the ground floor wall adjacent to the verge with a gap for the garage entrance.
- Enforcement – The existing site plan has distances and sizes marked upon it, this is not the case for the proposed plan. Other drawings show only basic measurements. This makes it impossible to be able to assess how large the finished building will be. Grange Road properties have ended up much larger than the submitted application drawings indicate.
- Amenity and Overlooking – The proposal would bring the first and second floor rear windows and a new first floor balcony (without privacy screens) much closer to the rear garden of No. 40 thus increasing the possibility of overlooking to that garden.

Officers Comments: The material planning issues raised by residents have been taken into consideration in the assessment of this application.

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (November 2006 and April 2007)
PPS5	Planning for the Historic Environment

The London Plan (February 2008) (Consolidated with Amendments since 2004)

The London Plan (Consultation Draft Replacement Plan (October 2009)

London Housing Design Guide (August 2010)

Haringey Unitary Development Plan (2006)

UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
CSV1	Development in Conservation Areas
CSV5	Alterations and Extensions in Conservation Areas
CSV7	Demolition in Conservation Areas
OS17	Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance (Adopted 2006)
SPG2	Conservation and Archaeology
SPG8a	Waste and Recycling (Adopted 2006)
SPG8b	Materials
SPG8c	Environmental Performance
SPD	Housing

Local Development Framework

Core Strategy Proposed Submission (May 2010)

Draft Development Management Policies (May 2010)

Draft Sustainable Design and Construction SPD (October 2010)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues will be discussed in the assessment report below: (1) Demolition, Conservation and Design Issues; (2) Amenity of Neighbours; (3) Trees and Landscaping; (4) Sustainability, Parking/Access, Waste Management.

1. Demolition, Conservation and Design Issues

This application follows a previous planning application (HGY/2009/2090) and Conservation Area consent (HGY/2009/2091) for the demolition of the existing family dwelling (two storey with rooms in the roof) and the erection of a two storey dwelling with rooms in the roof. These applications were refused by Haringey Planning Committee and a subsequent appeal dismissed by the Planning Inspectorate (Ref: APP/Y5420/A/10/2125121/WF and APP/Y5420/E/10/2125122/WF).

Policies PPS5, CSV7 and SPG2 resist the demolition of existing buildings where they make a positive contribution to the Conservation Area. While Haringey Conservation and Planning Officers considered that the existing dwelling provides a neutral contribution to the conservation area the Planning Inspector was of the view that the existing dwelling provides a positive contribution to the conservation area and therefore weighs in favour of retention. As such, this application proposes to retain the existing dwelling house, unlike the previous application which proposed complete demolition and a new build construction.

The demolition proposed in this application is limited to the garage wing to the northern side of the site. The area of demolition would include approximately 104 sq metres on the ground floor and 50.6 sq metres on the first floor of gross external floor space. Given that the total gross external floor area of the existing dwelling is 545.76 sq metres (496sq m of internal floor space) this amount of demolition is not considered to be substantial. The Design and Access Statement, page 13, provides the proposed plans with the plans of the existing dwelling overlaid and clearly shows the walls to be retained (shown in red). From this plan it is evident that the vast majority of the external structure is to be retained. The front façade (except for the garage wing) would remain almost exactly as existing. Similarly, the existing southern wall, closest to 40 Stormont Road, is to remain unaltered. The rear wall is also to be retained, forming an internal partition wall within the proposed extension. As such, the vast majority of the existing external structure remains unchanged from the existing arrangement.

The decision of the House of Lords in *Shimizu (UK) Ltd v Westminster City Council* (1997) is relevant here. Their Lordship held that ‘demolition’ means the demolition of all or nearly all of a listed building. Anything less is considered to be an ‘alteration’. This decision also means that conservation area consent which is required for ‘demolition’ of a building in a conservation area will now only be required when all or nearly all of the building is to be demolished, anything less would not require conservation area consent. This decision is reflected in the Environmental Circular 14/97, “Planning and the Historic Environment – Notification and Directions by the Secretary of State”. This application, as outlined above does not propose to demolish all or nearly all of the building and as such, conservation area consent is not required and the works are deemed to be an ‘alteration’ assessable under a full (householder) planning application.

The main issue under consideration in this application is whether the proposal would preserve or enhance the character or appearance of the Highgate Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be given to the desirability of preserving or enhancing the character or appearance of conservation areas. PPS5 Objective HE7.5 states that Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use. Policies UD3, UD4 and SPG1a require new developments to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments. Policy CSV1, CSV5 and SPG2 require developments in conservation areas to preserve and enhance the character of the locality.

In addition to the partial demolition works, described above, the application proposes to alter and extend the existing property. It would include the erection of a part single, part two storey rear/side extension and works to create a new roof form including a rear dormer. Materials are to include red brick with corbelling details to match the existing for the external walls at ground floor level and painted render to the walls at first floor level. Roof materials will include plain clay tiles to the pitched roof slopes and single ply membrane to the flat roof areas. All new windows are to be painted hardwood in a style to match the existing all new doors will also be painted hardwood. Rainwater goods are to be cast iron to match the existing. Boundary treatment is to be closed board fencing and also include the renewal of existing fencing. The existing vehicle access is tarmac and will remain as existing. Notwithstanding the details provided, a condition of consent will require full details of materials, including samples, to be submitted and approved prior to construction.

The extension at the rear would be a two storey extension and in effect partially infill the gap between the northern wing and the existing main house. The extension would be 6.0m deep at ground floor level, 4.40m deep at first floor level and 13.8m wide. A balcony 1.50m deep and 3.0m wide would be centrally located at first floor level. The proposed extension would occupy an area to the rear largely concealed from public view from Denewood Road by the proposed northern wing. The extension would not project beyond the rear building line of the northern wing of 40 Stormont Road as shown on the "Proposed Site Plan" (1624-PL0103). The gap between 40 Stormont road and 42 Stormont Road will remain unchanged. As such the resulting development will have similar building lines to adjacent residential properties, in keeping with the character of the area.

In terms of the roof works the ridge height would not exceed that of the existing house. From Stormont Road the only discernable difference to the roof would be the new pitched roof to the single storey section of the northern wing. From Denewood Road the roofline of the rear extension would be visible above the northern wing and again the pitched roof of the single storey side extension. However, the staggered roof line will break up the appearance and be set back from the boundary and thus retain appropriate proportions on this corner. The addition roofline to the southern elevation would not be overly prominent from Stormont Road due to the two storey wing of the neighbouring property at number 40 Stormont Road. In terms of the rear dormer it would be 3.0m wide and 1.95m high and thus retain subordination to the rear roof slope.

The single storey extension adjacent to Denewood Road would extend an additional 2.055m greater than the existing building towards Stormont Road. A set back of 3.0m would be maintained from the main front elevation of the dwelling. The single storey side extension would extend back into the garden by approximately 1.575m greater than the existing building. Therefore the total length of the single storey side extension would be 15.62m which is 3.92m greater than the existing wall. It should also be noted that the proposed wall along the Denewood road boundary would be set in marginally (150mm) compared to the existing wall (page 13 of the Design and Access statement provides a comparison of the existing and proposed).

A number of residents raise concern about encroachment of the proposed building and the overhang of gutters and eaves of the grass verge which they claim have "Rights of Way". The agents working on behalf of the applicant have advised that the grass verge is in the ownership of the applicant and therefore this issue of encroachment raised by residents is not a material planning consideration. Similarly, they raise concern about the proposed garage door fronting Denewood Road. However, the new garage door will be in the same

location as the existing garage door though set further into the site by 150mm thus having slightly less impact than the existing garage door arrangement.

At first floor level the extension is only slightly larger than the existing first floor wing in the same location. The extension would be 700mm longer than existing toward Stormont Road, maintaining a set back of 4.6m from the main front elevation of the dwelling. The side wall of the first floor extension would be between 650mm and 1.10m closer to the Denewood Road boundary, maintaining a set back of 3.80m from the boundary. The rear wall of the first floor would be on the same line as the existing wing. As such, the proposed first floor extension is slightly larger than the existing first floor extension and therefore not considered to have a significantly different impact than the current situation.

The existing single storey building adjacent to Denewood Road has a flat roof along the entire length. The Planning Inspector noted in the Appeal Decision report that “the house has been extended in the past and the garaging element in particular, is not particularly sympathetic”. The proposed plans seek to soften and improve this unsympathetic element by creating a pitched roof to the new single storey wing.

As previously noted, the main issue under consideration in this application is whether the proposal would preserve or enhance the character or appearance of the Highgate Conservation Area. The Planning Inspector described the immediate locality of Denewood Road, between Stormont Road and Sheldon Avenue (mistakenly called Sheldon Road in the appeal decision) as having “a particularly soft, semi-rural feel, imparted by the wide grass verge, mature trees, including the ancient oak tree standing in the road, as well as the lack of a hard built up frontage in the vicinity”. While the proposed extension is slightly larger than the existing (as described in detail above) it is not considered to be unduly large in relation to the extent of the plot or the length of Denewood Road between the two junctions. It is considered that the proposed development respects the important prominent corner position and would not significantly detract from the openness of the corner. The Haringey Conservation Officer also confirms this in their comments as follows: “Having studied the plans, inspected the site, the house and its setting I consider the proposed alterations, side and rear extensions are subordinate to the original house and respect its architectural character. It is apparent that due care has been taken to ensure that the alterations and extensions fit into the existing character and appearance of the house. The proposals do not upset the scale or proportion of the house, and do not adversely upset the character or setting of neighbouring buildings. I therefore consider that the proposals are in compliance with planning policy and guidance”.

While the extensions will result in a dwelling of an increased footprint compared to the current arrangement the proposed extensions to the existing dwelling would sit comfortably within the context of the plot size and be located to have minimal visual impact from the public realm. The mass, scale and overall design quality would be similar to dwellings within the immediate vicinity. Overall, the proposed design in terms of bulk and mass, detailing, colours and materials are considered to be of a high quality appropriate to the locality and in keeping with the character of the conservation area. Overall, the proposed alterations and extensions would preserve and enhance the character and appearance of the Highgate Conservation Area, in accordance with the advice at PPS 5, UDP policies UD3, UD4, CSV1, CSV5 and Supplementary Planning Guidance SPG1a and SPG2.

2. Amenity of Neighbours

Policy UD3 and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking and aspect along with the avoidance of air, water, light and noise pollution, smell or nuisance.

A number of residents on the opposite side of Denewood Road are concerned about overlooking. This was also a point raised by residents at the time of the last scheme and dismissed by the Planning Inspector who states "...given the available separation distance between the appeal site and those properties, I am satisfied that the proposal would not cause significant harm in these regards". This argument remains valid in this case. While there are three windows proposed in the side extension at first floor level (one to a bathroom and two to a bedroom) the distance between these windows and the nearest residential property on Denewood Road is approximately 26.30m and therefore no significant harm would result. The neighbour at 40 Stormont Road has also raised concern about overlooking and overshadowing. However the rear extension would not project beyond the existing two storey rear projection of number 40 and due to the orientation of the proposal site being to the north of this neighbour the development would not cause any appreciable loss of light or overshadowing. In terms of overlooking the proposed balcony at first floor level would be set in from the shared boundary by approximately 7m and a further metre away from the nearest point of the next door building. Any views would be at an acute angle and at some distance and therefore would not give rise to a material loss of privacy to the occupants. Notwithstanding this, a condition of consent will be imposed removing permitted development rights from the site in order to ensure any further extensions or significant alterations are subject to planning control.

The location and design of the proposed extensions and alterations have given due consideration to the amenity of nearby residential properties and would not result in any significant detrimental harm to the amenity currently experienced by any adjacent neighbour. Overall, the application is considered to be in line with policy UD3 and SPD Housing.

3. Trees and Landscaping

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, tree masses and spines to local landscape character. The plans show that the rear garden will be landscaped and the 'Proposed Site Plan' includes a planting schedule. This plan also indicates that the existing trees on site are to be retained. New planting along the southern boundary and front forecourt is also proposed. Conditions of consent will require the landscaping works to be implemented in accordance with the submitted plans, that no trees shall be lopped, felled or otherwise affected without approval from the local planning authority and that an Arboricultural method statement, including a tree protection plan, shall be prepared and implemented during construction. Overall, the development is considered to comply with policy OS17 and SPG8d.

4. Sustainability, Access/Parking and Waste Management

Policy UD2 requires sustainable design and construction to form an integral part of any scheme, In addition, the Council will seek that development schemes take into account, where feasible, the environmentally friendly materials, energy efficiency, renewable energy, water conservation, recycling and sustainable urban drainage systems (SUDS). The

proposal seeks to refurbish an existing building in line with current building standards which will ensure a much higher level of sustainability and energy efficiency than the existing dwelling. Overall, the development is considered to be acceptable in terms of sustainability in line with the London Plan and policy UD2 and SPG8c.

The access arrangements remain unchanged with the pedestrian and vehicles access from Stormont Road unaltered and the retention of the existing vehicular access from Denewood Road. A number of residents have raised concern about the garage door to Denewood Road however this is in exactly the same location as the existing driveway and garage door (albeit set into the site a further 150mm) and thus is not considered to result in a situation different to that which is currently existing.

Policy UD7 and SPG8a require development to include adequate provision for the storage and collection of waste and recyclable material. The development consists of a 6 bedroom house, this property will therefore require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag. A condition of consent will require full details of the refuse storage area and an informative will set out the precise storage requirements as listed above. Overall the scheme is considered to be in line with policy UD7 and SPG8a.

SUMMARY AND CONCLUSION

The overall design is considered to be of a high quality complementing the existing dwelling and surrounding development. The proposed extensions and alterations to the existing dwelling would sit comfortably within the context of the plot size and be located to have minimal visual impact from the public realm. The mass, scale and overall design quality would be similar to dwellings within the immediate vicinity. Overall, the proposed design in terms of bulk and mass, detailing, colours and materials are considered to be of a high quality appropriate to the locality and in keeping with the character of the conservation area. The proposal will not have a detrimental impact on the amenity of neighbouring residents. The development is found to be in line with the intent of National, Regional and Local Planning Policies including policy UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2011/0628

Applicant's drawing No's: 1624-PL-100; 101; 102; 103;104; 105; 106; 107

Subject to the following conditions:

IMPLEMENTATION

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

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

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

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

EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples 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. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

TREES, LANDSCAPING AND BOUNDARY TREATMENT

4. The landscaping 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.

5. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

6. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

7. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

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

8. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

WASTE MANAGMENT

9. A detailed scheme for the provision of refuse, waste storage and recycling 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.

RESTRICTION OF USE/FUTURE DEVELOPMENT

10. The development hereby approved shall be used as a single dwelling i.e. one residential unit and shall not at any time be occupied separately as more than one residential unit.

Reason: The sub-division of the property would result in the provision of two units of accommodation, out of keeping with the pattern of development in the locality.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION

12. 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 will require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag.

REASONS FOR APPROVAL

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

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

- I. The design, form, detailing and facing materials are considered acceptable;
- II. The proposal will preserve the character of the conservation area
- III. The development will not have any significant adverse impact on the amenity of neighbours
- IV. The scheme has been designed sensitively in terms of environmental and sustainability issues

(b) The proposal has been assessed against and found to comply with the intent of National, Regional and Local Planning Policies including policy PPS5 'Planning for the Historic Environment', UDP Policies: UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' CSV7 'Demolition in Conservation Areas' and OS17 'Tree Protection, Tree Masses and Spines of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG8a 'Waste and Recycling (Adopted 2006)', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).

Site Plan



Comparison Plans – Existing and Proposed Overlaid (Retained Walls shown in Red)



Existing Elevations



Eastern (Front) Elevation – Stormont Road



Western (Rear) Elevation



Northern (Side) Elevation – Denewood Road

Proposed Elevation Plans



EAST ELEVATION STREET VIEW

Eastern (Front) Elevation – Stormont Road



WEST ELEVATION

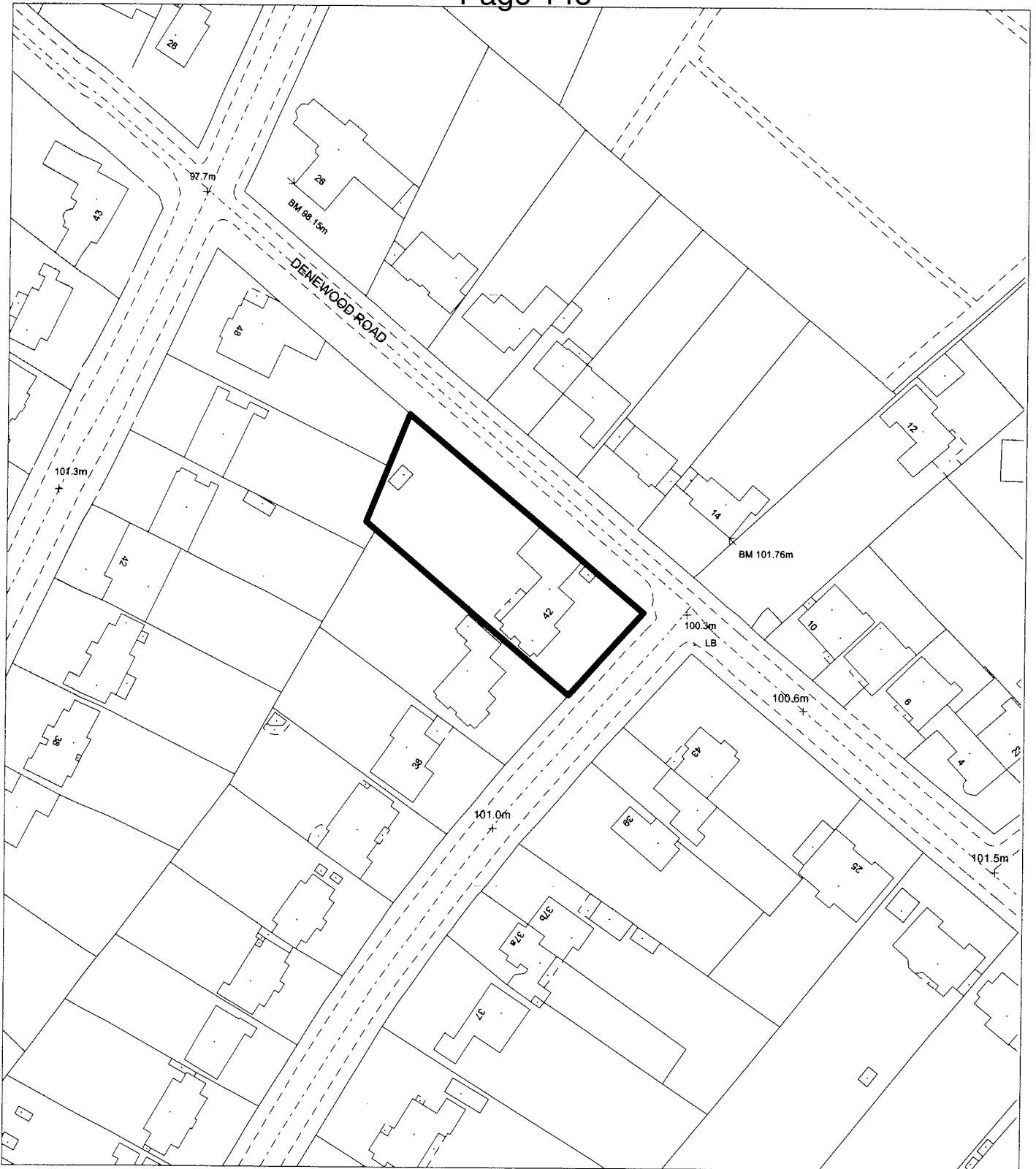
Western (Rear) Elevation



SOUTH ELEVATION

NORTH ELEVATION

Southern (Side) Elevation – Adjacent to 40 Stormont Road
Northern (Side) Elevation – Denewood Road



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Site plan

42 Stormont Road N6

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