

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 11 JULY 2011**

Councillors: Basu, Beacham, Browne, Erskine, Peacock (Vice-Chair, in the Chair), Reece, Rice, Schmitz and Waters

Also Present: Councillors Allison and Egan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC17.	<p>APOLOGIES</p> <p>Apologies for absence were received from Councillors Demirci and Scott for whom Councillors Browne and Erskine were substituting respectively.</p>	
PC18.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC19.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Schmitz declared a personal interest in item 11 (Rear of 36-46 Alexandra Road N8 0PP) as he knew the applicant's representative Peter Ottery and had sold his property via Mr Ottery.</p> <p>Cllr Schmitz also declared a personal interest in items 12 & 13 (225 Archway Road, N6 5BS) as he had spoken with Cllr Allison and Ms Lefmann, who objected to the proposals, solely to confirm that item 13 was on the evening's agenda.</p>	
PC20.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC21.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 14th June 2011 be approved and signed by the Chair.</p>	
PC22.	<p>APPEAL DECISIONS</p> <p>The Committee received the report on appeal decisions determined by the Department for Communities and Local Government during May 2011 (pages 25-30 of the agenda pack), of which 0 were allowed and 5 were dismissed.</p> <p>In response to a question from a Committee Member the Head of</p>	

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	<p>Development Management confirmed that none of the relevant parties had sought reimbursement for costs of the appeals.</p> <p>NOTED</p>	
PC23.	<p>DELEGATED DECISIONS</p> <p>The Committee received the report setting out the decisions taken under delegated powers, by the Head of Development Management and the Chair of the Planning Committee, between 23 May 2011 and 19 June 2011 (pages 31 – 56 of the agenda pack).</p> <p>NOTED</p>	
PC24.	<p>PERFORMANCE STATISTICS</p> <p>The Committee received the report on performance statistics for Development Management, Building Control and Planning Enforcement since 14 June 2011 (pages 57 – 76 of the agenda pack).</p> <p>The Head of Development Management highlighted that the reference to a Planning Contravention Notice served on 29 Elder Avenue N8 (page 75) was in error.</p> <p>NOTED</p>	
PC25.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee received the report recommending 4 tree preservation orders (pages 77-94 of the agenda pack) and the additional information previously circulated, in response to objections received in relation to items 3 (65 Mount View Road) and 4 (95 Mayfield Road) below.</p> <p>1. <u>Oakfield Court, Haslemere Road N8</u> (Pages 79-81)</p> <p>RESOLVED</p> <p>That the tree preservation order placed on Oakfield Court, Haslemere Road N8 be confirmed.</p> <p>2. <u>89 & 91 Fortis Green, N2</u> (Pages 83-85)</p> <p>RESOLVED</p> <p>That the tree preservation order placed on 89 & 91 Fortis Green be confirmed.</p>	

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3. 65 Mount view Road N4 (Pages 87-89)

The Head of Development Management introduced the tree preservation order placed on 65 Mount View Road, N8 and the objections raised by the occupants of Flat A & Flat C 9 Dashwood Road.

The Committee noted the statements of Karen Louise Hill (Flat C 9 Dashwood Road) and Mark Whent (Flat B 9 Dashwood Road) including comments and photographs showing that in the objectors' opinions it was unclear which tree the preservation order related to and the trees at 65 Mount View Road shaded neighbouring gardens.

Members of the Committee expressed concerns that clarity was needed around which tree the order related to and it was:

RESOLVED

That the tree preservation order recommended for 65 Mount View Road N8 be deferred until the Planning Sub Committee in September to allow officers to inspect the site and produce a photograph in a future report of the exact tree which the preservation order relates to.

4. 95 Mayfield Road N8 (Pages 91-93)

The Head of Development Management introduced the tree preservation order for two lime trees in the rear garden of 95 Mayfield Road and highlighted that works for planning application reference HGY/2011/0917 had not yet been permitted. In response to a question it was noted that the Council could not add conditions to a tree preservation order to ensure a property owner pollarded (regularly maintained) a tree.

The Committee noted the statement of Ms Danielle Simler owner of 95 Mayfield Road including that she spoke on behalf of the residents of 94 Inderwick and 96 Mayfield Road who had also submitted letters of objection to the Council. Ms Simler highlighted that the property was not in a conservation area; the trees were barely visible from the street and neighbouring property owners had cut down similar trees which were not a rare species. Ms Simler informed the Committee that the trees adversely affected views from 95 Mayfield Road and neighbouring properties and shaded the sun from the gardens and would be costly to maintain. If felled Ms Simler would replace the trees with alternative trees.

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In response to questions from the Committee the Head of Development Management reported that there was no evidence of subsidence at the site and that management of the trees would resolve any future issues.

The Chair moved the recommendation and, on a vote of 6 for and 2 against, it was:

RESOLVED

That the tree preservation order placed on 95 Mayfield Road N8 be confirmed.

PC26.

REAR OF 36-46 ALEXANDRA ROAD N8 OPP

The Committee received the report setting out planning application for the rear of 36-46 Alexandra Road N8 OPP (pages 95-108 of the agenda pack) and tabled documents including an email from the London Fire Brigade recommending that domestic sprinkler systems be fitted to the buildings as the access arrangements for fire fighting would not comply with building regulations and, an extract from a recent appeal of the decision of a similar development on garden land. The Head of Development Management highlighted that there were no parking spaces proposed but the site was located in an area with high public transport accessibility and within a controlled parking zone. It was also reported that two letters had been tabled by local residents Mr Steve Pile of 55 Burghley Road and Dr Jan Campbell of 36 Alexandra Road objecting to the application.

In response to questions from the Committee it was noted that the development would be set slightly lower in the ground than existing buildings and there would be rear boundary walls up to 2 metres in height and, being a single storey development it was not considered that there would be any loss to amenities to neighbouring properties. Neighbouring properties would have sight of the development but would not be able to see inside the building. In response to concerns about the narrow access passage officers considered the access and storage areas for refuse bins to be adequate.

The Committee heard the statements of Mr Steve Pile, Dr Janet Campbell and Ms Ulla Lefmann (41 Coleraine Road) urging the Committee to reject the proposals, including the following points:

- The proposals, if granted, would overlook and intrude on neighbouring properties and privacy would be invaded.
- The development would reduce daylight and sunlight into neighbouring properties and an independent impact study had not been conducted.
- The development did not meet the Council's guidelines that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart, despite

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it being a one storey development.

- The development was contrary to the Council's own design guidance.
- The Council was under no obligation to build on green field sites and the site should remain as a garden.
- Development should not be permitted until the Japanese Knotweed problem had been solved in the whole area.
- The local residents' association opposed the proposals.

The Committee noted the following further to a statement from local resident Mr Jayanti Patel, 61 Burghley Road resident, in support of the proposals:

- Whilst Mr Patel had similar concerns as other residents in the area he supported development of the site so that the area would be cleaner.
- The Japanese Knotweed had spread from this site into neighbouring gardens.
- A condition should be added to the application restricting future applications to build a second storey. Officers explained that this was not possible as all applications must be considered on their own merit.

The Committee noted the following further to a statement from Mr Peter Ottery, the applicant:

- The actual address of the site was 36-44 Alexandra Road.
- Previous buildings on the site were for non-residential use.
- The applicant was committed to resolving the knotweed issue and would consult with experts.
- The development would include proper landscaping and new trees would be planted.
- The side windows of the development would contain obscure glazing and fences would be 1.6 metres high around the properties and the applicant was confident that the development would not adversely affect surrounding properties.

The Committee requested that, if granted, a condition be placed on the application to ensure knotweed be eradicated within a particular time in a way that is satisfactory to officers and neighbouring properties. The development should not begin until the removal of knotweed has been completed.

The Chair moved the recommendation and on a vote of 5 for and 4 against it was:

RESOLVED

That planning permission for application HGY/2011/0568 be granted subject to the conditions set out below:

Conditions:

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

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

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

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

MATERIALS & SITE LAYOUT

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

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

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

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

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

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

6. That details of all levels including the sunken ground level on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

PERMITTED DEVELOPMENT RIGHTS

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

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

CONSTRUCTION

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

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

WASTE/RECYCLING

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

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

MISCELLANEOUS

10. A detailed scheme showing a secure sheltered cycle parking facility capable of accommodating a minimum of 2 cycles must be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To promote travel by sustainable modes of transport to and from the site

11. A detailed scheme showing the fire hydrant must be submitted to, approved in writing by and implemented in accordance with the requirements of the fire service.

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Reason: To ensure that the development can be serviced by fire appliances

12. The secondary windows facing the eastern and western boundary shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

13. That a detailed scheme for the provision of green roofs to each of the proposed dwellings shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings.

Reason: In order to ensure a level of bio-diversity within the proposed development.

14. That details of a scheme to eradicate all the Japanese knotweed on the application site and that to be found on immediately adjoining properties shall be submitted to and approved by the Local Planning Authority. Such agreed scheme shall be implemented and all the identified knotweed shall be removed prior to the commencement of the proposed development works.

Reason: In order to ensure that all the Japanese Knotweed is removed to eradicate the local infestation and protect the amenities of future occupiers of the proposed development.

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

REASONS FOR APPROVALThe position, scale, mass and detailing of the proposed dwellings has been carefully considered to create a relatively discrete building which will not adversely affect the building pattern on Alexandra Road and Burghley Road and it will not be detrimental to the character of the open nature of the site. The buildings proposed are subordinate and will almost sit behind the boundary treatment, although relatively visible from existing rear gardens. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

As such the proposed development is considered to be in accordance to Policies UD3 'General Principles' and UD4 'Quality

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Design' HSG1 'New Housing Development' and HSG 2 'Change of Use to Residential' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG1a 'Design Guidance', Housing SPD (2008), SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and SPG3c 'Backlands Development'.

Section 106: No

PC27.

225 ARCHWAY ROAD, N6 5BS

The Committee received the application for 225 Archway Road N6 5BS for the demolition of extensions to the listed villa and replacement with single storey extension at 225 Archway Road N6 5BS (pages 109-136 of the agenda pack), the circulated information from local residents objecting to the application and the tabled documents including a letter from Cllrs Allison, Hare and Williams requesting deferral of the application. The Committee noted that the application differed from that which was refused in April 2011 in that the proposal for a two storey house with lower ground floor had been removed. An amendment to paragraph 1.1 (page 110) was reported and it was noted that there was in fact a tree preservation order on a cedar tree located at the rear of the site.

The Officer drew the Committee's attention to the recommendations on Pages 124-125 and highlighted that additional letters from residents at 7, 11 and 13 Southwood Avenue, and a letter signed by a number of local residents had been submitted within the consultation deadline, but not incorporated into the report before circulation, raising concerns including that the development would impact the watercourse running under the land, a full hydrology report should be conducted, concerns about landscaping and future development, impact on wildlife and privacy, overcrowding and exacerbation of parking issues.

The Committee received the statements of Stephen Robinson (resident of 13 Southwood Avenue) and Jim Dickson (resident 11 Southwood Avenue) objecting to the proposals, including the following points:

- A proper hydrology report should be produced to determine whether the deep excavation and basement development would affect the watercourses running through the site, which would potentially create problems for local residents. Southwood Avenue was already affected by flash flooding after heavy rainfall.
- It had been confirmed that none of the watercourses in the area were Thames Water or Environment Agency assets.
- It was confirmed that Priory Brook ran through Jacksons Lane and another brook ran through Cholmeley Avenue.

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- Any future proposals for the site should be in keeping with the design of current properties in the area.

The Committee heard from Cllr Rachel Allison (also on behalf of Cllr Bob Hare) in objection to the proposals, supporting the concerns expressed by other residents and highlighting that the watercourse below the site area had caused her own property to subside. Cllr Allison suggested evidence that the watercourse had been culverted (drained under the road) be obtained, and that assurance be provided to residents that the developer will be responsible for any issues caused to the surrounding properties as a result of the watercourse being disturbed.

The Committee noted that the fire brigade had objected to the proposals because of poor accessibility to the basement. Officers confirmed that the basement was accessible according to building control requirements.

The Committee asked for more information on the watercourse and officers reported that no water streams had been found to be running through the site. The Officer confirmed that 2 brooks were known to run underground between Jacksons Lane and Cholmeley Park towards Archway Road and were 30 feet below the ground (according to the publication "Haringey's Hidden Streams Revealed"). Objectors expressed that they believed digging the foundations of this development would cause water to back up, creating a dam, which would then find another way to run, possibly damaging properties.

The Committee noted the previously circulated written submission of the Loromah Estates Consultancy Team and the verbal statements of the applicant's representatives Mr Paul Shaw (landscaper) and Mr Oliver Burston (architect), including that the only trees that will be removed as part of the development have been agreed by the Arboricultural Officers as low amenity or in a poor condition and that there had been no evidence of underground flooding in the past and the development would pose no structural risk to surrounding properties.

Committee Members expressed concerns about the issues raised in relation to the watercourse and suggested that a full hydrology assessment be conducted before the development went ahead. The Chair moved the recommendation with the added condition that development shall not begin until a scheme to deal with hydrology of the site had been submitted for approval in writing by the local planning authority.

RESOLVED

That Planning Application reference number HGY/2011/0998 be approved subject to the conditions set out below and a Section 106 Legal Agreement in accordance with Recommendation 1;

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and Recommendations 2 &3:

Conditions:

IMPLEMENTATION.

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

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

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

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

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

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

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

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

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MATERIALS & BOUNDARY TREATMENT

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

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

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

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

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

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

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

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

10. No development shall take place until details of a construction management plan construction logistics plan are submitted and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle

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parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective, spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.

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

11. The development hereby approved shall not commence until an assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the development does not impede the flow of any watercourse within the site or lead to localised flooding. **INFORMATIVE:** The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: As per Condition 10 above TfL requests that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted and approved by both the local authority and TfL prior to work commence on site. It is requested that movements of construction vehicles shall be carefully planned and co-ordinated to avoid the AM and PM hours. It is requested that a construction vehicles should load/ unload/ park/ stop away from A1 Archway Road. **INFORMATIVE:** As per Condition 7 above it is requested that the developer to provide details on the proposed wall adjacent to the A1 Archway Road footway and how the wall would be constructed; and also details on site protection measure to prevent damage caused to the TLRN public highway of A1 Archway Road for during the construction work inside the site. It must be noted that TfL may require Structural Approval for the wall if deemed necessary; this is ensure that the structural integrity of A1 Archway Road would not be compromised. **INFORMATIVE:** The footway and carriageway on A1 Archway Road and must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on the A1 Archway Road. No skip or construction materials shall be kept on the footway or carriageway of A1 Archway Road at all times. It must also be aware that TfL would rectify damage caused to the TLRN public highway from the construction of the development, and the developer would be expected to be responsible for the full cost of repair work. **REASONS FOR APPROVAL** The proposed alteration, minor extensions and a refurbishment of the existing Grade II Listed Building are considered acceptable and in addition the siting and design of the new building and associated

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landscaping are considered to be designed sensitively in terms of its relationship with the listed building, the open and tree line character of this site and the building patterns of the adjoining properties. The proposed development will preserve and enhance the character and appearance of this part of the conservation area. The proposal will achieve an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers or adversely affect parking conditions in the immediate surrounding. The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008.

Section 106: Yes

PC28.

225 ARCHWAY ROAD, N6 5BS

The Committee received the application for 225 Archway Road N6 5BS for listed building consent for the demolition of the extensions to the listed villa and replacement with new single story extension (pages 137-146 of the agenda pack).

RESOLVED

That listed building consent be granted for planning application HGY/2011/0999 subject to the conditions below:

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

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amenity.

MATERIALS

3. Notwithstanding the approved application drawings additional information and a schedule of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, showing: Fully annotated and dimensioned detailed plans outlining the repairs to architectural features, facing materials, and finishes to the exterior of the building (at a scale of 1:10) Fully annotated and dimensioned roof repair details to chimney stack, chimney pots, flashings, cornice, eaves, brackets (at a scale of 1:10).

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

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. If replacement bricks are necessary, these shall match the historic bricks as closely as possible and shall be approved in writing by the District Planning Authority prior to installation on site.

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

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

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

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

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

REASONS FOR APPROVAL

The proposed new building to the front of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and the interventions proposed to restore the integrity of listed building are considered to be more sensitive to the setting of the building and the character of the

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site. Overall the proposed development will restore and enhance the appearance of the Listed Building and as such the proposal accords with policies CSV2 'Listed Buildings' and CSV4 'Alteration and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG2 'Conservation & Archaeology'.

Section 106: No

PC29.

THE PADDOCK, MEADOW DRIVE, N10 1PL

The Committee received the planning application for the extension of existing sheltered accommodation to form 6 additional flats (pages 147-157 of the agenda pack). The Officer reported that the application had been reduced to develop 4 flats (rather than 6) further to concerns raised at the Members' site visit about the loss of an oak tree (which would now remain). Some committee members expressed concern that 2 units had been lost to save a tree when there were many older people in the borough needing care. Other committee members stated that the presence of the tree would add to residents' quality of life. The Committee agreed that the applicant could submit a future application for an additional 2 units.

There would be no adverse impact on surrounding residents' amenities due to the distance and screening of the development. In response to a member's concern the planning officer reported that window sizes to the east of the elevation could be made larger but agreement of this would have to be delegated to an officer.

RESOLVED

To approve planning application HGY/2011/0615 for the extension of existing sheltered accommodation to form 4 additional flats subject to the following conditions:

Conditions:

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

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	<p>amenity.</p> <p>3. The external materials to be used for the proposed alteration shall match in colour, size, shape and texture those of the existing building.</p> <p>Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of the neighbouring properties and the appearance of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal to provide 6 additional-one bedroom self contained flats for special housing needs will not represent an excessive intensity of the site which would not adversely affect the amenities of neighbouring occupiers. The proposed units designed to a good standard are in compliance with the Council's Unitary Development Plan Policies UD3 'General Principles', UD4 'Quality Design', HSG7 'Housing for Special Needs', M10 'Parking for Development', CW1 'New Community Facilities', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and SPG 1a 'Design Guidance and Design Statements', SPG11b 'Building Suitable for Community Use', Housing Supplementary Planning Document October 2008 of the Haringey's Supplementary Planning Guidance.</p> <p>Section 106: No</p>	
<p>PC30.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of business.</p>	
<p>PC31.</p>	<p>DATE OF NEXT MEETING</p> <p>The future meetings were noted:</p> <p>Special – Wednesday , 20 July 2011 Monday, 12 September 2011</p> <p>The meeting closed at 22:00hrs.</p>	

COUNCILLOR ALI DEMIRCI

Chair

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