



**Haringey Council**

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## Planning Sub Committee

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MONDAY, 11TH JULY, 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 15 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 - 24)**

To confirm and sign the minutes of the Planning Sub Committee held on 14 June 2011.

### **6. APPEAL DECISIONS (PAGES 25 - 30)**

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

### **7. DELEGATED DECISIONS (PAGES 31 - 56)**

To inform the Sub Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Sub Committee between 23 May and 19 June 2011.

### **8. PERFORMANCE STATISTICS (PAGES 57 - 76)**

To advise the Sub Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 14 June 2011 Sub Committee meeting.

## **9. TREE PRESERVATION ORDERS (PAGES 77 - 94)**

To confirm the following Tree Preservation Orders:

1. Oakfield Court, Haslemere Road, N8
2. 89 & 91 Fortis Green, N2
3. 65 Mount View Road, N4
4. 95 Mayfield Road, N8

## **10. 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.

### **11. REAR OF 36-46 ALEXANDRA ROAD N8 0PP (PAGES 95 - 108)**

Erection of 2 x single storey two bed dwellinghouses (amended plans).  
RECOMMENDATION: Grant permission subject to conditions.

### **12. 225 ARCHWAY ROAD, N6 5BS (PAGES 109 - 136)**

Demolition of 1940s extensions to listed villa & replacement with new single storey extension, repairs to fabric and re-planning of interior; extension of terrace to Archway Road. Provision of new bicycle store and recycling area; removal of specified trees and planting new trees, with new hard and soft landscape.  
RECOMMENDATION: Grant permission, subject to conditions and subject to a section 106 Legal Agreement.

### **13. 225 ARCHWAY ROAD, N6 5BS (PAGES 137 - 146)**

Listed building consent for Demolition of 1940s extensions to listed villa & replacement with new single storey extension, repairs to fabric and re-planning of interior; extension of terrace to Archway Road. Provision of bicycle store and recycling area; removal of specified trees and planting new trees, with new hard and soft landscape.

RECOMMENDATION: Grant listed building consent, subject to conditions.

### **14. THE PADDOCK, MEADOW DRIVE, N10 1PL (PAGES 147 - 158)**

Extension of existing sheltered accommodation to form 6 no additional flats.  
RECOMMENDATION: Grant permission subject to conditions.

**15. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**16. DATE OF NEXT MEETING**

Special – Wednesday, 20 July 2011  
Monday, 12 September 2011

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Friday, 1 July 2011

**MINUTES OF THE PLANNING SUB COMMITTEE**  
**TUESDAY, 14 JUNE 2011**

Councillors: Basu, Brabazon, Demirci (Chair), Erskine, Hare, McNamara, Peacock (Vice-Chair), Reece and Schmitz

Also Present: Councillor Scott

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC01.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Councillors Beacham, Rice, Scott and Waters, for whom Councillors Erskine, McNamara, Hare and Brabazon were substituting respectively.	
<b>PC02.</b>	<b>URGENT BUSINESS</b>  There were no items of urgent business.	
<b>PC03.</b>	<b>DECLARATIONS OF INTEREST</b>  Cllr Erskine declared a personal interest as she had been present at a meeting of the Alexandra Park and Palace Advisory Committee, at which there had been some discussion of the application relating to 1 Parham Way.  Cllr Schmitz declared a personal interest as he had on occasion been a customer at the Fountain PH.  Cllr Reece declared a personal interest as a resident of Highgate Ward, in which the Stormont Road application site was located.	
<b>PC04.</b>	<b>DEPUTATIONS/PETITIONS</b>  There were no deputations or petitions.	
<b>PC05.</b>	<b>MINUTES</b> <b>RESOLVED</b>  That the minutes of the Planning Committee held on 16 May 2011 be approved and signed by the Chair.	
<b>PC06.</b>	<b>APPEAL DECISIONS</b>  The Committee considered a report, previously circulated, on appeal decisions determined by the Department for Communities and Local Government during April 2011, of which 0 were allowed and 5 were dismissed.	

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	<b>NOTED</b>	
<b>PC07.</b>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee considered a report, previously circulated, which set out the decisions made under delegated powers by the Head of Development Management and the Chair of the Planning Committee between 25 April and 22 May 2011.</p> <p><b>NOTED</b></p>	
<b>PC08.</b>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement.</p> <p>The Committee made some suggestions regarding the presentation of the statistics and their usefulness to Members, and it was noted that was intended for all statistics in future to be presented as the Building Control statistics set out on page 49 of the agenda pack. It was also suggested that information be provided on how overdue those applications which were not turned around within the deadline were. It was suggested that it would be a better use of the Sub Committee's time to consider statistics on a less frequent basis, and the Chair confirmed that they would be looking at bringing the statistics reports to meetings of the Regulatory Committee in future, rather than the Planning Sub Committee. The Committee requested that a report on Certificates of Lawfulness might be brought to a future meeting of the Regulatory Committee.</p> <p><b>NOTED</b></p>	
<b>PC09.</b>	<p><b>PLANNING ENFORCEMENT UPDATE</b></p> <p>The Committee considered a report on Planning Enforcement's progress in maintaining service delivery in 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.</p> <p>In response to a specific question from the Committee regarding enforcement action at 10 Woollaston Road and the Athena Palace Hotel, it was agreed that a written response would be provided after the meeting, and appended to the minutes.</p> <p><b>NOTED</b></p>	
<b>PC10.</b>	<p><b>TREE PRESERVATION ORDERS</b></p> <p>The Committee considered a report recommending that Tree</p>	

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Preservation Orders against trees located at St Ann's Hospital, St Ann's Road, N15 be confirmed. The Committee noted that T3 in the report should be amended to read *Crataemespilus grandiflora*, a medlar-thorn, and not *Sorbus domestica* as stated.

**RESOLVED**

That the Tree Preservation Orders against trees located at St Ann's Hospital, St Ann's Road, N15 be confirmed.

PC11.	<b>1 PARHAM WAY, N10</b>	<p>The Committee considered a report, previously circulated, which set out the application, site and surroundings, planning history, relevant planning policy, consultation responses and analysis. The officer presented the key aspects of the report and advised the committee of corrections to the printed copy, where on the first page the applicant's name should read Mr S Gonzales and reference to a row of 11 garages should be read as 9 garages. Since the circulation of the report, additional letters had been received from 115a Roseberry Road in objection to the application, and from 2 Parham Way in support of the application. A further letter had been received from the Parham Way Neighbourhood Group objecting the application on the grounds of failing to respond to the concerns of the planning authority, failing to satisfy the guidelines on backland development and failing to meet the requirements of the Planning Inspector.</p> <p>In response to questions from the Committee, the planning officer confirmed that the position of the proposed building was the same as in the application refused in 2009. The Committee asked about the view of the Planning Inspector regarding the design of the application refused previously, in response to which the officer advised that the view had been taken that it was acceptable in effect, and preserved the character of the Conservation Area. The legal officer advised the Committee that the test regarding development in Conservation Areas was not whether the proposal was 'in keeping' but whether it enhanced or preserved the character of the Conservation Area. The Committee asked about the width of the access road for emergency vehicles, and the officer confirmed that the road was of sufficient width to satisfy Building Control on this point. The Committee asked whether it would be possible to specify landscaping to the front of the development, and it was confirmed that this would be possible and would enhance the scheme.</p> <p>Ian Coward of Collins and Coward addressed the Committee on behalf of local residents objecting to the application. Mr Coward stated that the key reason the previous appeal against refusal had been dismissed was the impact on neighbours, and that the current application failed to address this issue adequately, and also contravened the SPG standards for backland development. It</p>
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was felt that the development as proposed would cause substantive harm. Pat Spungin, a local resident, addressed the Committee and showed some images of the impact the development would have on neighbouring properties and views, demonstrating the number of properties which looked onto the site. The basis of local residents' objections was that the development was too large for the plot and would be too intrusive and overbearing. Local residents agreed that a more mews-like development would be appropriate for the site, and felt the current application represented overdevelopment.

The Committee asked questions of the objectors and discussed the issue of whether the application represented a two- or three-storey development, given the use of the roof space for accommodation. In response to a question regarding the Planning Inspector's acceptance of the bulk and massing of the development, Mr Coward reported that he did not accept that that was the Planning Inspector's view, as the massing and bulk were key contributors to the issue of overlooking.

Cllr Scott, Ward Councillor, addressed the Committee in objection to the application and supporting the views expressed by local residents. Cllr Scott advised that the residents were not against all development in principle, but that it should be recognised that this was a backland site and as such any development should only be two-storey and should not be dominant. It was reported that any development should not have an adverse impact on the local environment, nor intrude on residents' privacy, and that the images demonstrated that this development would in fact do so. Cllr Scott advised that the development was too tall, too wide and too close to existing properties and urged the Committee to reject the application.

Emma Mann addressed the Committee on behalf of the applicants, and advised that the last appeal decision made it clear that the previous application had overcome the issues with the initial 2009 application, and was dismissed solely on the grounds of the large dormer windows, which had been reduced in size in the present application. The Planning Inspectors had upheld the view that this was not a backland site, and it was felt that the proposed development would be acceptable on the site and would not be detrimental to other properties. Ms Mann asked the Committee to agree that the application was now fully acceptable and to grant the application.

In response to questions from the Committee regarding how the present application addressed the previous concerns raised by the Planning Inspector, Ms Mann responded that it was her professional advice that the size of the dormers and terrace detail of the previous application had led to the concerns regarding overlooking and had led to the building being effectively three-storey, and the present proposal was felt to address these issues

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by means of the reduction in the size of the dormer windows and higher position on the roof to mitigate against loss of privacy. The Committee discussed the issue of overlooking at ground and first-floor levels, in response to which Ms Mann advised that the properties affected already looked out onto other properties, and that the proposals met the 20m standard distance set out in Council policy. In response to a question regarding the design of the proposed building, Ms Mann advised that design was subjective, and that design had not been raised as an issue previously.

The Committee considered the imposition of any additional conditions, were the Committee to be minded to grant the application. It was agreed that an additional condition should be proposed relating to landscaping and tree planting at the front of the properties, and for the preservation of the cypress tree at the rear of 19 Grove Avenue.

The Chair moved the recommendation of the report, that the application be granted subject to the conditions as set out in the report and the two additional conditions proposed by the Committee relating to landscaping to the front of the property and the preservation of the existing cypress tree, and on a vote of 5 in favour, 3 against and 1 abstention it was:

**RESOLVED**

That application HGY/2011/0563 be granted, subject to the conditions as below and additional conditions regarding landscaping to the front of the properties and the preservation of the existing cypress tree at the rear of 19 Grove Avenue.

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.

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**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, including details of trees planting to the front of the properties, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced, and thereafter carried out in accordance with such approval.

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, including the protection of 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.

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

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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

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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

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	<p>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.</p> <p>Section 106: No</p>	
<b>PC12.</b>	<p><b>1 PARHAM WAY, N10</b></p> <p>The Committee considered a report regarding an application for Conservation Area Consent, which set out the application, site and surroundings, planning history, relevant planning policy and analysis.</p> <p>The Chair moved the recommendation as set out in the report and on a vote of 5 in favour, 3 against and 1 abstention it was:</p> <p><b>RESOLVED</b></p> <p>That application HGY/2011/0564 for Conservation Area Consent be granted, subject to conditions.</p> <p>Conditions:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality</p> <p><b>REASONS FOR APPROVAL</b></p> <p>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</p>	

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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 Polices CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology'.

Section 106: No

PC13.	<p><b>REAR OF THE FOUNTAIN PH, 125-127 WEST GREEN ROAD, N15</b></p> <p>The Committee considered a report, previously circulated, which set out the application, site and surroundings, planning history, relevant planning policy, consultation responses and analysis. The planning officer gave a presentation outlining the key issues, and advised the Committee that this was a revised application. The Tottenham CAAC response to the original application had been circulated to Committee members for information and had been taken into account as part of the officer report, and draft wording for a proposed additional condition, were the Committee minded to grant the application, had been circulated for consideration. The Committee was advised that the contribution for highways under Section 278, a figure for which was not provided in the report, should be £8,500.</p> <p>The officer responded to questions from the Committee. In response to concerns from the Committee regarding the loss of a number of trees on the site, it was reported that the trees identified for removal were of low quality, and that the loss of these trees needed to be weighed against the benefit of the provision of family housing in the area. The Committee referred to the appeal decision of 2009, in response to which the officer advised that the Planning Inspector had not felt that the loss of some of the pub garden would have a detrimental effect on the overall character of the public house.</p> <p>Susan Penny, a local resident, addressed the Committee in objection to the application. Ms Penny reported that there was a deficiency of open space identified in this area, and that the pub garden had been a usable open space for local residents. It was reported that the existing trees were a significant local feature as the largest trees in the vicinity. The application was felt to detract from the character of the Conservation Area as the existing pub would be surrounded by other buildings, diminishing its character. It was also felt that the development would cause a nuisance to local residents, and that if the new properties were built, the residents of those properties might have an impact on the activities of the public house, such as music events.</p> <p>In response to questions from the Committee, Ms Penny advised</p>
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that the pub played an important role in the Conservation Area as an attractive and reassuring feature. Ms Penny also expressed concerns that, while the current proposal would result in an increase in the current garden area available for the use of customers of the pub, there was no guarantee that this arrangement would continue in future, although the planning officer advised that the wording of the s106 agreement and conditions should be sufficient to ensure that the pub garden would remain as reinstated.

Mr Strobl addressed the Committee on behalf of the applicant and stated that, working with the planning department, the design had evolved and now satisfied all the necessary criteria. The agreement reached would result in approximately 250 square metres being returned for use as the pub garden, was much friendlier to the Conservation Area than previous designs and met all Council requirements regarding density.

In response to questions from the Committee regarding whether a contribution to compensate for the loss of trees on site would be possible, it was reported that he was not in a position to make such an agreement, but would be willing to discuss this with his clients.

The Committee looked at the plans.

In response to a question from the Committee regarding quality of materials used, the planning officer advised that a condition regarding materials was proposed to address this.

The Committee discussed additional conditions, were the application to be granted, and it was suggested that conditions be added relating to additional landscaping and tree planting, as well as a section 106 agreement to compensate for any biodiversity losses, and that the wording of the proposed draft condition that had been tabled be amended to read "Before the commencement of any works on site, the existing fence on the southern part of the rear garden of the pub shall be removed and that it thereafter shall not be replaced so that the present grounds of the public house and the said 248m<sup>2</sup> shall be retained in their entirety for the users of the public house." It was also suggested that a condition be added for the mitigation of the impact of any noise from the pub garden on residents of the new properties, including issues such as soundproofing and a possible limit on the time after which the area of the pub garden could be used, for example the area to be used by customers no later than 10 or 11pm. It was suggested that an informative should be added, requesting that the new properties remain as family dwelling houses.

The Chair moved to the vote on the recommendations and conditions as set out in the report, and the additional conditions discussed by the Committee above, and on a vote of 5 in favour

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and 4 abstentions it was:

**RESOLVED**

- 1) That planning permission be granted in accordance with planning application reference number HGY/2010/1161 ("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 248m<sup>2</sup> 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.
- 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 (2006) and SPG10c 'Education needs generated by new housing'.
  - 3) In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
    - i) there has not been any material change in circumstance in the relevant planning

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|      | 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.  |
| 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, 020C, 021C, 022C, 030C, 031C, 040C and 041C |

Subject to the following conditions and the additional conditions relating to additional landscaping and tree planting, a section 106 agreement to compensate for any biodiversity losses, a condition that "Before the commencement of any works on site, the existing fence on the southern part of the rear garden of the pub shall be removed and that it thereafter shall not be replaced so that the present grounds of the public house and the said 248m<sup>2</sup> shall be retained in their entirety for the users of the public house.", a condition for the mitigation of the impact of any noise from the pub garden on residents of the new properties, including issues such as soundproofing and a possible limit on the time after which the area of the pub garden could be used, for example the area to be used by customers no later than 10 or 11pm, and an informative that the new properties should remain as family dwelling houses.

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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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 permissions 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

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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

**MINUTES OF THE PLANNING SUB COMMITTEE**  
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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.

17. Before the commencement of any works on site, the existing

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fence on the southern part of the rear garden of the pub shall be removed and that it thereafter shall not be replaced so that the present grounds of the public house and the said 248m<sup>2</sup> land to be reincorporated with the existing garden area to the rear of the public house shall be retained in its entirety for the users of the public house as a pub garden.

Reason: In order to ensure that this section of the rear garden is retained for the users of the pub.

18. That details of a scheme for limiting the impact of noise nuisance from the public house garden in relation to the rear of the proposed properties including the provision of double / triple glazing to all the rear windows and doors shall be submitted to an approved by the Local Planning Authority and thereafter permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the amenities of the future occupiers of the properties are protected from noise nuisance and general disturbance from the use of the public house garden.

19. That the area of the land to be reunited with the existing pub garden shall only be used for sitting at in connection with the main public house and for no other use between the hours of 10am and 11pm only on any day of the calendar year.

Reason: In order to protect the amenities of the future occupiers of the proposed houses in relation to the use of the rear public house garden.

20. That details of a scheme for the erection of a solid brick boundary wall between the rear gardens of the proposed properties and the western side boundary of the public house including the boundary with the land to be reunited with the public house hall be submitted and approved by the Local Planning Authority prior to the commencement of the works and thereafter, such agreed scheme to be permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the future occupiers of the proposed houses in relation to the use of the rear garden of the public house.

21. That notwithstanding the proposed landscaping a scheme for additional tree planting and landscaping access to the whole site, including the planting if additional large size trees, shall be submitted to and approved by the Local Planning Authority before the commencement of the works such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

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Reason: In order to protect and preserve and enhance the biodiversity and visual amenities of the site.

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

INFORMATIVE: The Planning Sub Committee consider that the provision of family houses is paramount in relation to the shortage of such accommodation in the Borough and would wish to ensure that the houses are provided and occupied by families and not occupied by groups of individual tenants who are not living together as a family or renting as a result of a by to let agreement with the then owner or owners of the properties when built.

**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 248m<sup>2</sup> 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).

Section 106: Yes

**PC14. 42 STORMONT ROAD, N6**

The Committee considered a report, previously circulated, which set out the application, the site and surroundings, planning history, relevant planning policy, consultation responses and analysis. The planning officer presented the report and outlined the key issues and responded to questions from the Committee.

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The Committee asked whether the trees on the site were protected, in response to which it was reported that a specific condition had been proposed requiring retention of the trees.

Mr Shane, a local resident, addressed the Committee in objection to the application. It was felt that the current application was an improvement on the previous application for complete demolition, but that there were concerns that this might be used as a precedent for proceeding with further demolition in line with the previous scheme, at a later stage. Mr Shane had drafted a proposed section 106 agreement, which was intended to prevent this happening, but this had not been agreed by the applicant. Mr Shane identified hoardings, restriction of lorry access to the grass verge and the repair of the grass verge after work on site was completed as outstanding issues to be addressed.

The Committee asked Mr Shane whether conditions would help to allay his concerns, and it was suggested that conditions could be added regarding lorry access, for the scheme to be completed as approved and that any damage caused during work would be reinstated. It was noted that a Section 106 agreement would not be the appropriate way of addressing the concerns raised, and that issues regarding demolition were addressed by existing case law, and as such were out of the remit of the Local Planning Authority.

The applicant, Mr Abrahams, addressed the Committee. Mr Abrahams acknowledged that they had made mistakes with the first application in failing to consult sufficiently with local residents, and that the previous design had been unpopular. Plans had now been developed to extend and refurbish the existing house, and extensive consultation had been undertaken, with significant changes being made in response to the feedback received. Mr Abrahams reported that it was his intention to live in the property as refurbished, and that there was no intention to remove any trees from the site.

The Committee discussed conditions to be added were the application granted, and it was agreed that conditions should be added such that any trees damaged during the works should be preserved or replaced, that, other than the section for demolition, any part of the building that was damaged during the work be restored, and that there should be no windows in the garage elevation facing Denewood Road.

The Chair moved the recommendations of the report and it was unanimously:

**RESOLVED**

That application reference HGY/2011/0628 be approved, subject to the conditions set out as below and the additional conditions

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restricting the insertion of windows on the garage elevation facing Denewood Road and an informative requiring the restoration of any part of the building damaged during works other than the section for demolition.

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.

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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 MANAGEMENT**

**MINUTES OF THE PLANNING SUB COMMITTEE**  
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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

12. No windows other than those shown on the approved drawings shall be inserted on the side elevation of the building facing Denewood Road, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development does not prejudice the character of the locality and the enjoyment by existing/neighbouring occupiers of their properties.

**CONSTRUCTION**

13. 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.

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**INFORMATIVE:** In connection with Condition 2 outlined above the applicant is reminded that the extent of the demolition allowed shall be restricted to that identified within the application and any parts of the retained building which may have been damaged during construction works shall be made good and shall match the existing fabric of the building in terms of materials, colour, texture and profile.

**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).

Section 106

No

<b>PC15.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  There were no new items of urgent business.	
<b>PC16.</b>	<b>DATE OF NEXT MEETING</b>  Monday, 11 July 2011, 7pm.	

**MINUTES OF THE PLANNING SUB COMMITTEE**  
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	The meeting closed at 22:25hrs.	
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OUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Agenda item:

[ ]

Planning Committee

On 11<sup>th</sup> July 2011

Report Title: **Appeal decisions determined during May 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 May 2011.

### 2. Summary

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

### 3. Recommendations

That the report be noted.

Report Authorised by: .....

**Marc Dorfman**  
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

**Development Management Support Team Leader**

**Tel: 020 8489 5114**

### 4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://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 MAY 2011**

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2010/2239</b>
<b>Decision Level:</b>	<b>Delegated</b>

**2 Lascotts Road N22 8JN**

**Proposal:**

Erection of a first and second storey side extension

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal - **Dismissed** 27 May 2011

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2010/2172</b>
<b>Decision Level:</b>	<b>Delegated</b>

**42 Birchington Road N8 8HP**

**Proposal:**

Construction of a crossover from Birchington Road to an existing car park which was constructed in 1974 in accordance with the planning approval granted by Haringey Council on 4 May 1972

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the free flow of traffic along Birchington Road and pedestrian and highway safety

**Result:**

Appeal **Dismissed** 19 May 2011

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2010/1748</b>
<b>Decision Level:</b>	<b>Delegated</b>

**8 Harringay Gardens N8 0SE**

**Proposal:**

Conversion of a single family dwelling into one self contained two bed flat and one self contained one bed flat

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed conversion on the availability of family housing in the borough

**Result:**

Appeal **Dismissed** 24 May 2011

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2010/1544</b>
<b>Decision Level:</b>	<b>Delegated</b>

**8 Talbot Road N6 4QR**

**Proposal:**

Extension of the existing basement and construction of a single storey rear extension

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the proposal on the living conditions of the occupiers of No.6 Talbot Road with particular reference to outlook and sense of enclosure

**Result:**

Appeal **Dismissed** 11 May 2011

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2010/0009</b>
<b>Decision Level:</b>	<b>Delegated</b>

**134 Craven Park Road N15 6AB**

**Proposal:**

Erection of front and rear dormer windows and first floor extension

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the proposal on the living conditions of the occupiers of No.136 Craven park Road, with particular reference to outlook.

**Result:**

Appeal **Dismissed 13 May 2011**

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Haringey Council

Agenda item:

[ ]

Planning Committee

On 11<sup>th</sup> July 2011

Report Title: **Decisions made under delegated powers between 23 May 2011 and 19 June 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.

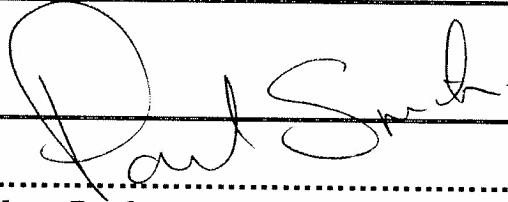
#### **2. Summary**

The applications listed were determined between 23 May 2011 and 19 June 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](http://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 23/05/2011 AND 19/06/2011**

#### **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](http://www.haringey.gov.uk)

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

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

WARD: **Alexandra**

Application No:	<b>HGY/2011/0169</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	125 Durnsford Road N11 2EL		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2011/0224</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	23/05/2011
Location:	82 Victoria Road N22 7XF		
Proposal:	Erection of rear dormer roof extension.		
Application No:	<b>HGY/2011/0294</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	23/05/2011
Location:	89 Alexandra Park Road N10 2DP		
Proposal:	Alteration of roof from hip to gable and erection of rear dormer with insertion of 2 rooflights to front roof slope		
Application No:	<b>HGY/2011/0297</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	23/05/2011
Location:	58 Alexandra Park Road N10 2AD		
Proposal:	Insertion of new window and door into existing rear elevation and replacement of existing roof coverings.		
Application No:	<b>HGY/2011/0326</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/05/2011
Location:	237 Victoria Road N22 7XH		
Proposal:	Erection of rear dormer to first floor flat to provide additional bedroom.		
Application No:	<b>HGY/2011/0396</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	23/05/2011
Location:	58 Grove Avenue N10 2AN		
Proposal:	Formation of rear dormer and Dutch-gabled side dormer and installation of 6 x velux rooflights to create a loft conversion.		
Application No:	<b>HGY/2011/0608</b>	Officer:	Ruma Nowaz
Decision:	PERM REQ	Decision Date:	24/05/2011
Location:	42 Dukes Avenue N10 2PU		
Proposal:	Erection of ground floor rear extension		
Application No:	<b>HGY/2011/0632</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/05/2011
Location:	6 Bidwell Gardens N11 2AX		
Proposal:	Erection of side extension		

Application No:	<b>HGY/2011/0709</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	08/06/2011
Location:	19A Cecil Road N10 2BU		
Proposal:	Certificate of Lawfulness for the Installation of 14 solar panels on the roof of adjoining former garages		
Application No:	<b>HGY/2011/0736</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/06/2011
Location:	47C Muswell Road N10 2BS		
Proposal:	Insertion of velux rooflights to front / rear and side roof planes. (householder application)		
Application No:	<b>HGY/2011/0764</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/06/2011
Location:	96 Dukes Avenue N10 2QA		
Proposal:	Erection of side / rear dormer windows with insertion of 3 rooflights to front / rear elevation to facilitate a loft conversion.		
Application No:	<b>HGY/2011/0825</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/06/2011
Location:	5 Winton Avenue N11 2AS		
Proposal:	Retrospective planning application for retention of raised patio, ramp and increase in the height of fence between no.5 and no.7		
Application No:	<b>HGY/2011/0862</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/06/2011
Location:	Garden Flat, 42 Coniston Road N10 2BP		
Proposal:	Certificate of Lawfulness for replacement of french doors		

**WARD: Bounds Green**

Application No:	<b>HGY/2011/0380</b>	Officer:	Sarah Madondo
Decision:	PERM REQ	Decision Date:	03/06/2011
Location:	17 Woodfield Way N11 2NP		
Proposal:	Certificate of Lawfulness for erection of single storey rear extension		
Application No:	<b>HGY/2011/0496</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	25/05/2011
Location:	24 Queens Road N11 2QU		
Proposal:	Erection of rear dormer window		
Application No:	<b>HGY/2011/0617</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	24/05/2011
Location:	Land to rear of Corbett Grove N22 4HE		
Proposal:	Erection of 9 x two storey dwellings comprising of 6 x three bedroom semi detached houses, 2 x three bedroom link detached dwelling houses and 1 x three bedroom detached dwelling house.		

Application No:	<b>HGY/2011/0642</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/05/2011
Location:	29 Eastern Road N22 7DD		
Proposal:	Amendments to approved planning application HGY/2008/2308 for repositioning of rear site boundary and rear kitchen door, addition of staircase at first floor level and addition of rear dormer window.		
Application No:	<b>HGY/2011/0675</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/06/2011
Location:	55A Truro Road N22 8EH		
Proposal:	Erection of single storey side and rear extension and erection of garden house (Householder Application)		
Application No:	<b>HGY/2011/0681</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	02/06/2011
Location:	23 Churston Gardens N11 2NJ		
Proposal:	Certificate of lawfulness for erection of single storey rear extension		
Application No:	<b>HGY/2011/0691</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	06/06/2011
Location:	Opposite Alexandra Palace Rail Station, Station Road N22 7ST		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet		
Application No:	<b>HGY/2011/0694</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/06/2011
Location:	Marlborough Road, Side of 79 Myddleton Road N22 8NE		
Proposal:	Installation of one x DSLAM green telecommunication cabinet		
Application No:	<b>HGY/2011/0702</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	03/06/2011
Location:	43 Blake Road N11 2AG		
Proposal:	Erection of rear dormer (Certificate of Lawfulness)		
Application No:	<b>HGY/2011/0705</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/06/2011
Location:	104 Myddleton Road N22 8NQ		
Proposal:	Change of use and conversion of existing ground floor shop and storeroom to a single, self contained, one bedroom flat.		
Application No:	<b>HGY/2011/0728</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	09/06/2011
Location:	130 Myddleton Road N22 8NQ		
Proposal:	Change of use of existing property into mini cab office		
Application No:	<b>HGY/2011/0791</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/06/2011
Location:	127-131 Bounds Green Road N11 2PP		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign		

Application No:	<b>HGY/2011/0792</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/06/2011
Location:	127-131 Bounds Green Road N11 2PP		
Proposal:	Installation of plant equipment and associated screening.		
Application No:	<b>HGY/2011/0793</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/06/2011
Location:	127-131 Bounds Green Road N11 2PP		
Proposal:	Raise part of the roof by 700mm		
Application No:	<b>HGY/2011/0794</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/06/2011
Location:	127-131 Bounds Green Road N11 2PP		
Proposal:	Installation of ATM to front of shop		
Application No:	<b>HGY/2011/0795</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/06/2011
Location:	127-131 Bounds Green Road N11 2PP		
Proposal:	Installation of new shopfront		

**WARD: Bruce Grove**

Application No:	<b>HGY/2011/0741</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	03/06/2011
Location:	39 Napier Road N17 6YG		
Proposal:	Conversion of existing property into two x one bedroom flats. ( Householder Application)		
Application No:	<b>HGY/2011/0761</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	15/06/2011
Location:	102 Mount Pleasant Road N17 6TH		
Proposal:	Certificate of Lawfulness for erection of two x rear dormer extensions		

**WARD: Crouch End**

Application No:	<b>HGY/2010/1976</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	13/06/2011
Location:	70 Shepherds Hill N6 5RH		
Proposal:	Tree works to include felling to ground level of 1 x Lime Tree		
Application No:	<b>HGY/2011/0158</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/05/2011
Location:	Avenue Hall, 2 Avenue Road N6 5DN		
Proposal:	Tree works to include crown reduction by 30% of 1 x Horse Chestnut tree		

Application No:	<b>HGY/2011/0167</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/06/2011
Location:	85 Shepherds Hill N6 5RG		
Proposal:	Retention of existing side dormer window (householder application)		
Application No:	<b>HGY/2011/0190</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/06/2011
Location:	54 Avenue Road N6 5DR		
Proposal:	Tree works to include repollarding back to main trunk of 3 x Lime trees		
Application No:	<b>HGY/2011/0410</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/05/2011
Location:	O/S 2 New Road N8 8TA		
Proposal:	Installation of 1 x DSLAM green telecommunication cabinet located on a concrete plinth (prior approval)		
Application No:	<b>HGY/2011/0429</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	27/05/2011
Location:	8 Priory Gardens N6 5QS		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2011/0442</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/06/2011
Location:	Flat 7, 24 Shepherds Hill N6 5AH		
Proposal:	Tree works to include lift crown by 4.5 meters, thin canopy by 20%, cut back crown of 1 x Mature Birch tree		
Application No:	<b>HGY/2011/0630</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2011
Location:	Flat 1, 98 Crouch Hill N8 9EA		
Proposal:	Part excavation of existing basement and creation of 2 x front lightwells to provide kitchen / diner, bathroom and third bedroom		
Application No:	<b>HGY/2011/0651</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/05/2011
Location:	Flat 4, 32 Clifton Road N8 8JA		
Proposal:	Erection of rear dormer and insertion of 4 rooflights		
Application No:	<b>HGY/2011/0652</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	25/05/2011
Location:	38 Stanhope Gardens N6 5TS		
Proposal:	Erection of first floor rear extension to create new bathroom		
Application No:	<b>HGY/2011/0664</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/06/2011
Location:	1-2 Cairncross Mews Felix Avenue N8 9DS		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2005/1341 for erection of single storey two bedroom dwelling with rooms at basement level and single storey garage studio, including raising rear wall to 2.5m high (Amended Description)		

Application No:	<b>HGY/2011/0685</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/06/2011
Location:	Flat 3 28 Coolhurst Road N8 8EL		
Proposal:	Erection of rear dormer including insertion of 3 x rooflights to front elevation to facilitate a loft conversion		
Application No:	<b>HGY/2011/0704</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/06/2011
Location:	32 Berkeley Road N8 8RU		
Proposal:	Erection of a single-storey rear infill extension and rebuilding rear addition (Householder Application)		
Application No:	<b>HGY/2011/0753</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/06/2011
Location:	21 The Broadway N8 8DU		
Proposal:	Installation of new shop front		
Application No:	<b>HGY/2011/0762</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/06/2011
Location:	3-5 Crouch End Hill N8 8DH		
Proposal:	Display of externally illuminated fascia and projecting box signs		
Application No:	<b>HGY/2011/0766</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	09/06/2011
Location:	Flat 3 60 Coolhurst Road N8 8EU		
Proposal:	Roof extension including rear dormer window with alterations to roof to form a roof terrace		
Application No:	<b>HGY/2011/0768</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	15/06/2011
Location:	14 Topsfield Parade Tottenham Lane N8 8PR		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2011/0771</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/06/2011
Location:	3- 5 Crouch End Hill N8 8DH		
Proposal:	Installation of new shopfront		
Application No:	<b>HGY/2011/0949</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/06/2011
Location:	8 Crouch End Hill N8 8AA		
Proposal:	Variation of Condition 5 (Hours of Operation) to extend opening hours to 01:00 AM Sunday to Thursday and 02:00 AM Friday to Saturday, Condition 10 (Time Limited Permission) to allow premises to be used as Private Hire Business permanently and variation of Condition 11 (Personal Permission) to allow permission to be for the benefit of A-2-B London Ltd attached to planning permission HGY/2010/0436		

Application No:	<b>HGY/2011/0090</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/05/2011
Location:	Chester House, Pages Lane N10 1PR		
Proposal:	Demolition of loading bay and adjacent structure and landscaping works to create access to rear garden.		
Application No:	<b>HGY/2011/0091</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/05/2011
Location:	Chester House, Pages Lane N10 1PR		
Proposal:	Conservation Area Consent for demolition of loading bay and adjacent structure and landscaping works to create access to rear garden.		
Application No:	<b>HGY/2011/0136</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/05/2011
Location:	56 Woodside Avenue N6 4ST		
Proposal:	Erection of single storey rear extension with a green roof		
Application No:	<b>HGY/2011/0181</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	Chester House, 30 Pages Lane N10 1PR		
Proposal:	Tree works to include various works to various trees		
Application No:	<b>HGY/2011/0238</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/06/2011
Location:	2 Ringwood Avenue N2 9NS		
Proposal:	Tree works to include reducing of overhanging of 1 x Oak tree.		
Application No:	<b>HGY/2011/0282</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	1 St Martins Terrace, 16 Pages Lane N10 1QY		
Proposal:	Tree works to include 30% crown reduction to 1 x Oak tree at front of property.		
Application No:	<b>HGY/2011/0373</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/05/2011
Location:	12 Ringwood Avenue N2 9NS		
Proposal:	Tree works to include removal of 3 x Oak Trees and reduction to other trees.		
Application No:	<b>HGY/2011/0472</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/05/2011
Location:	Flat 18 The Gables Fortis Green N10 3EA		
Proposal:	Listed Building Consent for structural reinforcement, removal of existing plaster stud partition wall, restoration and replacement of cornices to original design. Opening of sealed fireplace to be used as a placement for new condensing boiler. Installation of double walled flue pipe lining through existing chimney. Removal of existing wooden floor, acoustic floor insulation, underfloor heating, placement of new solid Douglas fir flooring in full length planks. Restoration and replacement of skirting boards and ceiling cornices to original designs.		

Application No:	<b>HGY/2011/0618</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	24/05/2011
Location:	57 Creighton Avenue N10 1NR		
Proposal:	Erection of rear ground and first floor extension and additon of new roof to existing side extension / garage		
Application No:	<b>HGY/2011/0640</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/06/2011
Location:	14 Eastern Road N2 9LD		
Proposal:	Demolition of existing conservatory and erection new garden room conservatory. (Householder Application)		
Application No:	<b>HGY/2011/0645</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	31/05/2011
Location:	25 Tetherdown N10 1ND		
Proposal:	Erection of single storey rear/ side extension with part green roof and erection of rear dormer roof with insertion of 2 x conservation rooflights to front roofslope.		
Application No:	<b>HGY/2011/0665</b>	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	25/05/2011
Location:	57 Creighton Avenue N10 1NR		
Proposal:	Erection of a hip to gable extension, rear dormer and insertion of roof lights on front and back roof planes.		
Application No:	<b>HGY/2011/0666</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	25/05/2011
Location:	Blaenavon Fortis Green N2 9HT		
Proposal:	Replacement of existing crital/metal windows with new UPVC casement windows.		
Application No:	<b>HGY/2011/0667</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/06/2011
Location:	5 Wellfield Avenue N10 2EA		
Proposal:	Excavation of basement storey and creation of lightwells to front and rear elevations (Householder Application)		
Application No:	<b>HGY/2011/0679</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/06/2011
Location:	2 Wellfield Avenue N10 2EA		
Proposal:	Demolition of existing conservatory/removal of chimmey at rear and erection of single storey rear extension (Householder Application)		
Application No:	<b>HGY/2011/0699</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/06/2011
Location:	21 Twyford Avenue N2 9NU		
Proposal:	Extension of converted garage to rear and addition of pitched roof		
Application No:	<b>HGY/2011/0790</b>	Officer:	Sarah Madondo
Decision:	PERM REQ	Decision Date:	03/06/2011
Location:	47 Springcroft Avenue N2 9JH		
Proposal:	Certificate of lawfulness for erection of single storey ground floor side extension.		

Application No:	<b>HGY/2011/0821</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	16/06/2011
Location:	17 Ringwood Avenue N2 9NT		
Proposal:	Certificate of lawfulness for rear dormer and side gable to existing roof		
Application No:	<b>HGY/2011/0827</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/06/2011
Location:	14 Eastern Road N2 9LD		
Proposal:	Tree works to include felling of 1 x Oak Tree		
Application No:	<b>HGY/2011/0829</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	13/06/2011
Location:	1 Sussex Gardens N6 4LY		
Proposal:	Non-material amendments following a grant of planning permission HGY/2011/0089 for minor alterations to side elevation wall of extension to coincide with line of existing garden wall		
Application No:	<b>HGY/2011/0958</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	13/06/2011
Location:	48 Queens Avenue N10 3NU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/0298, to increase the amount of glazing to cover the full roof area		

**WARD: Harringay**

Application No:	<b>HGY/2011/0106</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	31/05/2011
Location:	97 Falkland Road N8 0NS		
Proposal:	Erection of rear ground floor extension (householder application)		
Application No:	<b>HGY/2011/0566</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	01/06/2011
Location:	595 Green Lanes N8 0RE		
Proposal:	Change of use of ground floor storage and first floor office to residential, comprising of one person 4 x one bed flats.		
Application No:	<b>HGY/2011/0649</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/06/2011
Location:	209 Wightman Road N8 0BA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0044 to reduce the size of development to south elevation and retain existing bay		
Application No:	<b>HGY/2011/0682</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/06/2011
Location:	34 Sydney Road N8 0EX		
Proposal:	Use of property as 6 self-contained flats (Certificate of Lawfulness for an existing use)		

Application No:	<b>HGY/2011/0687</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/06/2011
Location:	515 Green Lanes N4 1AN		
Proposal:	Extension of proposed balcony by 35 cm (Householder Application)		
Application No:	<b>HGY/2011/0746</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	13/06/2011
Location:	Flat B 111 Pemberton Road N4 1AY		
Proposal:	Erection of rear dormer and insertion of 2 rooflights to front roofslope (Householder Application)		

**WARD: Highgate**

Application No:	<b>HGY/2011/0161</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	Highgate School Sports Field, Bishopswood Road N6 4AY		
Proposal:	Tree works to include felling of 1 x Sycamore tree and crown reduction by 20% of 5 further Sycamore trees		
Application No:	<b>HGY/2011/0176</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/06/2011
Location:	The Harrington Scheme Rear of Furnival House 50 Cholmeley Park N6 5EW		
Proposal:	Variation of Condition one (limited period permission) attached to planning permission HGY/2008/1185 to extend the temporary consent for an additional five years		
Application No:	<b>HGY/2011/0201</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	Southwood Park, Southwood Lawn Road N6 5SG		
Proposal:	T124:Lime ;Crown reduction by no more then 4m in height and 1m in spread (to previous) and T118 Magnolia Formative Prune. Tree works are required to rebalance the Crown.		
Application No:	<b>HGY/2011/0315</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/05/2011
Location:	Kempton House, 52 Cholmeley Park N6 5ER		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2008/2365 for erection of roof top addition to Kempton House to use in connection with an existing top floor flat.		
Application No:	<b>HGY/2011/0331</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	27/05/2011
Location:	1A View Road N6 4DJ		
Proposal:	Erection of single storey extensions to south-west façades of main house and annex, minor enlargement of existing rear conservatory, creation of annex basement and replacement of existing south-west wall to annex staircase with new one in line with rear section of north-east façade of main house.		
Application No:	<b>HGY/2011/0426</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/05/2011
Location:	44 Southwood Avenue N6 5RZ		
Proposal:	Tree works to include 30% thinning of 1 x Bay tree		

Application No:	<b>HGY/2011/0607</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/05/2011
Location:	8 Talbot Road N6 4QR		
Proposal:	Extension of existing basement and erection of single storey rear extension (Amended Scheme)		
Application No:	<b>HGY/2011/0654</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	27/05/2011
Location:	52 Sheldon Avenue N6 4ND		
Proposal:	Erection of handcrafted children's wooden tree house play structure, including garden deck area.		
Application No:	<b>HGY/2011/0671</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/06/2011
Location:	High Point North Hill N6 4BA		
Proposal:	Tree works to include felling to ground level of 1 x Sycamore tree and general maintenance to 1 x Sycamore tree		
Application No:	<b>HGY/2011/0677</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	17/06/2011
Location:	5 Grange Road N6 4AR		
Proposal:	Erection of front boundary wall and gates to replace existing		
Application No:	<b>HGY/2011/0680</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	07/06/2011
Location:	2 Bloomfield Road N6 4ET		
Proposal:	Tree works to include felling of 1 x Oak tree		
Application No:	<b>HGY/2011/0712</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	03/06/2011
Location:	74 Langdon Park Road N6 5PY		
Proposal:	Replacement of single door with double glazed french doors		
Application No:	<b>HGY/2011/0740</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/06/2011
Location:	Southwood Park, Southwood Lawn Road N6 5SG		
Proposal:	Replacement of existing steel-framed windows with UPVC-framed windows (householder application)		
Application No:	<b>HGY/2011/0756</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/06/2011
Location:	51 North Hill N6 4BS		
Proposal:	Tree works to include removal of two low branches from 1 x Lime tree.		

Application No:	<b>HGY/2011/0624</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/05/2011
Location:	72A Hillfield Avenue N8 7DN		
Proposal:	Erection of timber garden office to rear		
Application No:	<b>HGY/2011/0660</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/06/2011
Location:	53 Tottenham Lane N8 9BD		
Proposal:	Erection of a first floor roof extension and conversion from garage / storage space to a one bed dwelling set over two floors		
Application No:	<b>HGY/2011/0662</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/06/2011
Location:	53 Tottenham Lane N8 9BD		
Proposal:	Erection of second floor rear extension, creation of roof terrace at first and second floor levels. Internal alterations to existing upper floors to provide a one bedroom self contained flat		
Application No:	<b>HGY/2011/0684</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	06/06/2011
Location:	61 Tottenham Lane N8 9BE		
Proposal:	Conversion of a HMO to provide 5 x 1 bedroom flats		
Application No:	<b>HGY/2011/0716</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/06/2011
Location:	150-208 Alexandra Mansions Middle Lane N8 7LA		
Proposal:	Replacement of existing single glazed timber sash box windows with double glazed timber sash box windows to front and PVCu sash box windows to the rear elevation. Replacement of single glazed timber door with PVCu double glazed		
Application No:	<b>HGY/2011/0747</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/06/2011
Location:	Campsbourne Infant School Nightingale Lane N8 7AF		
Proposal:	Demolition of existing shower block and erection of new toilet block with boiler room		
Application No:	<b>HGY/2011/0750</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/06/2011
Location:	55 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Erection of front and rear dormer window and conversion of existing loft space into a studio flat.		

**WARD: Muswell Hill**

Application No:	<b>HGY/2010/0251</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/06/2011
Location:	77 Muswell Hill N10 3PJ		
Proposal:	Installation of new pole mounted antenna solution on the roof to serve both O2 and Vodafone including new equipment cabinet located at ground floor level to rear of the property.		

Application No:	<b>HGY/2010/1722</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/06/2011
Location:	Arch 3, The Viaduct, St James's Lane N10		
Proposal:	Erection of single storey rear extension including alterations to existing building to form a new Veterinary Centre		
Application No:	<b>HGY/2011/0220</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	31/05/2011
Location:	69 Connaught Gardens N10 3LG		
Proposal:	Erection of wrap around dormers to rear / side roofslope and insertion of rooflight to front roofslope (householder application)		
Application No:	<b>HGY/2011/0301</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	25/05/2011
Location:	262 Muswell Hill Broadway N10 3SH		
Proposal:	Erection of first floor rear extension		
Application No:	<b>HGY/2011/0343</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/05/2011
Location:	18 Woodland Gardens N10 3UA		
Proposal:	Erection of single storey rear extension including refurbishment and alterations.		
Application No:	<b>HGY/2011/0456</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	31/05/2011
Location:	1 New Road N8 8TA		
Proposal:	Approval of Details pursuant to Condition 4 (details of design) attached to planning permission HGY/2010/1039		
Application No:	<b>HGY/2011/0606</b>	Officer:	Tara Jane Fisher
Decision:	PERM REQ	Decision Date:	24/05/2011
Location:	47 Onslow Gardens N10 3JY		
Proposal:	Alterations to top floor window to install french doors, alterations to rear roof mansard to include a roof terrace. Erection of railings to enclose terrace		
Application No:	<b>HGY/2011/0690</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	13/06/2011
Location:	15 Rookfield Close N10 3TR		
Proposal:	Tree works to include felling to ground level and grinding out of stump of 1 x English Oak tree		
Application No:	<b>HGY/2011/0700</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/06/2011
Location:	Micron House 3 New Road N8 8TA		
Proposal:	Construction of a vehicle crossover		
Application No:	<b>HGY/2011/0701</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	01/06/2011
Location:	22 Veryan Court Park Road N8 8JR		
Proposal:	Change of use from A1 (shop) to Radio Controlled Minicab		

Application No:	<b>HGY/2011/0719</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	09/06/2011
Location:	7 Cranmore Way N10 3TP		
Proposal:	Erection of single storey rear extension and erection of rear dormer		
Application No:	<b>HGY/2011/0735</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/06/2011
Location:	3 Etheldene Avenue N10 3QG		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	<b>HGY/2011/0743</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	09/06/2011
Location:	86 Park Road N8 8JQ		
Proposal:	Change of Use from A1 (Retail) to Class D1 (Non-Residential Education Establishment)		
Application No:	<b>HGY/2011/0823</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	03/06/2011
Location:	2 Woodland Gardens N10 3UA		
Proposal:	Certificate of lawfulness for erection of rear dormer		

**WARD: Noel Park**

Application No:	<b>HGY/2011/0151</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/06/2011
Location:	12 Lymington Avenue N22 6JA		
Proposal:	Variation of Condition 2 (Operational Hours) to allow operation from midnight to 0600 including providing a 24 hour booking service to public.		
Application No:	<b>HGY/2011/0636</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/05/2011
Location:	1-225 The Sandlings, Pelham Road N22 6XP		
Proposal:	Installation of access ladders to all roof surfaces		
Application No:	<b>HGY/2011/0718</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	09/06/2011
Location:	23 Waldegrave Road N8 0QA		
Proposal:	Conversion of existing single dwellinghouse into two self contained flats comprising of 1 x 2 and 1 x 1 bed flats including minor external alterations		
Application No:	<b>HGY/2011/0759</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	16/06/2011
Location:	27A High Road N22 6BH		
Proposal:	Change of use from A1 to A5. Installation of new shopfront, new kitchen extract and air con condensers to rear of property		

Application No:	<b>HGY/2011/0760</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/06/2011
Location:	27A High Road N22 6BH		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign		
Application No:	<b>HGY/2011/0767</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/06/2011
Location:	Alexandra Infants and Junior School Western Road N22 6UH		
Proposal:	Formation of new entrance to the North Elevation of Alexandra Primary School by alterations to an existing window opening and installation of a new aluminium walkway from the existing ramp to the new entrance.		
Application No:	<b>HGY/2011/0788</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	16/06/2011
Location:	659 Lordship Lane N22 5LA		
Proposal:	Creation of vehicle crossover		

**WARD: Northumberland Park**

Application No:	<b>HGY/2011/0620</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/05/2011
Location:	522 Railway Viaduct Arches King Street N17 8AW		
Proposal:	Change of use from B1 (Garage) to Sui Generies (MOT Station)		
Application No:	<b>HGY/2011/0641</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/05/2011
Location:	Harvest House 104-106 Brantwood Road N17 0XW		
Proposal:	Refurbishment of existing building comprising of roof replacement, east/west walls to be modified, bricked up or glazed and roller shuttered. Replacement of existing windows with double glazed grey aluminium framed and air handling unit/duct work to be located into east car park		
Application No:	<b>HGY/2011/0646</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	25/05/2011
Location:	12 Foyle Road N17 0NL		
Proposal:	Erection of rear dormer and roof extension		
Application No:	<b>HGY/2011/0658</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	02/06/2011
Location:	Lowry House 26 Pembury Road N17 8LZ		
Proposal:	Approval of Details pursuant to Condition 3 (Materials) attached to planning permission HGY/2010/1057		
Application No:	<b>HGY/2011/0698</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	08/06/2011
Location:	185 Park Lane N17 0HJ		
Proposal:	Change of use from A1 (retail) to A1 (retail) / A5 (hot food takeaway)		

Application No: **HGY/2011/0723** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 09/06/2011  
 Location: 841-843 High Road N17 8EY  
 Proposal: Erection of 4 x one bed flats

**WARD: St Anns**

Application No: **HGY/2011/0611** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 24/05/2011  
 Location: Olive Grove Abbotsford Avenue N15  
 Proposal: Approval of Details pursuant to Condition 1 (expiry date) and 2 (materials) attached to Appeal Ref: APP/Y5420/A/09/2095150 (original planning Ref: HGY/2008/1967)  
 Application No: **HGY/2011/0643** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 27/05/2011  
 Location: 18 Avenue Road N15 5JH  
 Proposal: Demolition of single storey dwellinghouse and erection of 2 storey building comprising 3 bed ground floor flat with private garden and two x 1 bed self-contained flats at first floor level.  
 Application No: **HGY/2011/0644** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 27/05/2011  
 Location: 18 Avenue Road N15 5JH  
 Proposal: Conservation Area Consent for demolition of single storey dwellinghouse and erection of 2 storey building comprising 3 bed ground floor flat with private garden and two x 1 bed self-contained flats at first floor level.  
 Application No: **HGY/2011/0686** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 03/06/2011  
 Location: 26 Roseberry Gardens N4 1JJ  
 Proposal: Erection of single storey rear extension including side return (Householder Application)  
 Application No: **HGY/2011/0689** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 03/06/2011  
 Location: 452 St Anns Road N15 3JH  
 Proposal: Display of 1 x internally illuminated fascia sign  
 Application No: **HGY/2011/0734** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 08/06/2011  
 Location: 4 Avondale Road N15 3SJ  
 Proposal: Certificate of Lawfulness for erection of rear dormer with insertion of three rooflights to front elevation

**WARD: Seven Sisters**

Application No: **HGY/2011/0325** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 23/05/2011  
 Location: 24 Riverside Road N15 6DA  
 Proposal: Erection of front and rear dormers

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Application No:	<b>HGY/2011/0619</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	25/05/2011
Location:	79 Elm Park Avenue N15 6UZ		
Proposal:	Return of property from bedsits to single dwellinghouse including new second floor, modified existing rear extension and reinstatement of front entrance		
Application No:	<b>HGY/2011/0629</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/05/2011
Location:	104 High Road N15 6JR		
Proposal:	Erection of ground floor side infill to rear and change of use from a letting agent (A2) to a Medic / Health Centre (D1).		
Application No:	<b>HGY/2011/0653</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2011
Location:	McDonalds Restaurant, Green Lanes N4 1HA		
Proposal:	Display of 1 x internally illuminated pole sign		
Application No:	<b>HGY/2011/0710</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/06/2011
Location:	25 Wargrave Avenue N15 6UH		
Proposal:	Erection of rear ground floor extension		
Application No:	<b>HGY/2011/0780</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	16/06/2011
Location:	62 Rostrevor Avenue N15 6LP		
Proposal:	Erection of front and rear dormers (householder application)		

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**WARD: Stroud Green**

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Application No:	<b>HGY/2011/0604</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/05/2011
Location:	29 Mount Pleasant Villas N4 4HH		
Proposal:	Tree works to include re-pollarding of 4 x Lime trees		
Application No:	<b>HGY/2011/0605</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/05/2011
Location:	107 Mount View Road N4 4JH		
Proposal:	Tree works to include crown reduction by 20% and crown thinning by 20% of 2 x London Plane trees		
Application No:	<b>HGY/2011/0647</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/05/2011
Location:	Flat B 39 Woodstock Road N4 3ET		
Proposal:	Replacement of existing wooden sash windows to front and rear of property with traditional wooden double glazed sash windows		

Application No:	<b>HGY/2011/0668</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/06/2011
Location:	Charter Court Stroud Green Road N4 3SG		
Proposal:	Installation of two small sections of safety handrail on the rooftop		
Application No:	<b>HGY/2011/0669</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/06/2011
Location:	46 Quernmore Road N4 4QP		
Proposal:	Installation of rooflight to front roofslope on the fourth floor		
Application No:	<b>HGY/2011/0769</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	15/06/2011
Location:	47 Upper Tollington Park N4 4DD		
Proposal:	Insertion of 3 rooflights		
Application No:	<b>HGY/2011/0779</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/06/2011
Location:	30 Cornwall Road N4 4PH		
Proposal:	Demolition of existing conservatory and erection of single storey extension		
Application No:	<b>HGY/2011/0803</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/05/2011
Location:	66 Florence Road N4 4DP		
Proposal:	Application for non-material amendments following a grant of planning permission HGY/2010/1667 to insert a window in a garage		
Application No:	<b>HGY/2011/0834</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	08/06/2011
Location:	49 Mayfield Road N8 9LL		
Proposal:	Erection of rear dormer window		

**WARD: Tottenham Green**

Application No:	<b>HGY/2011/0152</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM REQ	Decision Date:	01/06/2011
Location:	34 Hanover Road N15 4DL		
Proposal:	Erection of outbuilding at rear garden (Certificate of Lawfulness)		
Application No:	<b>HGY/2011/0582</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	26/05/2011
Location:	1A-1B West Green Road N15 5BX		
Proposal:	Replacement of existing first floor windows with new brick-clad wooden sash windows		

Application No:	<b>HGY/2011/0655</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/05/2011
Location:	Land at 24A Birstall Road N15 5EN		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2008/0659 in order to extend the time limit for implementation: erection of 2 storey building comprising 3 x one bed flats, 4 x two bed flats and 1 x maisonette with associated cycle and refuse storage		
Application No:	<b>HGY/2011/0692</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	03/06/2011
Location:	265 High Road N15 4RR		
Proposal:	Installation of stall to sell bedding material in front of shop		
Application No:	<b>HGY/2011/0695</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/06/2011
Location:	44 Roslyn Road N15 5ET		
Proposal:	Erection of side/rear ground floor extension		
Application No:	<b>HGY/2011/0696</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/06/2011
Location:	189-191 Broad Lane N15 4QT		
Proposal:	Conversion of upper floors to five self contained flats and erection of three rear and seven front dormers		
Application No:	<b>HGY/2011/0720</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	09/06/2011
Location:	232 West Green Road N15 5AP		
Proposal:	Replacement of first floor conservatory with habitable structure		
Application No:	<b>HGY/2011/0752</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	16/06/2011
Location:	115 Seaford Road N15 5DX		
Proposal:	Erection of rear dormer to facilitate a loft conversion (Certificate of Lawfulness)		
Application No:	<b>HGY/2011/0842</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/06/2011
Location:	Tottenham Town Hall Town Hall Approach Road N15 4RY		
Proposal:	Approval of details pursuant to condition 12(b) (level 3 report) attached to planning reference HGY/2008/2036		

**WARD: Tottenham Hale**

Application No:	<b>HGY/2011/0125</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/05/2011
Location:	490 High Road N17 9JF		
Proposal:	Installation of ATM machine.		

Application No:	<b>HGY/2011/0127</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/05/2011
Location:	490 High Road N17 9JF		
Proposal:	Installation of 1 x new condensing unit on the roof		
Application No:	<b>HGY/2011/0425</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/05/2011
Location:	The Beehive Stoneleigh Road N17 9BQ		
Proposal:	Listed building consent for replacement of all existing wall panelling with new		
Application No:	<b>HGY/2011/0498</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/05/2011
Location:	David Court Lansdowne Road N17 9XW		
Proposal:	Demolition of garages to side and erection of four storey extension to provide 6 new flats (Application for extension of time for extant permission Ref: HGY/2005/0863)		
Application No:	<b>HGY/2011/0571</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/05/2011
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 10 (retail shopfronts) attached to planning reference HGY/2010/0201		
Application No:	<b>HGY/2011/0598</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	24/05/2011
Location:	33 Kimberley Road N17 9BE		
Proposal:	Erection of rear dormer and alterations to the roof comprising of conversion from hip to gable end with insertion of 2 x roolights to front elevation		
Application No:	<b>HGY/2011/0599</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/05/2011
Location:	516 High Road N17 9SX		
Proposal:	Conversion of upper floors to 1 x one bed flat and 1 x two bed flat		
Application No:	<b>HGY/2011/0637</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/05/2011
Location:	2 Tilson Road N17 9UY		
Proposal:	Erection of two storey side extension		
Application No:	<b>HGY/2011/0656</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/05/2011
Location:	67 Sheringham Avenue N17 9RT		
Proposal:	Use of property as two self contained flats comprising 2 x 1 bed		
Application No:	<b>HGY/2011/0715</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/06/2011
Location:	Former GLS Depot Ferry Lane N17 9NG		
Proposal:	Approval of details pursuant to condition 3 (Car Parking) attached to planning permission HGY/2011/0155		

Application No:	<b>HGY/2011/0721</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/06/2011
Location:	57 Yarmouth Crescent N17 9PQ		
Proposal:	Replacement of timber framed windows/doors with UPVC framed window/doors		
Application No:	<b>HGY/2011/0765</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	08/06/2011
Location:	76 Scales Road N17 9EZ		
Proposal:	Conversion of existing property into 2 self contained flats comprising of 1 x two and 1 x one bed flats		

**WARD: West Green**

Application No:	<b>HGY/2011/0186</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/05/2011
Location:	263 Lordship Lane N17 6AA		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2011/0614</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	25/05/2011
Location:	189 Boundary Road N22 6AL		
Proposal:	Use of property as four self contained flats		
Application No:	<b>HGY/2011/0616</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	25/05/2011
Location:	233 Sirdar Road N22 6QU		
Proposal:	Use of property as six self contained flats		
Application No:	<b>HGY/2011/0674</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/06/2011
Location:	40 Sirdar Road N22 6RG		
Proposal:	Conversion of existing property into two self-contained flats		
Application No:	<b>HGY/2011/0722</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/06/2011
Location:	Downhills Primary School Philip Lane N15 4AB		
Proposal:	Formation of double door opening to proposed new entrance, adaptation to existing ramp to facilitate access. Replacement of existing concrete canopy with powder-coated steel-framed canopy with polycarbonate sheet roof. Provision of wheelchair platform lift. Formation of single door opening to front elevation to provide access to playground with associated steps, landing, powder-coated handrails and balustrading		
Application No:	<b>HGY/2011/0724</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	08/06/2011
Location:	30 Sirdar Road N22 6RG		
Proposal:	Erection of single storey rear extension including roof alterations to facilitate a loft conversion		

Application No: **HGY/2011/0733** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 10/06/2011  
 Location: O/S 401-403 Lordship Lane N17 6AE  
 Proposal: Installation of replacement 12.8m high monopole and equipment cabinet on pavement (prior notification)

**WARD: White Hart Lane**

Application No: **HGY/2011/0590** Officer: Subash Jain  
 Decision: REF Decision Date: 01/06/2011  
 Location: Selby Centre Selby Road N17 8JL  
 Proposal: Use of site as car wash

Application No: **HGY/2011/0670** Officer: Jill Warren  
 Decision: GTD Decision Date: 02/06/2011  
 Location: 39 Tower Gardens Road N17 7PS  
 Proposal: Replacement of single glazed softwood sash & casement windows with double glazed softwood sash & casement windows (Householder Application)

Application No: **HGY/2011/0774** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/06/2011  
 Location: 18 Flexmere Road N17 7AT  
 Proposal: Erection of single storey rear extension (Householder Application)

**WARD: Woodside**

Application No: **HGY/2011/0142** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 24/05/2011  
 Location: 512 Lordship Lane N22 5DD  
 Proposal: Display of 2 x externally illuminated fascia sign, 1 x internally illuminated projecting sign and 1 x internally illuminated other sign.

Application No: **HGY/2011/0639** Officer: Subash Jain  
 Decision: PERM DEV Decision Date: 25/05/2011  
 Location: 15 Norman Avenue N22 5ES  
 Proposal: Erection of rear ground floor extension

Application No: **HGY/2011/0714** Officer: Subash Jain  
 Decision: GTD Decision Date: 09/06/2011  
 Location: 30 Arcadian Gardens N22 5AD  
 Proposal: Conversion into two self-contained flats

Application No: **HGY/2011/0725** Officer: Subash Jain  
 Decision: REF Decision Date: 13/06/2011  
 Location: First Floor Flat 21 Canning Crescent N22 5SR  
 Proposal: Roof extension to first floor flat including one rear dormer and three front rooflights (householder application)

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Application No: **HGY/2011/0777**

Officer: Subash Jain

Decision: GTD

Decision Date: 13/06/2011

Location: 30 Park Avenue N22 7EX

Proposal: Erection of ground floor extension (Householder Application)

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WARD: **Not Applicable - Outside Borough**

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Application No: **HGY/2011/0650**

Officer: Ruma Nowaz

Decision: RNO

Decision Date: 02/06/2011

Location: 1 Northdene Gardens N15 6LX

Proposal: Erection of a single storey L-shaped ground floor rear extension with a Succah roof (application to replace an extant permission, in order to extend the time limit for implementation) (Observations to L.B. Hackney)

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Agenda item: [ ]

Planning Committee

On 11<sup>th</sup> July 2011

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

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

Wards(s) affected: **All**

Report for: **Planning Committee**

### **1. Purpose**

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

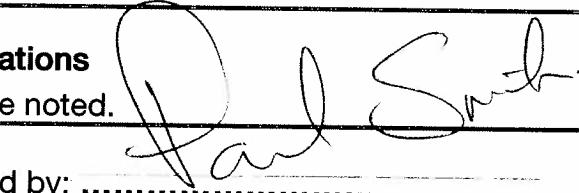
### **2. Summary**

Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 14<sup>th</sup> June 2011 Planning Committee meeting.

### **3. Recommendations**

That the report be noted.

Report Authorised by: .....

  
**Marc Dorfman**  
 Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

**Development Management Support Team Leader**

**Tel: 020 8489 5114**

### **4. Local Government (Access to Information) Act 1985**

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

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

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Planning Committee 11 July 2011

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### **May 2011 Performance**

In May 2011 there were 160 planning applications determined, with performance in each category as follows -

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

61% of minor applications were determined within 8 weeks (19 out of 31 cases)

66% of other applications were determined within 8 weeks (85 out of 128 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 May, there were 269 planning applications determined, with performance in each category as follows -

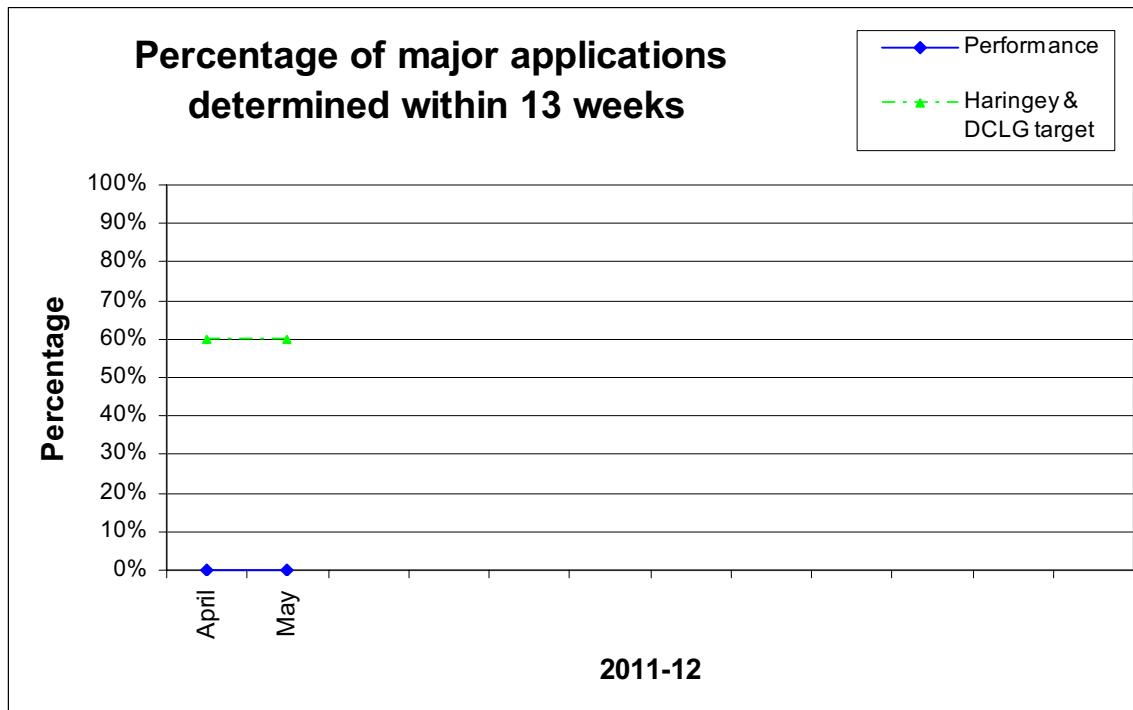
0% of major applications were determined within 13 weeks (0 out of 2)

64% of minor applications were determined within 8 weeks (37 out of 58 cases)

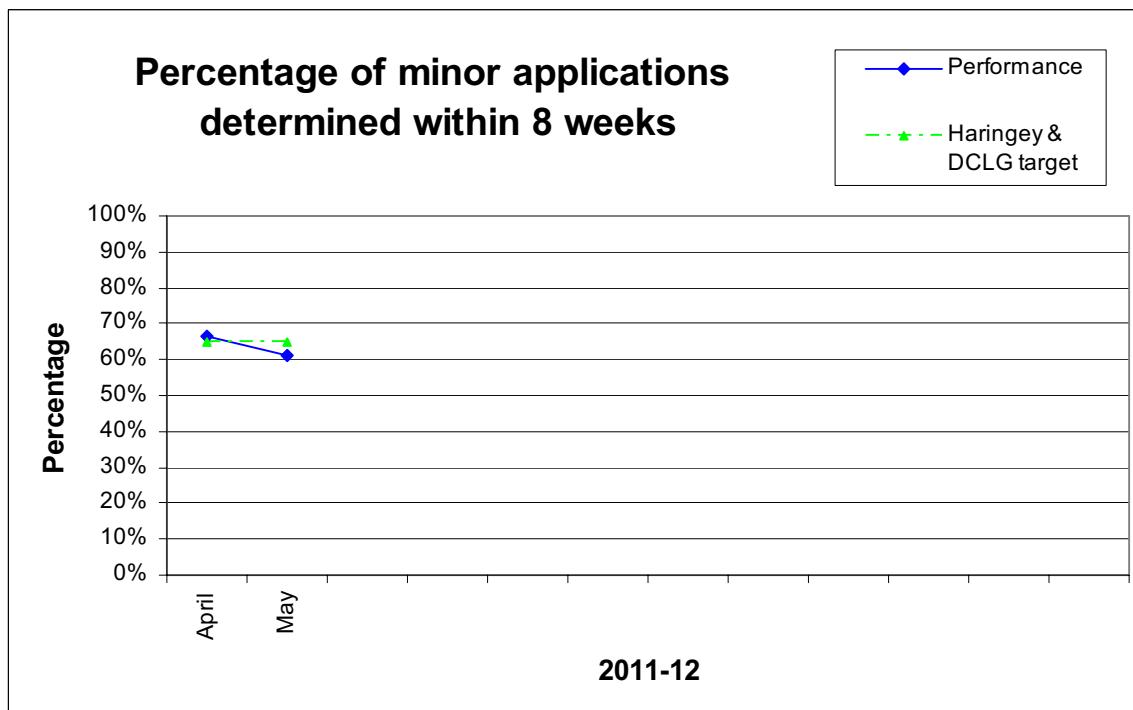
71% of other applications were determined within 8 weeks (148 out of 209 cases)

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

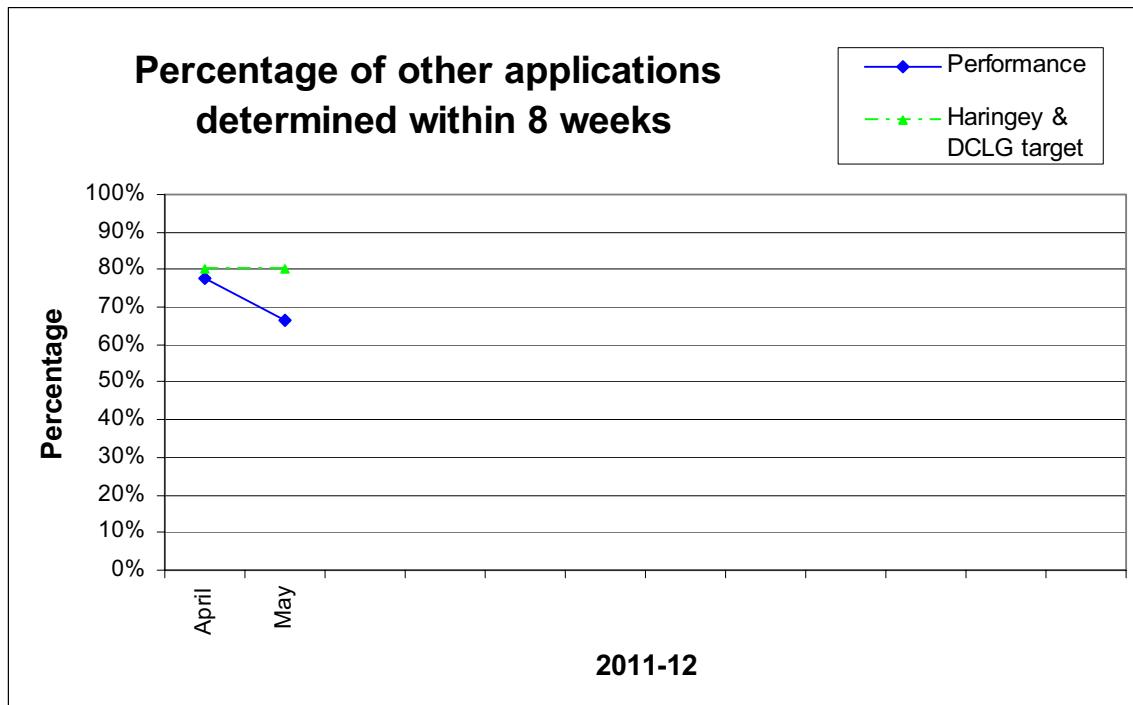
**Major Applications 2011/12**



**Minor Applications 2011/12**



Other applications 2011/12



Last 12 months performance – June 2010 to May 2011

In the 12 month period June 2010 to May 2011 there were 1785 planning applications determined, with performance in each category as follows -

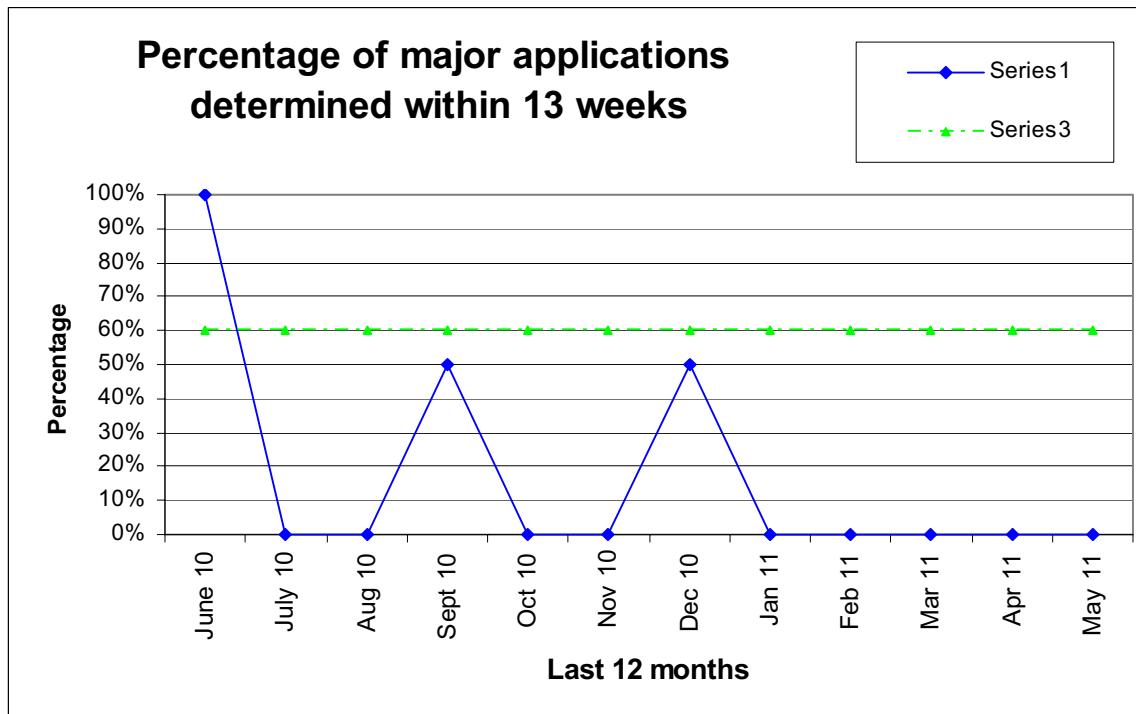
33% of major applications were determined within 13 weeks (3 out of 9)

76% of minor applications were determined within 8 weeks (291 out of 382 cases)

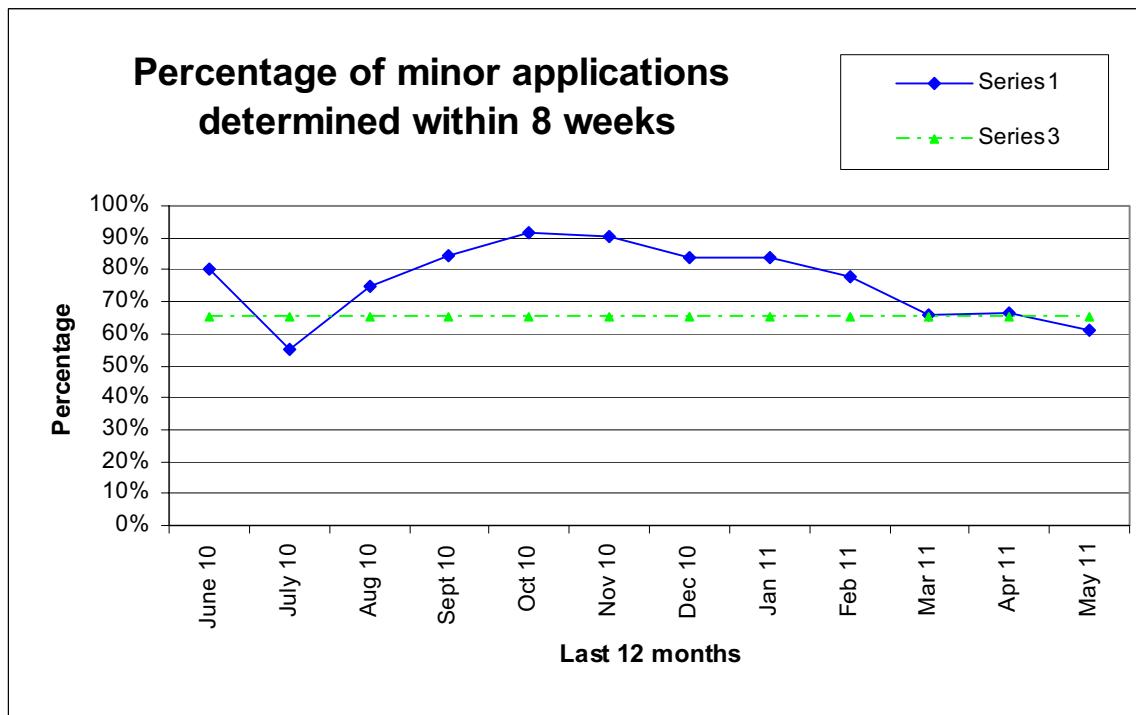
83% of other applications were determined within 8 weeks (1152 out of 1394 cases)

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

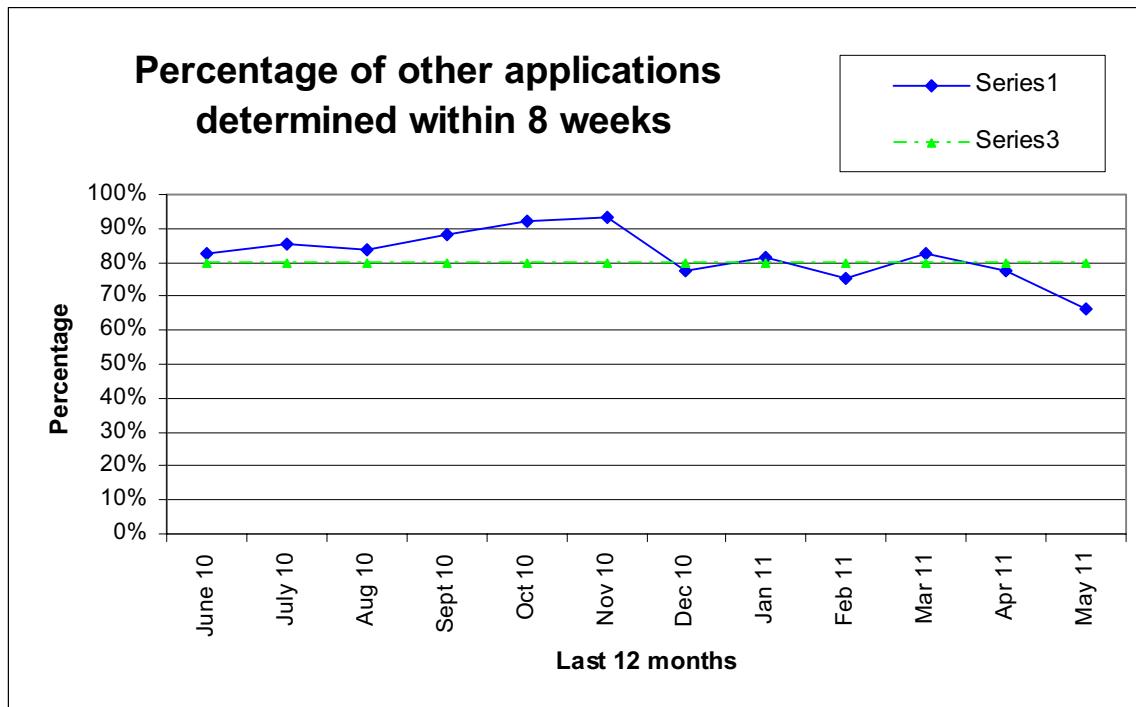
**Major applications – last 12 months**



**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:

- 60% of major applications within 13 weeks
- 65% of minor applications within 8 weeks
- 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:

- 60% of major applications within 13 weeks
- 65% of minor applications within 8 weeks
- 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

#### **May 2011 Performance**

In May 2011, excluding Certificate of Lawfulness applications, there were 136 applications determined of which:

80% were granted (109 out of 136)

20% were refused (27 out of 136)

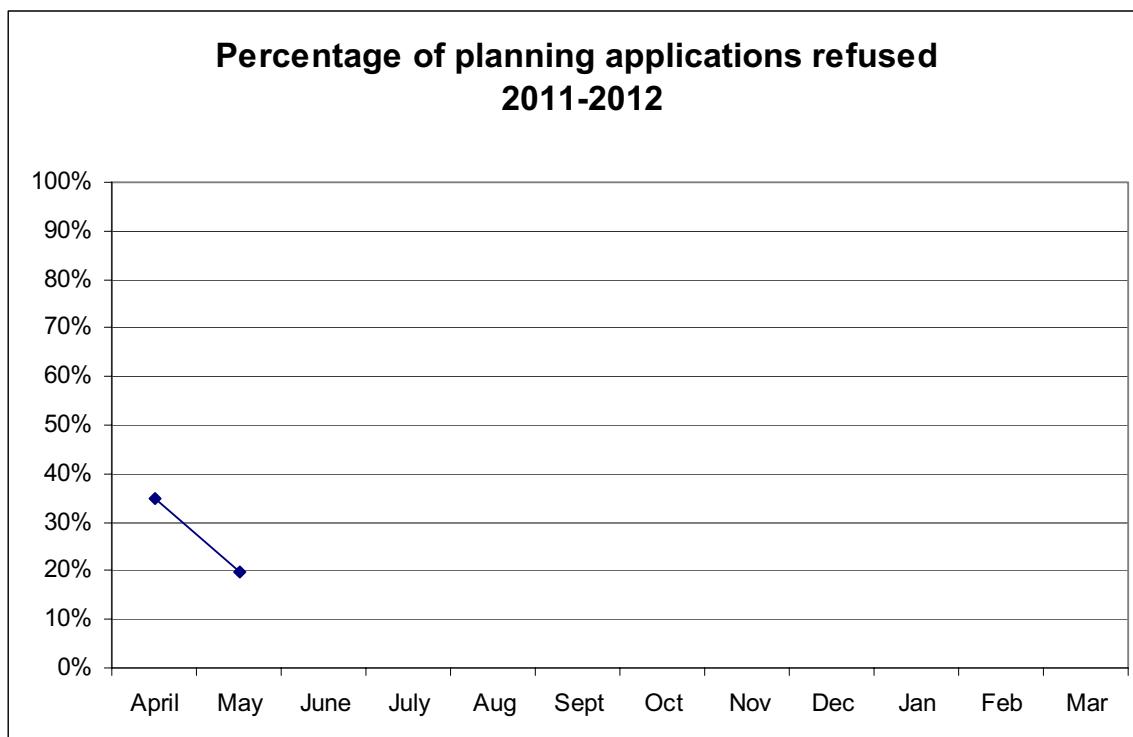
#### **Year Performance – 2011/12**

In the financial year 2010/11 up to the end of May, excluding Certificate of Lawfulness applications, there were 228 applications determined of which:

74% were granted (169 out of 228)

26% were refused (59 out of 228)

The monthly refusal rate is shown on the following graph:



## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### May 2011 Performance

In May 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)

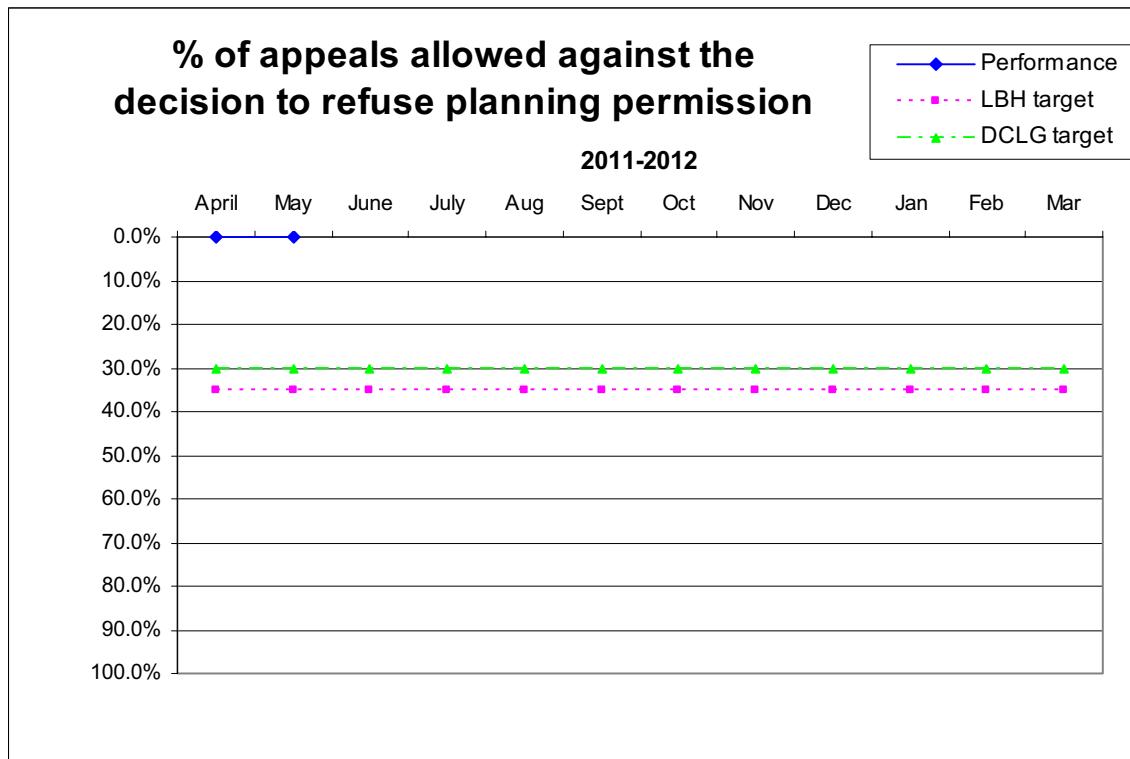
#### Year Performance – 2010/11

In the financial year 2011/12, up to the end of May, there were 10 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 10 cases)

100% of appeals dismissed on refusals (10 out of 10 cases)

The monthly performance is shown in the following graph:



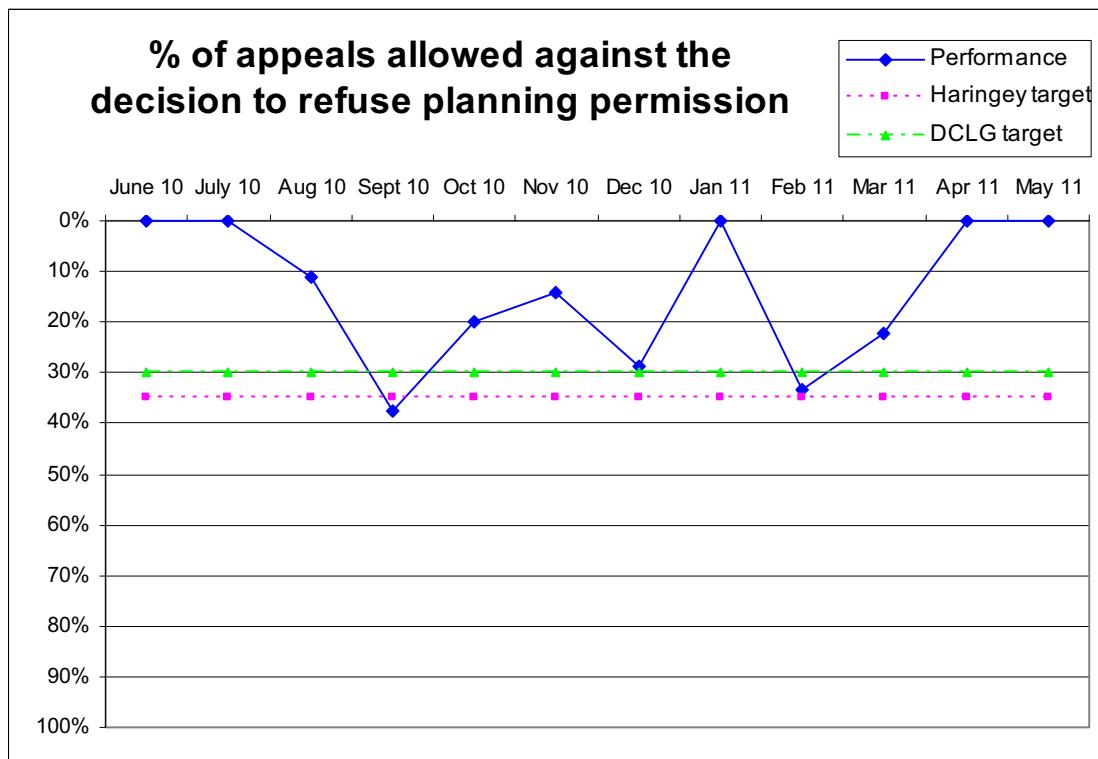
## **Last 12 months performance – June 2010 to May 2011**

In the 12 month period June 2010 to May 2011 there were 84 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

19% of appeals allowed on refusals (16 out of 84 cases)

81% of appeals dismissed on refusals (68 out of 84 cases)

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



**Background/Targets**

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

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

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

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%

(<sup>^</sup> *The lower the percentage of appeals allowed the better the performance*)

Planning Committee 11 July 2011

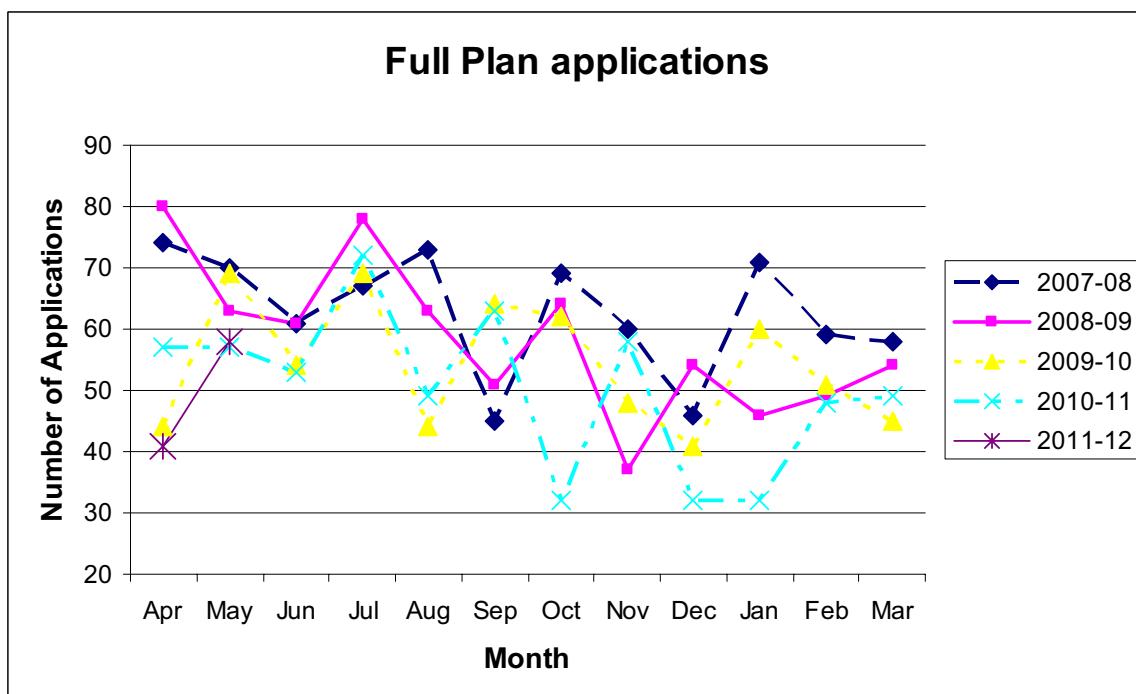
## Building Control Performance Statistics

### May 2011 Performance

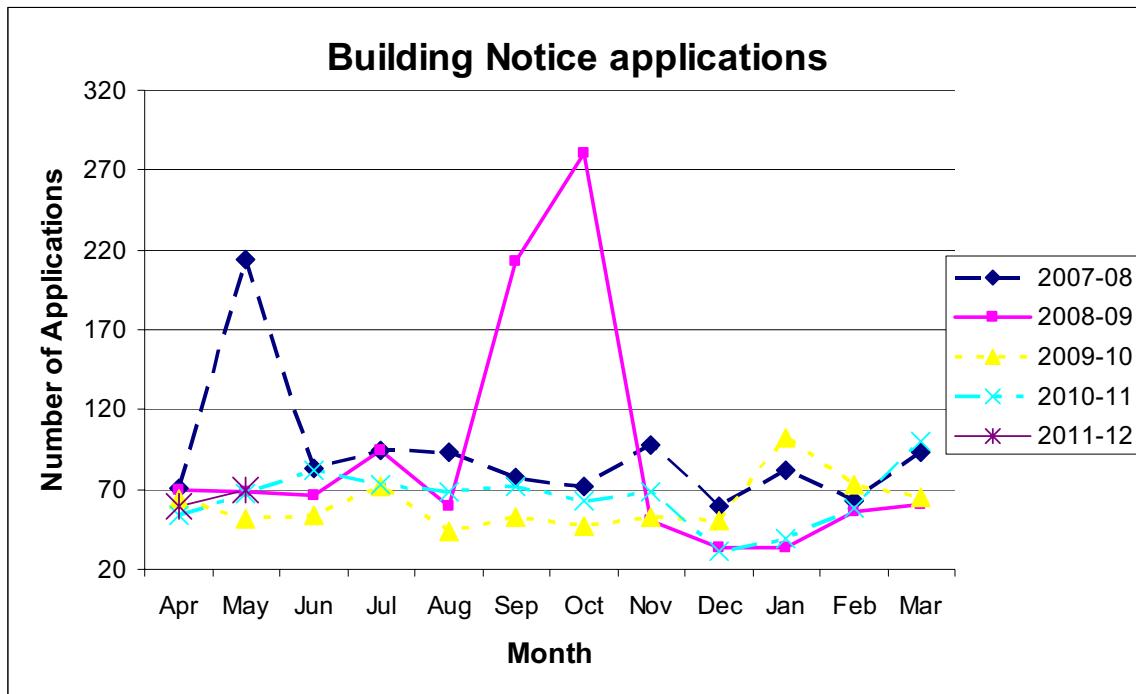
In May 2011 Building Control received 186 applications which were broken down as follows:-

- 58 Full Plans applications;
- 70 Building Notice applications;
- 53 Initial Notices and
- 5 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:



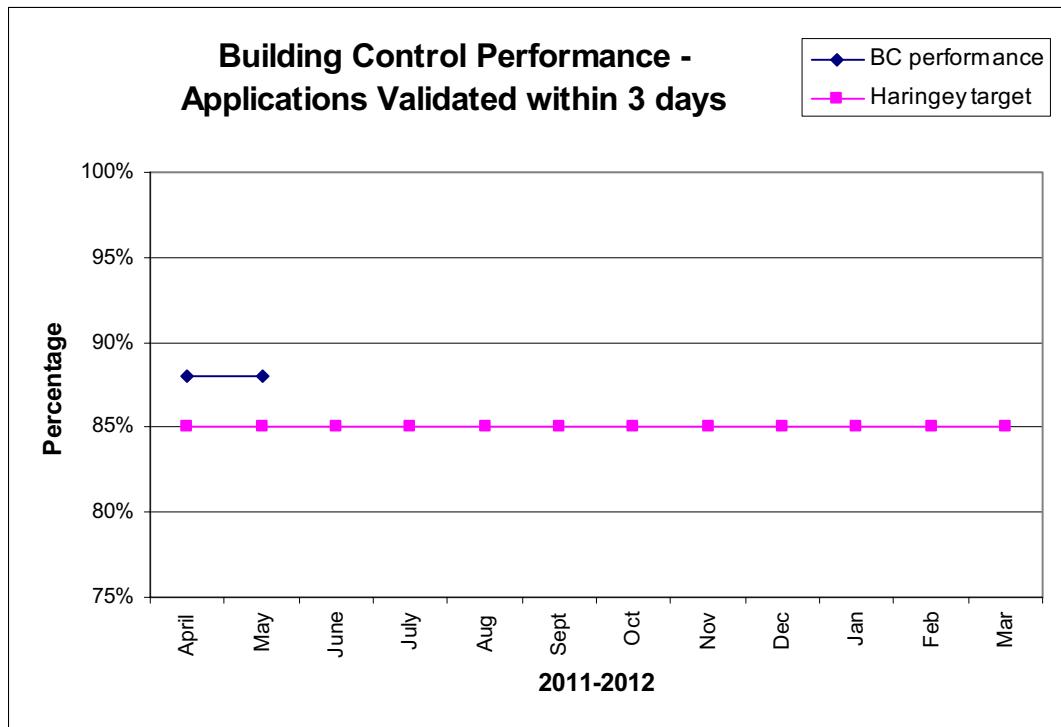
The trend for the number of Building Notice applications received in 2011-12 and for the previous four years is shown on the following graph:



Performance on applications received in May was as follows:

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

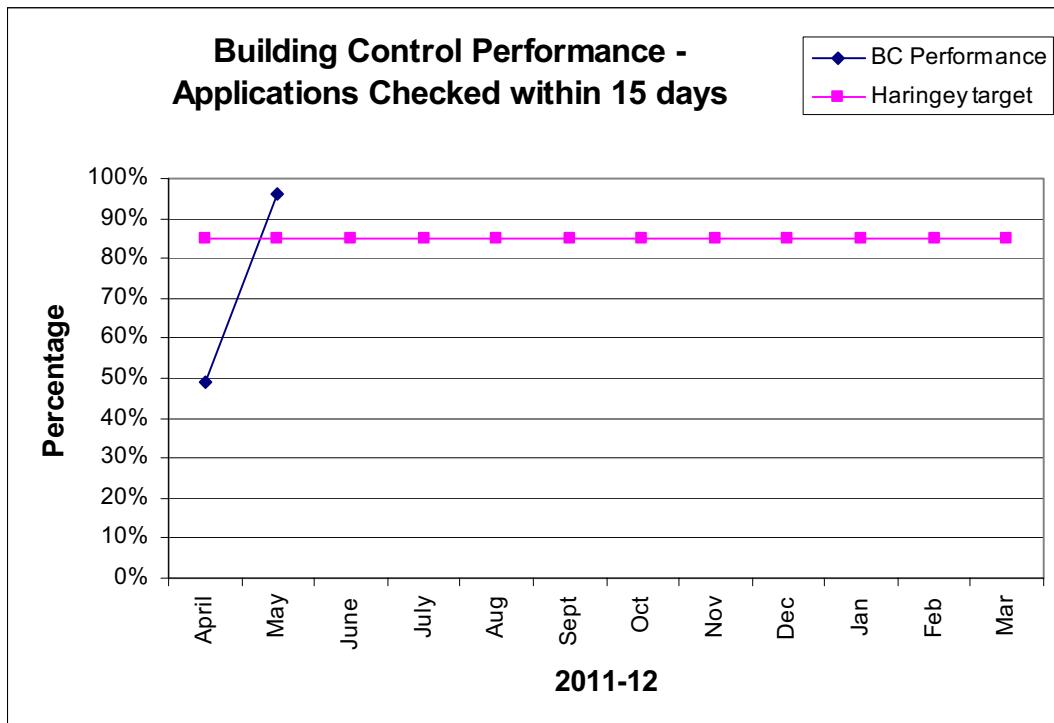
The monthly performance is shown in the following graph:



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

96% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



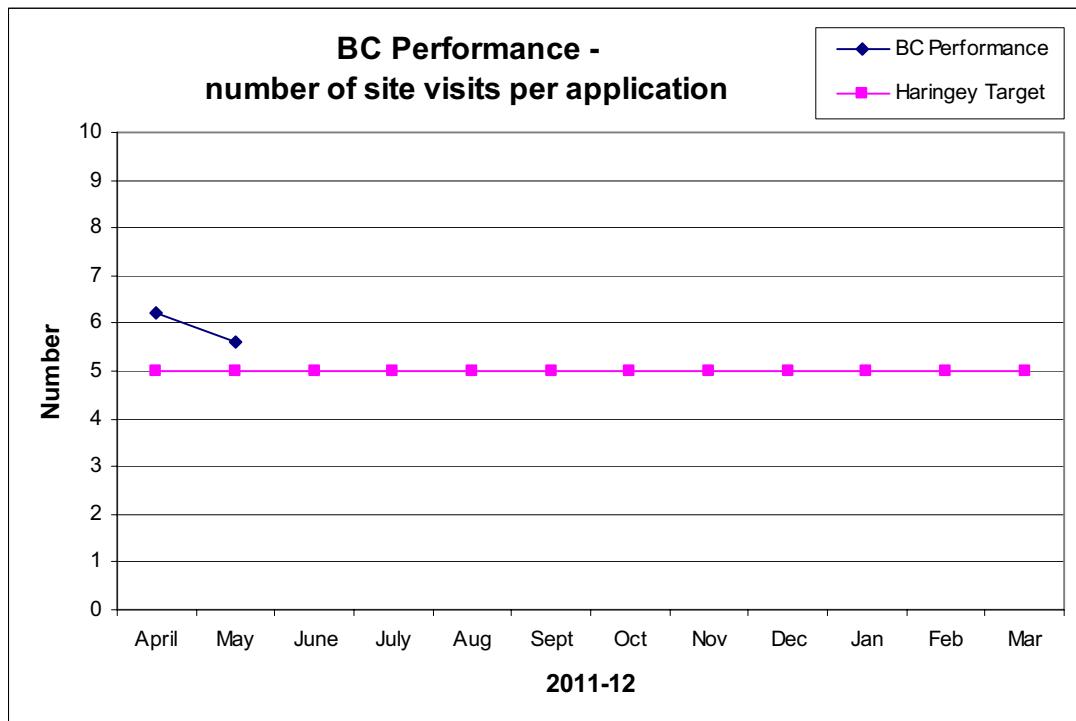
Within the same period, Building Control also received:

Notification of 10 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in May 2011, there were 82 commencements and 742 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in May 2011 the average number of site visits per application was 5.6 (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 MEEETING**  
**May 2011**

**S.330 – REQUESTS FOR INFORMATION SERVED**

None

**ENFORCEMENT NOTICES SERVED (S188)**

1. 11 Mayfair Gardens N17-ground floor rear extension
2. 95 Pembury Road N17-change of use to a 9 self-contained flats
3. 12 Palace Gates Road N22- formation of a roof terrace
4. 28 Waldergrave Road N8-change of use to 8 self-contained flats

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. 29 Elder Avenue N8

**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:

[ ]

Planning Committee

On 11<sup>th</sup> July 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: **Crouch End, Fortis Green & Stroud Green**

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. Oakfield Court, Haslemere Road N8
2. 89 & 91 Fortis Green N2
3. 65 Mount View Road N4
4. 95 Mayfield Road N8

### 3. Recommendations

To confirm the attached Tree Preservation Orders.

Report Authorised by: ..... *P. Lippitt*

**Marc Dorfman**  
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

**Development Management Support Team Leader**

**Tel: 020 8489 5114**

### 4. Local Government (Access to Information) Act 1985

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

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

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PLANNING COMMITTEE 11 July 2011

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**  
SUMMARY

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

**REPORT**

The trees are located at: Oakfield Court, Haslemere Road N8

Species: T1: London Plane

Location: Rear of flats 35 - 46

Condition: Good

The Council's Arboriculturalist has reported as follows:

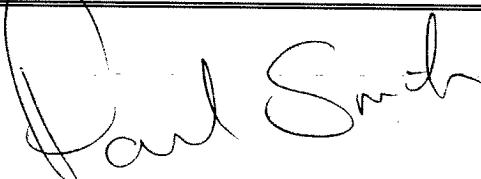
A Tree Preservation Order should be attached on the following grounds:

1. The tree is of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age, and has a predicted life expectancy in excess of 50 years.
3. The tree is suitable to its location.
4. The tree contributes significantly to local bio-diversity.

No letters of objection were received in regard to the TPO.

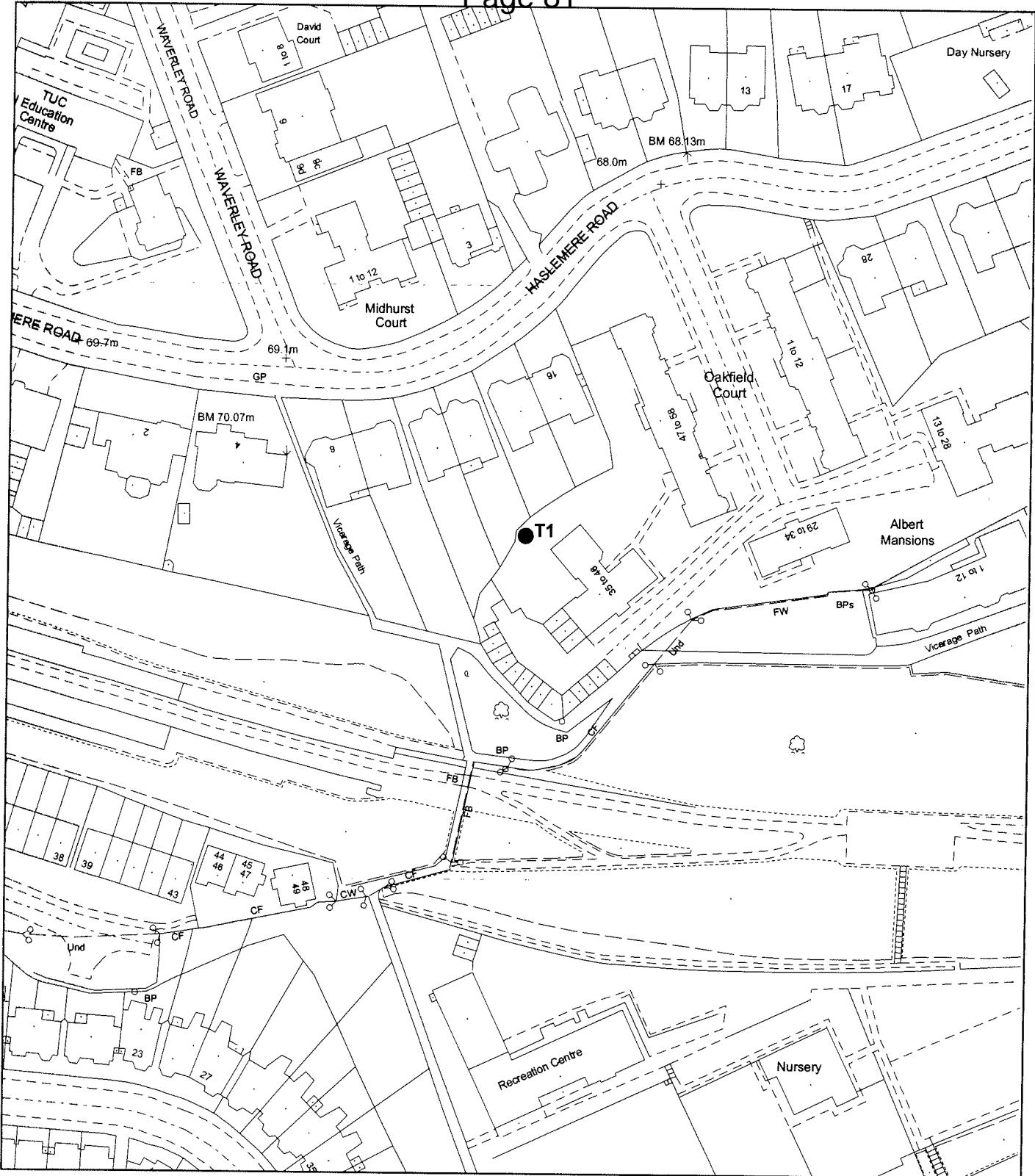
**RECOMMENDATION**

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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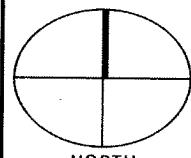


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## Site plan Oakfield Court, Haslemere Road N8 T1: London Plane

**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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**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: 89 & 91 Fortis Green N2

Species: T1: Sycamore, T2: Yew

Location: Rear Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

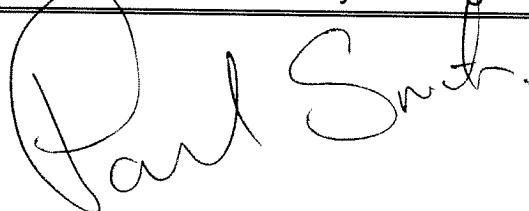
A Tree Preservation Order should be attached on the following grounds:

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

No letters of objection were received in regard to the TPOs.

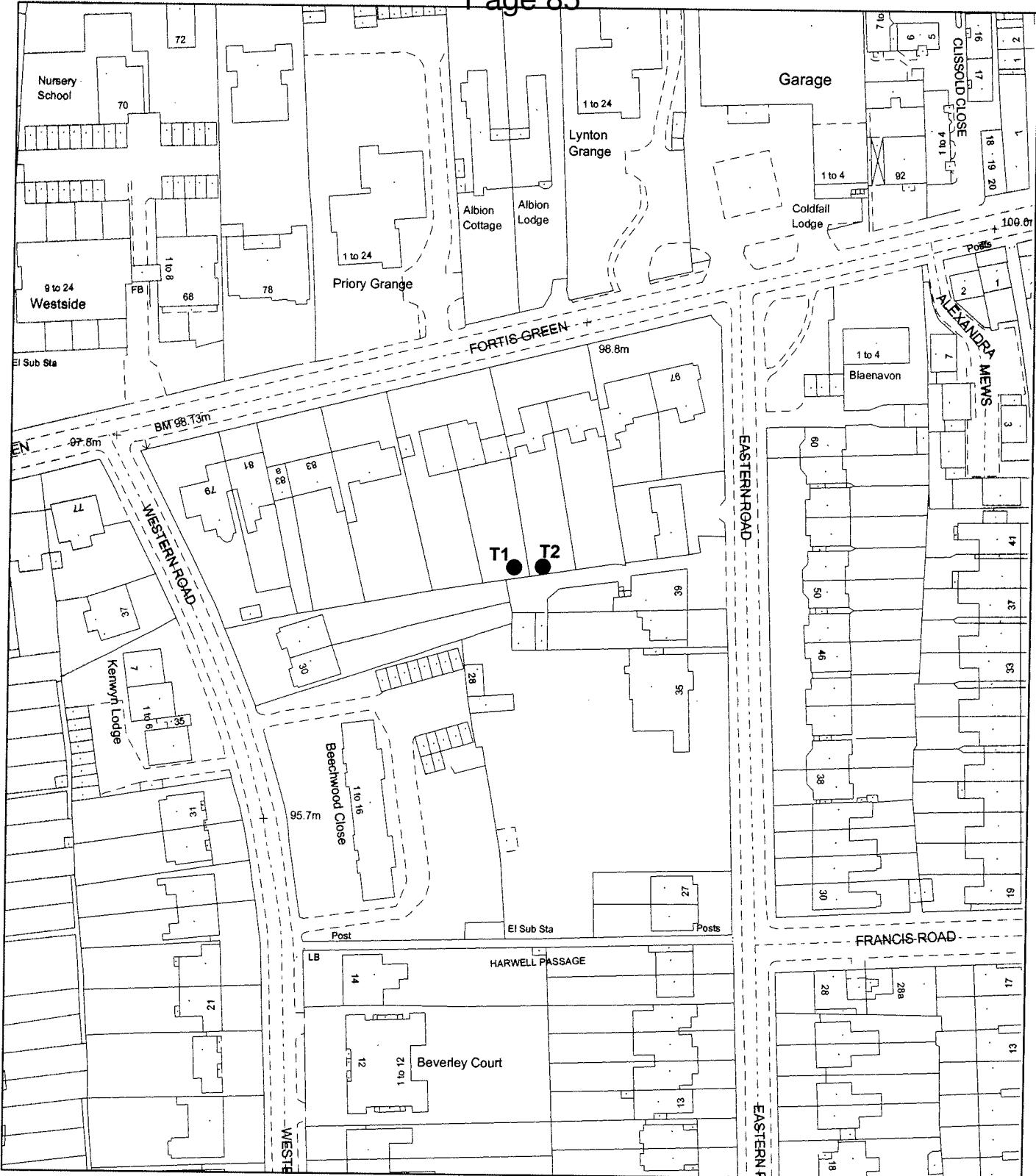
**RECOMMENDATION**

That the Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.



**Paul Smith**  
**Head Of Development Management**

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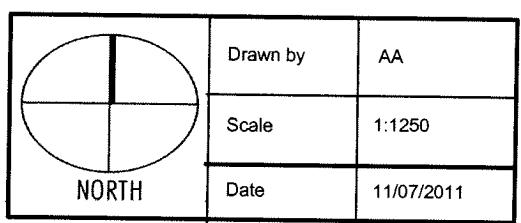
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# Site plan 89 & 91 Fortis Green N2 T1: Sycamore, T2: Yew

# Directorate of Urban Environment

**Marc Dorfman**  
Assistant Director  
Planning and Regeneration  
639 High Road

Tel 020 8489 0000  
Fax 020 8489 5525



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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: 65 Mount View Road N8

Species: T1: London Plane

Location: Rear Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age, and has a predicted life expectancy in excess of 50 years.
3. The tree is suitable to its location.
4. The tree contributes significantly to local bio-diversity.

1 objection letter received from Lancaster Solicitors on behalf of Flat A and Flat C 9 Dashwood Road N8 as follows:

- Tree is thought to be dangerous
- Tree blocking out light
- Its loss would not cause appreciable environmental loss due to their being many trees in the vicinity

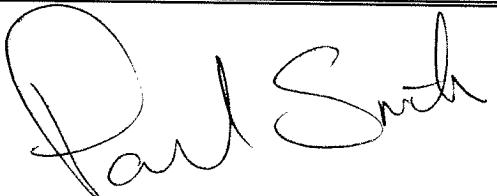
The Council Arboricultural Manager has commented on these objections as follows:

- The tree can be managed by regular crown reduction to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surrounding gardens and living space within the adjacent properties on Dashwood Road.
- Due to the tree's age and size, it creates an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local bio-diversity.

Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

**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**

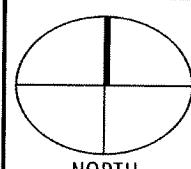


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## Site plan 65 Mount View Road N8 T1: London Plane

**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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**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: 95 Mayfield Road N8

Species: T1: Lime, T2: Lime

Location: Rear Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

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

2 objection letters were received from 95 Mayfield Road N8 and Ground Floor Flat, 94 Inderwick Road N8 as follows:

- The tree is situated in a private property backing directly onto other private rear gardens; therefore relatively low amenity value to the public.
- The tree is of an inappropriate size and proportion which have extensive roots growing in multiple directions.
- Substantive risk to safety and value of this and neighbouring properties due to possible subsidence damage.
- Adverse effect on use and enjoyment of property due to amount of shade caused by the trees and dangerously overhanging into properties.

The Council Arboricultural Manager has commented on these objections as follows:

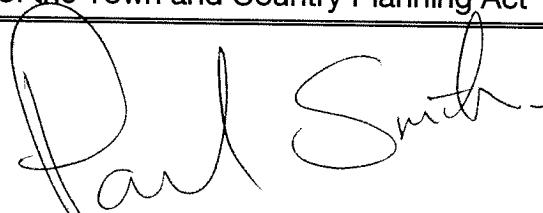
- The trees are of a high landscape value and their removal would have a detrimental effect on the character of the local area.
- Due to the trees age and size, it creates an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local

- bio-diversity.
- The trees can be managed in future by regular pollarding to reduce the risk of damage to nearby buildings and to allow sufficient light to reach the gardens and living spaces of the surrounding properties. Works already permitted (planning application reference: HGY/2011/0917).

Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

**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**

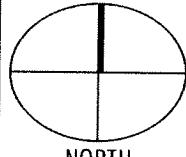


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## Site plan 95 Mayfield Road N8 T1: Lime, T2: Lime

**Directorate of  
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Environment**

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## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/07/2011

Planning Committee 17/05/2011

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0568	Ward: Noel Park
<b>Address:</b> Rear of 36-46 Alexandra Road N8 0PP	
<b>Proposal:</b> Erection of 2 x single storey two bed dwellinghouses (amended plans)	
<b>Existing Use:</b> OPEN SPACE	<b>Proposed Use:</b> RESIDENTIAL
<b>Applicant:</b> Paul Simon Homes	
<b>Ownership:</b> PRIVATE	
<b>Date received:</b> 28/03/2011 <b>Last amended date:</b> 22/06/2011	
<b>Drawing number of plans:</b> 01 Rev B	
<b>Case Officer Contact:</b> Valerie Okeiyi	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: C Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT</b> Amendments involving the erection of 2 x single storey two bed dwellinghouses to the rear gardens of the properties on Burghley Road and Alexandra Road, including associated landscaping.	

## 1. SITE AND SURROUNDINGS

- 1.1 The application site is a rectangular shaped piece of land located to the rear of 38 and 46 Alexandra Road outside the conservation area. The site also bounds the rear gardens of 57 and 71 Burghley Road that was previously occupied by an unauthorised single storey building. To the north of the site is a piece of land in ownership of the adjacent property. The site can only be accessed from a secure access way between 36 and 38 Alexandra Road. The road is mainly characterised by residential properties, although it is in close proximity to the Wood Green Town Centre.

## 2. PLANNING HISTORY

- 2.1 Planning-HGY/2000/0145-GTD-20-06-00-36 Alexandra Road London  
Conversion of existing ground floor coach house/garage into habitable extension of existing house. Conversion of first floor coach house/garage into self-contained flat.  
Planning-HGY/2002/1712-REF-04-03-03-36 Alexandra Road & Rear Of 38 - 42 Alexandra Road London -Retention of single storey building to rear of 38 - 42 Alexandra Road.  
Planning-HGY/2009/1204-GTD-28-09-09-36 Alexandra Road London -Conversion of property into 5 self-contained flats.  
Planning-HGY/2010/1035-REF-27-07-10-36 Alexandra Road London -Use of property as storage for building materials and equipment  
Planning-HGY/2011/0322-GTD-10-05-11-36 Alexandra Road London -Approval of Details pursuant to Condition 3 (enclosure for 5 bins) and Condition 4 (cycle racks) attached to planning permission reference HGY/2009/1204.

## 2.2 PLANNING ENFORCEMENT HISTORY

- 2.3 Planning enforcement have been involved in the piece of land that adjoins 36 Alexandra Road since October 2003 because a large single storey building was built without planning permission. After a period of not complying with the enforcement notice to remove the structure, a further site inspection in March 2007 revealed that the structure had been removed. The remaining structure that existed at the land to the rear of no 46 Alexandra Road, has also been removed after the owners were prosecuted by the Council.

## 3. RELEVANT PLANNING POLICY

### 3.1 National Planning Policy

- Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Guidance 13: Transport

### 3.2 London Plan

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

### 3.3 Unitary Development Plan

- Policy G1 Environment  
Policy G2: Development and Urban Design  
Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage

Policy HSG1 New Housing Development  
 Policy HSG 2 Change of Use to Residential  
 Policy ENV13 Sustainable Waste Management  
 Policy M9 Car Free Residential Developments  
 Policy OS15 Open Space Deficiency and New Developments

3.4 Supplementary Planning Guidance

SPG1a Design Guidance  
 SPG8b Materials  
 SPG4 Access for All – Mobility Standards  
 SPG5 Safety by Design  
 SPG8a Waste and Recycling  
 SPG8b Materials  
 SPG9 Sustainability Statement

3.5 Supplementary Planning Document

Housing SPD (2008)

4. CONSULTATION

Statutory	Internal	External
	Ward Councillors Cleansing Transportation	<u>Amenity Groups</u> Burghley Road Residence Association  <u>Local Residents</u>  41 – 77 (o) Burghley Road Flat 1 – 5, 41 Burghley Road Ground floor flat A, 43 Burghley Road FFF, GFF, top floor flat; 49 Burghley Road FFF, GFF; 63, 65, 69, 79 Burghley Road Top floor flat; 69 Burghley Road Flat 1 – 4; 73 Burghley Road Ground floor shop; 73 Burghley Road Flat 1 – 6; 75 Burghley Road 32 – 58 (e) Alexandra Road 57 – 61 (o) Alexandra Road GFF; 36, 40, 43, 57; Alexandra Road FFF, SFF; 43, 57 Alexandra Road Flat A, Flat B; 40, 56

		Alexandra Road Flat A; 54 Alexandra Road Flat 1 – 4; 54 Alexandra Road
		<u>Total No of Residents Consulted:</u> 98

## 5. RESPONSES

### 5.1 Transportation Group

The proposed site is in an area with a high public transport accessibility level and is located within the Wood Green inner controlled parking zone, which operates Monday to Sunday between 8:00am – 10:00pm and provides a good level of on-street car parking control. It is likely that the potential occupiers of this residential development would utilise sustainable modes of transport to travel to and from the site. However we have some concerns relating to vehicular access to the site in particular fire appliances, we will therefore require the applicant to provide fire hydrant on site. In addition the applicant has not provided details for refuse collection and cycle parking on site. We will therefore require the applicant to submit a plan detailing refuse collection and secure sheltered cycle parking facility for a minimum of 2 cycles.

We have therefore concluded that the proposed development of the 2x2 bed dwelling houses is unlikely to have any significant impact on the level of generated trips or parking demand within the locality of the site. In addition this location has also not been identified by the Councils adopted UDP policy HSG 11 as that which suffers from high parking pressures. Considering the high public transport accessibility level of the site we would not object to this application

### 5.2 Building Control

The proposed development site is not considered acceptable for the purposes of fire brigade vehicle access for fire fighting and rescue as the access road is not wide enough for a fire appliance and there are no suitable turning facilities within the site – The transportation team require a fire hydrant on site, therefore. The applicant has stated in their further design and access statement that the London Fire Brigade are satisfied with a fire hydrant to serve the proposed development.

### 5.3 Waste Management

The proposed development requires sufficient storage for the following;

House 1, 1x 240 waste wheelie bin 1x 140 recycling wheelie bin 1x organic caddy 1x garden waste bag

House 1, 1x 240 waste wheelie bin 1x 140 recycling wheelie bin 1x organic caddy 1x garden waste bag

#### 5.4 Burghley Road Area Residents Association

##### *Non Material*

- There is a concern with the ownership of the site

##### *Built form*

- The site is not suitable for housing
- The distance between the rear walls of the houses on Burghley Road and Alexandra Road is no more than 10m
- The houses proposed are excessive in height

##### *Residential Amenity*

- The houses proposed will affect the residential amenity of the terraced houses on Alexandra Road and Burghley in terms of loss of privacy and sunlight

##### *Emergency Access*

- The site is impossible for the fire brigade to have access

#### 5.5 9 letters of objections from local residents

##### *Parking*

- Parking would be a concern and add to the existing pressure on the street.

##### *Non material*

- There is an issue with the ownership of the site as the current plan alters the boundary lines behind 36 Alexandra Road.

##### *Built form*

- The site is too isolated for residential
- The site has poor access
- The site will be too cramped
- The proposed houses will rise above the rear boundary fence of the properties on Burghley Road, this will affect the visual amenity, outlook and access to light. The proximity and height of the building will also be overbearing and out of scale
- The application site has a history, in which it was previously a builders yard that had no planning permission
- The proposal will take away the existing green space that currently exists .
- The proposal would cause loss of privacy to residents in the flats at no. 36 Alexandra Road
- The proposed development would cause noise pollution

##### *Landscaping*

- The existing trees at the site should be protected

5.6 The Councils response to the Burghley Road Area Residents Association and objecting neighbours

Built Form

- It is considered that the site is suitable for housing
- It is considered that there is sufficient distance between the new houses and the existing, given that the houses proposed are single storey and the ground level will be lowered by 600mm
- The land was not formerly green space, it was previously used as an unauthorised builders yard and is currently semi derelict and used for casual open storage.
- The houses proposed will face onto the courtyard and all secondary windows facing east and west will be conditioned to be obscure glazing.

Emergency Access

- It is proposed to install a fire hydrant within the site as shown on the revised plans to address the issues of emergency access for the fire brigade.

Parking

- The Councils transportation team have stated that this location has also not been identified by the Councils adopted UDP policy HSG 11 as that which suffers from high parking pressures.

Landscaping

- The Council have no record of any of the trees on site being protected and new planting involving mature trees will form part of the scheme.

Miscellaneous

- It is considered that there will be no noise pollution created from the development.

5.7 Three letters of support were received from 50 Alexandra Road on behalf of 50, 48 and 46 Alexandra Road, GFF 38 Alexandra Road and flat 3, 36 Alexandra Road

- The design proposed will be of high quality
- The proposal will provide much needed accommodation
- The proposal will improve the existing environment as the site is currently derelict.
- The added security gates, robust lighting, proposed landscaping and new boundary treatment will transform the site which is currently derelict.

## 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 The scheme has been amended as follows;

- i) The position of the fire hydrant has been included in the drawings
- ii) The north end unit has been moved further away from the boundary facing the rear gardens of Burghley Road
- iii) The level of the site has been lowered by 600mm
- iv) Plants and mature trees are proposed at the boundary

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

- Principle of Residential Use
- Design and Form
- Layout / standard & mix of Residential Accommodation
- Amenity Space
- Privacy/ Overlooking
- Parking
- Emergency Access
- Refuse
- Open Space Deficiency and New Developments
- Sustainability

6.3 **Principle of Residential Use**

The principle of making full re-use of previously developed and accessible land for housing purposes complies with PPS3. Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.

The application site does not form part of a protected open space and is not within a Defined Employment Area. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The development of the site to residential will mean the loss of an existing derelict space. The proposal therefore accords with Policy HSG2.

6.4 **Design and Form**

Policy UD4 requires that new buildings be of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of this criteria based policy is to encourage good design of new buildings in order to enhance the overall quality of the built environment.

The proposed scheme would consist of two units that will be of a rectangular shape. The unit at the north end of the site will be positioned to the rear of 34 – 36 Alexandra Road and 51 to 57 Burghley Road and the unit to the south end of the site will be located to the rear of 38 – 42 Alexandra Road and 59 – 65 Burghley Road. Each unit will be single storey in height with a flat roof. Each unit will be 13.7m deep, stepping down to 12.5m, 6.4m wide and 3.m high. The north end unit will be pulled away from the fence by 0.8m from the side facing the properties on Alexandra Road and after amendments it has been pulled back by 2.3m from the side facing Burghley Road. The south end unit will be pulled away from the fence by 1.6m on the side facing the properties on Alexandra Road and 5m on the side facing the properties on Burghley Road. The design of the buildings are modern in appearance, incorporating a white render finish, the doors will be timber boarded and the windows will be in metal and timber. The single storey aspect will also have

a sedum green roof, therefore softening it appearing when viewed from the first & second floor windows of properties backing onto the site.

Concerns have been raised about the height and scale of the proposed units as they are relatively close to the eastern and western boundary. To address this issue the architect has pointed out that they will lower the higher level of ground at the northern end of the site by at least 600mm by removing the soil, so that the ground is level, prior to the development of the site. This will make the buildings proposed appear much lower. The northern end unit has also been pulled back by a further 1.3m from the eastern boundary. Furthermore if the building proposed was a two storey building then it would be of a significant concern. The proposed units which have been amended will improve the unsightly open space within the site and overall will improve the visual amenity of the area and environment.

Overall the building form, detailing and associated materials are considered to be acceptable and will respect the open nature of the site and character of the surround area.

## 6.5 Layout / standard & mix of Residential Accommodation

The residential unit will have a gross internal floorspace of 75.5 sq.m and therefore meets the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD. The accommodation to be provided at ground floor level will comprise of a large open plan space with kitchen-diner, living room, WC with bedroom 1 and 2 to the rear aspect leading onto the private garden space.

The principle windows of these dwelling units will have north/south/east/ west facing aspect and will also have large windows. The main living room kitchen/ diner of each unit will have a high level window to bring daylight deep into the house. Overall both dwellings will provide an acceptable standard and quality of accommodation for future occupiers

## 6.6 Amenity Space

Sufficient external amenity space is provided for each unit as it would exceed 50 sqm, which is the requirement set out in the housing SPD for family houses.

## 6.7 Privacy/ Overlooking

There have been a number of objections received on such grounds as loss of privacy and loss of light to the residents on Burghley Road and Alexandra Road due to the proximity of the proposed houses to their rear boundaries. These issues have been taken into consideration, because the architect proposes to level the existing ground by 600mm on the northern end of the site, so that it will be less visible. The architect has also pulled back the northern end unit on the side facing Burghley Road by 1.3m as the houses on this side have very short rear gardens and the houses are closer. The other side facing Alexandra Road however, will not be affected because they have longer rear gardens and the houses are further away.

The house on the southern end is less open and it will be well obscured by trees. It will also be 5m away from the rear boundary of the houses on Burghley Road and at a suitable distance from the rear boundary of the houses on Alexandra Road. Furthermore the existing ground level is very low, so the house proposed will not be highly visible. The relatively low height of the units set on a low ground level means that the light levels to the existing gardens of the properties on Burghley Road and Alexandra Road would not be significantly different to that which exists at present. Furthermore keeping the height of the building to single storey addresses the overbearing/ oppressive impact a two storey building would have. The proposed sedum green roof will soften the appearance of the building when viewed from first floor windows. Trees will be planted along the eastern boundary facing the rear gardens of the houses on Burghley Road and the existing fence will be replaced with 1.8m high fencing.

Overall the proposed development after amendments has taken careful considered in terms of its layout and design to ensure that the residential amenity of neighbouring occupiers will not be adversely affected.

#### 6.8 Parking

The proposal provides no parking with the scheme however, the site is in an area with a high public transport accessibility level and the area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure. It is therefore considered that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.

#### 6.9 Emergency Access

Building Control are concerned that the proposed development site is not considered acceptable for the purposes of fire brigade vehicle access for fire fighting and rescue as the access road is not wide enough for a fire appliance and there are no suitable turning facilities within the site. The transportation team has therefore suggested to the architects that they should provide fire hydrants on site. The architects have revised the plans to show a suitable position for the fire hydrant after contacting the London Fire Brigade who are satisfied with the proposed location of the fire hydrant.

#### 6.10 Refuse

Waste and recycling facilities will be dealt with by a condition.

#### 6.11 Open Space Deficiency and New Developments

The site falls within an area of open space deficiency however it is only for two units and therefore would not have any material effect.

#### 6.12 Sustainability

The houses proposed will have a green roof and are designed to meet code level 4 using energy efficient recyclable concrete blocks and insulation. A sustainable Urban Drainage System (SUDS) will be employed.

## 7. CONCLUSION

- 7.1 The position, scale, mass and detailing of the proposed dwellings after amendments 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. 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.
- 7.2 As such the proposed development is considered to be in accordance to policies UD3 'General Principles' and UD4 'Quality 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) and SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'. This application is therefore recommended for APPROVAL.

## 8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 01

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.

## 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.

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.

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.

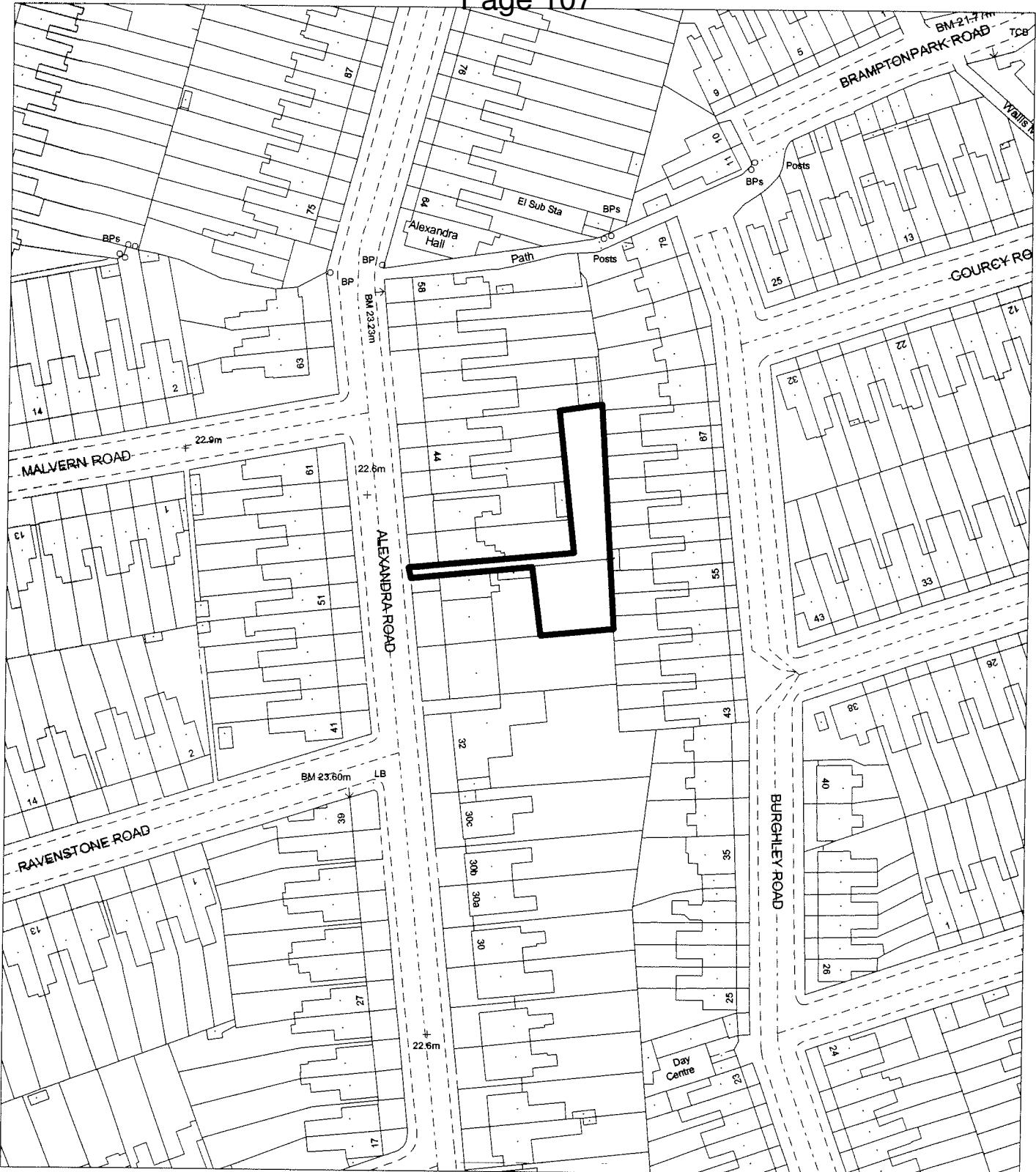
Reason: In order to ensure a level of bio-diversity within the proposed development.

**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(s).

## REASON FOR APPROVAL

The 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 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'.



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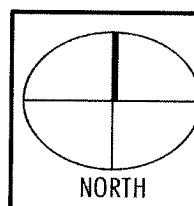
## Site plan

## Rear of 36 - 46 Alexandra Road N8

# 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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Planning Committee 11/07/2011

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

<b>Reference No:</b> HGY/2011/0998	<b>Ward:</b> Highgate
<b>Address:</b> 225 Archway Road N6 5BS	
<p><b>Proposal:</b> Demolition of 1940s extensions to listed villa &amp; replacement with new single storey extension, repairs to fabric and re-planning of interior; extension of terrace to Archway Road. Provision of new bicycle store and recycling area; removal of specified trees and planting new trees, with new hard and soft landscape.</p>	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential
<b>Applicant:</b> MsLissa Napolitano Loromah Estates	
<b>Ownership:</b> Private	
<b>Date received:</b> 27/05/2011 <b>Last amended date:</b> DD/MM/YYYY	
<b>Drawing number of plans:</b> S12 PLA PP3 100, 101, 102, 103, 105, 501, 502, 505, 520, 550 & 560	
<b>Case Officer Contact:</b> Matthew Gunning	
<p><b>PLANNING DESIGNATIONS:</b> Listed Building, Conservation Area. Restricted Conversion Area, Road Network: Classified Road</p>	
<p><b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement</p>	
<p><b>SUMMARY OF REPORT:</b> The current application follows on from a previously refused scheme, which is very similar to the current application, but differs in that it removes the proposal for a two-storey house with lower ground floor, which would have fronted onto Cholmeley Park. The proposal will involve alterations, minor extensions and refurbishment of the existing Grade II, which currently contains 5 self contained flats, and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed). The proposed extension to the Archway Road terrace in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and will not adversely affect the residential and visual amenities of adjoining occupiers. The four new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and as such the proposal will not adversely affect parking conditions in the immediate surroundings. This application is therefore recommended for APPROVAL</p>	

## 1. SITE AND SURROUNDINGS

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

## 2. PROPOSAL

- 2.1 The proposal is for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units); the extension of the terrace to Archway Road to accommodate 4 self contained flats.

## 3. PLANNING HISTORY

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

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

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

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

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

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

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

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

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

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Withdrawn 05/04/2011

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Withdrawn 05/04/2011

HGY/2011/0193 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site - Recommended for Approval by Officers Refused by Planning Committee 21/04/2011

HGY/2011/0194 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site – Recommended for Approval by Officers Refused by Planning Committee 21/04/2011

#### **4. RELEVANT PLANNING POLICY**

##### **4.1 National Planning Policy**

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

4.2 London Plan- 2008 (Incorporating Alterations)

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

4.3 Unitary Development Plan

G1 Environment  
G2 Development and Urban Design  
G3 Housing Supply  
UD2 Sustainable Design & Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
ENV6 Noise Pollution  
ENV7 Air, Water and Light Pollution  
HSG1 New Housing Development  
HSG9 Density Standards  
M10 Parking for Development  
OS17 Tree Protection, Tree Masses and Spines  
CSV1 Development in Conservation Areas  
CSV2 Listed Buildings  
CSV4 Alteration and Extensions to Listed Buildings  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Area  
CSV8 Archaeology

4.4 Supplementary Planning Guidance / Documents

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

5. **CONSULTATION**

Statutory	Internal	External
English Heritage	Transportation Group Cleansing Building Control Conservation Team Ward Councillors Arboricultural Officer	<u>Amenity Groups</u> Highgate Society Highgate CAAC  <u>Local Residents</u> 1-7 Cholmeley Close, 1 – 15 Southwood Avenue, including flats, Archway Road - 217a b & c, 221 GF, FF, SF, TF & UGF flats, 221a Upper flat, Flats 1-4 223, 225 – Flats 1-4 & Flats 1a, 227 – GF & FF flat, 229 – GF & FF, 231, 233 – Ground floor flat, 235. 237, 248, 248a, 248b, 248c, 250, 250a, 250b, 250c, 250d, 252, 252a, 252b, 252c, 254, 254a, 254b, 254c, 254d, 256, 256a, 256b, 256c, 258 – FF, FF rear, GF middle, GF front, GF rear, Second/ Third Floor, 260, 260a, 260b, 262, 264, 268, 270, 272, 274, 278, 278a, 278b, 278c, 280, 280a, 280b, 280c, 282, 282a, 282b, 282c, 284, 282a, 282b, 282c, 284 a-c, 286 a-c, 288a-c, 290 a-c, 292, 294 a-c, 296 a-c,  9-15 Highgate Avenue, 1-12 Cholmeley Park (including 1a, 7a, 12a)

## 5. RESPONSES

### English Heritage

- 5.1 English Heritage commented on the previous proposals for the site. In terms of the current application they state that “this application should be determined in accordance with national and local planning policy on the basis of specialist conservation advice”.

### Highgate CAAC

- 5.2 “Welcome the refurbishment of the listed villa and do not object to the extension of the terrace along the Archway Road, however are concerned

about the number of mature trees to be removed and feel this should be reconsidered. They also deplore the reference to a further application re the building of a new house in the rear garden. This kind of 'salami slicing' of planning applications is of benefit only to the developer relying on 'objection fatigue' on the part of neighbours CAA Cs etc; it increases costs to the LA and makes an overall assessment of the impact of scheme very difficult. The planning department should make it clear to the developers that such an approach will be to the prejudice of any applications made in this manner."

Highgate Society

- 5.3 Note the removal from this new application of the proposed new house which was to be sited to the rear of the listed building. This was inappropriate and had an adverse effect on the amenity of the neighbours. However, the applicants have announced their intention of submitting a further application for this house. The Society believe that this renders the current application premature, as it cannot be considered in the context of what else is proposed. If the further application is similar to the previous one, this has already been rejected as inappropriate and damaging to neighbours' amenities. Highgate Society would, in any case, regard this as over development of the site.
- 5.4 The two buildings onto Archway Road are generally acceptable but Highgate Society have major concerns about the basements in these. The land slopes steeply to the rear, effectively rendering the basement rooms to the rear as being 2 storeys below ground level. We do not think this will give satisfactory amenity to these flats in terms of lighting or outlook.
- 5.5 The front basements face Archway Road which is a major arterial route carrying heavy traffic. The Society has had a consistent policy of objecting to basements onto Archway Road and this has, in the past, been upheld by Haringey. They are concerned that the noise, vibration and air pollution from the road will render these units virtually uninhabitable, particularly the bedrooms.
- 5.6 Highgate Society are also concerned that the basement, with the 2 storey excavation to the rear will affect the ground conditions and water flow in the area. We are aware that there are ancient water courses in this area and feel that any excavation and basement construction should be supported by a full hydrological report. On these grounds, the Society objects to the application

London Fire & Emergency Planning Authority

- 5.7 The Brigade is not satisfied with the proposal as there is insufficient information to show compliance with part B5 of Building Regulations.

Arboricultural Officer

- 5.8 The Arboricultural Impact Assessment / Implication Assessment and Tree Protection Plan have been drafted in accordance with BS 5837: 2005. They

provide an adequate level of information to show all the trees have been considered in the planning process and the proposed protective measures should ensure there are no detrimental effects on the trees to be retained. However, robust planning conditions must be attached to any planning approval to enforce this.

- 5.9 All tree protection measures and associated works must be installed / undertaken as stated in the Method Statement (sequence of works). A pre-commencement site meeting must be specified and attended by all interested parties (Site manager, Consultant Arboriculturist, Council Arboriculturist and Architect) to confirm all the protection measures to be installed for trees.
- 5.10 The trees identified for removal are either in a poor condition or of low quality and amenity value. The new landscaping proposal aims to plant over 30 new trees to replace those to be removed and increase screening of the site. The proposed species and planting locations would appear suitable taking into consideration the existing trees and existing/proposed structures. The planting of native trees will enhance the woodland effect and increase biodiversity. Some of the species (Hornbeam, Wild cherry and Silver birch) have the capacity to grow into moderately sized trees.

#### Local Residents

- 5.8 Letter/ emails have been received from the residents of the following properties 41 Granville Road, Wood Green, Garden flat No 3, No's 4, 8, 10 Cholmeley Park, The Barn, Bisham Grange, Marlow Bucks, 13 Southwood Avenue, expressing the following comments/ concerns as summarised below:

- Loss of trees - simply not good enough to replace them with saplings that will take years to mature;
- Extensions should be not larger than the existing;
- Buildings should not be erected in back gardens and particularly the back gardens of listed buildings;
- Concern about piecemeal approach to development on site;
- No development can take place in the setting of a listed building unless such development is to finance the improvements to the villa;
- Parts of the site are subject to periodic flooding;
- No reference has been made on the plans for the water courses expressed by local residents;
- Presence of bin store and bike store will add little enhancement to the Cholmeley Park perimeter of the historic villa – design and place should be reconsidered;
- Basement excavation for Victorian style houses on Archway Road will involve considerable excavation, down two stories. Most properties on Archway Road have shallow foundation built on London clay.
- Planning permission should only be granted if it can be clearly demonstrated that such basement excavation will not have a detrimental impact on neighbouring properties;
- Underground watercourse that runs through the site may affect basement;

## 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

### Background

6.1 This current application leads on from a previous application and accompanying listed building application for development on this site consisting of 3 elements, namely:

- Alterations/ refurbishment of the listed building with improved landscaping including enhanced screening from the Archway Road;
- The erection of a new two-storey house with lower ground floor to the side and set back slightly from the No 2 Cholmeley Park;
- The erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats.

6.2 This application had been recommended for approval by Officers but was refused planning permission by the Planning Committee in April 2011 on the grounds that:

“The proposed development to the rear of the site, by reason of its siting, design and footprint would represent a cramped form of development which would have an unsympathetic relationship with the Listed Building on site and with adjoining properties, adversely affecting their residential and visual amenities. Furthermore the introduction of such a development on this part of the site would not preserve or enhance the character and appearance of this part of the Conservation Area. As such the proposed development is considered to be contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV2 'Listed Building' of the adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document 2008”

6.3 The current application is very similar to these previous applications in that it is for two of the three elements, namely:

- Alterations/ refurbishment of the listed building with improved landscaping including enhanced screening from the Archway Road;
- The erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats.

6.4 The main issues in the determination of this application are considered to be (1) Principle of development; (2) Design, form & layout; (3) Impact on the setting of the Listed Building; (4) Impact on the character and appearance of the

Conservation Area; (5) Landscaping/ Impact on trees; (6) Impact on residential amenity and (7) Access and parking.

Principle of development

- 6.5 The application site is a large site with frontages onto Cholmeley Park and Archway Road and is located in an established residential road with a variety of housing types. As such a scheme for residential development is compatible with the established character of uses in the area. The site contains a Grade II listed villa built between 1886 &1888. The outside of the building and the grounds are not in good condition. As per the comments previously from English Heritage they have no in principle objection to the introduction of some additional development on this site. As outlined further on in this report it is considered that the extension to the Archway Road terrace would not detract significantly from the setting of the listed building.
- 6.6 Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development", there is no in principle objection to the creation of additional residential accommodation on this site. The density of the proposed development would fall below the density range of 200-700 habitable rooms per hectare as advocated in policy HSG9. The number of habitable rooms is presently 16 (all in the villa) and will increase to 27 habitable rooms (14 of them in the villa)' giving a density of 150 habitable room per hectare.
- 6.7 The Council has specific policy considerations in regards to backland development as outlined in SPG3c. However bearing in mind this site has active frontages onto Cholmeley Park and Archway Road; the site cannot be viewed specifically as a backlad site. The site in question is not a protected open space for nature conservation/ ecological value.

Design, Form & Layout

- 6.8 The original listed building has been unsympathetically altered in intervening years, and it has poor quality side and rear extensions which detract from the special historic and architectural interest of the original building. The front elevation of the building retains its original appearance with a fine late 19<sup>th</sup> century front elevation on of Gault brick with bracketed eaves, slate roof and portico. The proposal for retaining the original building and replacing the existing 1940s side and rear extensions is considered acceptable, subject to the appropriate repair of the original building and use of appropriate materials to match the existing building. The front garden of the listed building will be remodelled / landscaped and the entrance to this building will be via the original front door with steps down to Archway Road and then down to a new entrance from Cholmeley Park.
- 6.9 The new building fronting onto Archway Road will be two storeys plus basement with accommodation within the roofspace. The existing terrace of four houses (227-233) on Archway Road will be extended by the addition of a

double fronted building with a single entrance door. This does not completely replicate the proportions of the original terrace which is characterised by individual terrace properties with established 6m span between cross walls with individual front doors sitting in groups of two as a mirror image of each other. In order to prevent the extensions to the terrace extending in front of the listed building a smaller width double fronted building with central doorway has been chosen. The extension will be of a similar period style to the original terrace using similar brick with white painted rendered detailing, traditional timber windows and a slate roof with a half hipped roof on the gable end. The flatted units within this building will meet the floorspace minima as set out in the Council's Housing SPD.

Listed Villa	Unit Size	Floorspace	Archway Road	Unit Size	Floorspace
FLAT 1	2 Bed	82.75 m2	FLAT 1	2 Bed	90.71 m2
FLAT 2	1 Bed	52.25 m2	FLAT 2	2 Bed	91.74 m2
FLAT 3	1 Bed	56.97 m2	FLAT 3	2 Bed	97.19 m2
FLAT 4	2 Bed	73.71 m2	FLAT 4	1 Bed	52.12 m2
FLAT 5	2 Bed	68.60 m2			

- 6.10 The proposed Archway Road development will include the creation of basement floor under part of the building (the main two storey element). The size of the basement is not large and given the basement floor will sit below the footprint of the proposed houses, it is considered that the foundations taken deeper will not affect drainage / soak away within the rear garden.
- 6.11 A number of residents have raised concern regarding the basement excavation and impact on foundations and the water course. Regarding the issue of construction works affecting neighbouring properties this is a civil matter between the two parties and is outside the remit of planning, however in this case the adjoining end of terrace property belongs to the applicant. Regarding the issue of the water table, as per studies carried out by other London LAs it is accepted that sub-surface conditions are unusually adversely affecting by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is therefore likely that, in general, the effect of a new basement on groundwater levels will be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table.
- 6.12 It is noted that concern has been raised about the principle of a basement floor and the quality of accommodation it would provide. In this case the basement floor will provide bedroom accommodation for two of the flats. These flats will have living and dining room accommodation at ground floor level. The proposal will involve excavating a small strip immediately in front of the projecting bay windows and the construction of retaining walls to form light wells. These lightwells are not deep and will not require a vertical rail around them. The tops of these windows will also be positioned above the height of

the retaining wall to the lightwell, as the ground floor of the building will sit above street level. These front bedrooms will receive adequate light and ventilation. Such an arrangement of having the ground floor level elevated above street level and the use of high level widows/ lightwells to the basement floor is common to properties of this style. The widows to the bedrooms at the back of this basement floor will have full height openable doors.

- 6.13 The recycling/ refuse storage area for the flats within the listed villa will be kept in a dedicated storage area dug in the bank along Cholmeley Park and screened from view. For the Archway Road flats wheely bin will be stored in side the front boundary wall in a dedicated space. While a resident has expresses concerns about the siting of the bins and bicycle store on Cholmeley Park, as noted these will be kept low and screened from view.
- 6.14 Overall the building form, detailing and associated materials with the replacement extensions to the villa and the extension to the terrace have been carefully considered to respect the setting of the listed building and the distinctiveness and character of the area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

#### Impact on the setting of Listed Building

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

past. This statement also states that the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work. This policy statement also recognises the important role of heritage assets in economic growth, attracting investment and providing a focus for successful regeneration. Section HE11 of PPS5 recognises the importance of 'enabling development' as a means of securing the long term future of a heritage asset.

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

standing on a large corner site within a garden setting. This aspect of the development will enable and secure the repair and restoration of the listed building. As part of a S106 agreement works to the site will be required to be phased in order to deliver improvements to the listed building first before the second phase, the extension to the Archway Road terrace, is implemented

- 6.24 The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front and rear of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.

Impact on the character and appearance of the Conservation Area

- 6.25 The character of application site and the immediate surrounding is made up of a number of different elements. The site importantly maintains a 'gap' between the terraced houses on Archway Road and the semi-detached houses on Cholmeley Park and contains a number of mature trees which add to the open nature of the site. At present the line of high conifers trees to the front of the listed building spoilt the appearance and setting of this building.
- 6.26 Archway Road itself is a very busy arterial road consisting of variety of buildings, mainly late Victorian buildings. No's 227- 233 Archway Road is a terrace of 4 houses of uniformity and proportion with its half hipped roof at each end. Years of uncertainty over the future of Archway Road, as well as the large volume of heavy traffic that passes through on the way to central London have resulted in a neglected appearance. There is also a profusion of street furniture such as speed cameras, bollards and railings, lampposts, road signs and shop signs, most of which is not sensitively designed. The narrowness of the pavements, particularly along certain stretches of the road, makes pedestrians feel vulnerable to the high-speed traffic.
- 6.27 Cholmely Park is a long tree lined street with large semi-detached or detached properties of the late Victorian and early Edwardian eras, which display a variety of architectural styles. The properties along the road have large front gardens which are carefully tended and well planted. The sloping nature of the streets gives views of mature trees both in nearby gardens and in the distance. The extensive greenery together with the changing gradient and winding pathways or steps leading from the front doors to the garden gates contribute significantly to the quality of the street.
- 6.28 The interventions now proposed to restore the integrity of listed building and the extension of the Archway Road terrace are considered to be more sensitive to the setting of the building and the character of the site. The landscaping proposal to the front and rear of the site will enhance the building setting and give a tidier appearance onto Archway Road. The proposed extension to the Archway Road terrace in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building.

- 6.29 Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

#### Trees & Landscaping

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

#### Impact on Residential Amenity

- 6.33 In comparison to the previously submitted scheme the building to the back of the site has been removed from the proposal therefore meaning that the properties which adjoin the rear garden area of the villa will not be adversely affected.
- 6.34 The sting of extension to the terrace and its associated fenestration will lead to some additional overlooking in the direction of the gardens of No 1 & 3 Southwood Avenue and some impact on their outlook. However, bearing in mind the difference in levels in between these sites and the distance between the back of the building and the shared boundary this impact will not be significant. The positioning of terraces in this way is not an unusual relationship between properties in a suburban environment of this nature. The

incorporating of additional landscaping along the rear boundary of the site would help mitigate this impact.

- 6.35 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

#### Access and Parking

- 6.36 The application site falls within a PTAL 4 area and is within walking distance of Highgate Tube Station and a number of different bus services. Secure cycle spaces will be proved on site.
- 6.37 In respect of the demand for on street car parking associated with this proposal and the impact this will have on the amenities of neighbouring occupiers, Officers are mindful of comments in a 2003 and 2007 appeal decisions for a nearby site at 235- 237 Archway Road. In the 2003 appeal decision a Inspector stated that there is 'no call for parking on this site as the site is two minutes walk from a tube station and faces a busy road carrying myriad of buses'. In addition the Inspector considered the creation of two parking spaces would seriously detract from the amenity value of the area. In a 2005 application for this site there was no off street car parking provided with the scheme of flats for this site and the Inspector did not considered this proposal to be contrary to policy M10.
- 6.38 Officers would point out that the existing flats within the villa do not benefit from offstreet car parking. While the application site falls within the Archway Road Restricted Conversion Area, this cannot be applied in respect of new buildings as Planning Inspectors have previously dismissed the conversion policy when dealing with new buildings.
- 6.39 Taking into account the PTAL rating for this site, and the proximity of the site to public transport it is considered that the new flatted units are suitable for a 'car-free' development. This will be secured by way of a Section 106 agreement and will prevent future occupiers from applying for residents parking permits under the terms of the relevant traffic management order. In addition Officers would also require the S106 to include the provision of one year's free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision.

## 7. CONCLUSION

- 7.1 The current application follows on from a previously refused scheme, which is very similar to the current application, but differs in that it removes the proposal for a two-storey house with lower ground floor, which would have fronted onto Cholmeley Park. The proposal will involve alterations, minor extensions and refurbishment of the existing Grade II, which currently contains

5 self contained flats and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats (1 x 1 bed unit and 3 x 2 bed).

- 7.2 The proposed extension to the Archway Road terrace in terms of its position, form, design and appearance, will have a satisfactory relationship with the listed building and will not adversely affect the residential and visual amenities of adjoining occupiers. The four new residential units to front onto Archway Road will be secured to be 'car free' (by way of a S106 agreement) and as such the proposal will not adversely affect parking conditions in the immediate surroundings.
- 7.3 The proposed development is considered to be in accordance with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and OS17 Tree Protection, Tree Masses and Spines and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology' and SPD Housing 2008. This application is therefore recommended for approval subject to conditions and the applicant entering into a S106 agreement

## 8. RECOMMENDATION

### RECOMMENDATION 1

- 9.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no, HGY/2011/0998 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the 4 new residential units to front onto Archway Road shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);
- (1.2) The applicant agrees to phase the proposed development to deliver the improvements to the Listed Building first before the second phase of the scheme is implemented;

- (1.3) The S106 to include the provision of one years free membership to a “Car club scheme” for residents of the new development to help mitigate the lack of off-street parking provision;
- (1.3) The developer to pay a administration / monitoring cost of £500.00 in connection with this Section 106 agreement.

#### RECOMMENDATION 2

- 9.2 That in the absence of the Agreement referred to in the resolution above being completed by 30<sup>th</sup> September 2011, planning application reference number HGY/2011/0998 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for the additional flatted units associated with this proposal to be ‘car free’ the proposal is considered contrary to policy M10 ‘Parking for Development’ of the adopted Haringey Unitary Development (2006).

#### RECOMMENDATION 3

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

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

#### RECOMMENDATION 4

- 9.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/0998 and the Applicant’s drawing No.(s) S12 PLA PP3 100, 101, 102, 103, 105, 501, 502, 505, 520, 550 & 560 subject to the following conditions:

#### **IMPLEMENTATION**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of

the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

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

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

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

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

#### MATERIALS & BOUNDARY TREATMENT

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

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

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

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

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

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

## 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 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.

#### 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 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.

**N**FORMATIVE: 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.

**N**FORMATIVE: 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.

**N**FORMATIVE: 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.

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

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

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

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

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



Proposed Site Layout



Terrace Extension / Front Elevation to Archway Road



Street Elevations - Archway Road/ Cholmely Park

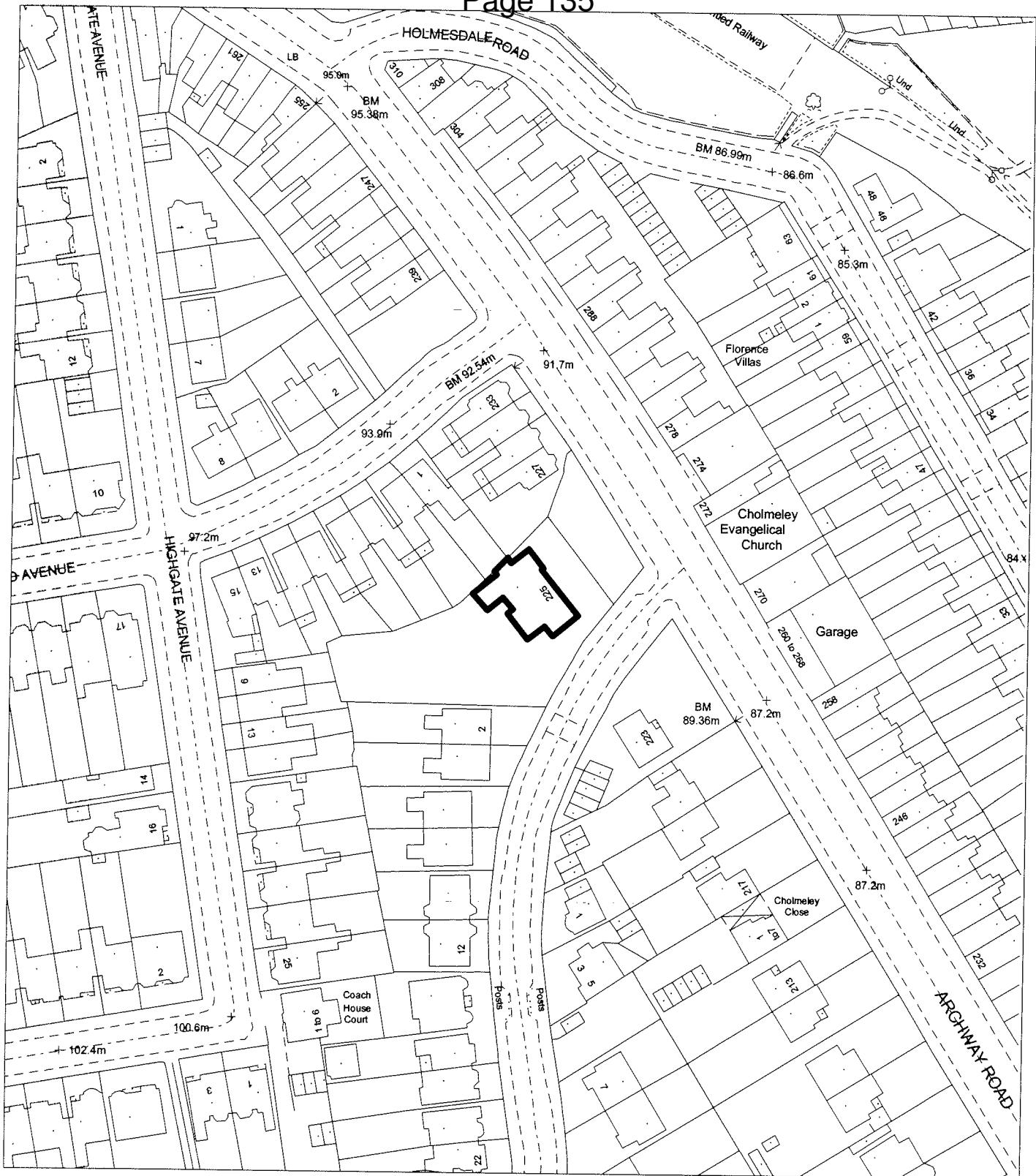


**Street Photos - Cholmeley Park**



Street Photos – Archway Road

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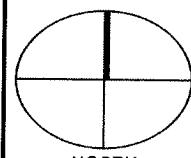
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## Site plan

### 225 Archway Road N6

## 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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## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

<b>Reference No:</b> HGY/2011/0999	<b>Ward:</b> Highgate
<b>Address:</b> 225 Archway Road N6 5BS	
<p><b>Proposal:</b> Listed building consent for Demolition of 1940s extensions to listed villa &amp; replacement with new single storey extension, repairs to fabric and re-planning of interior; extension of terrace to Archway Road. Provision of new bicycle store and recycling area; removal of specified trees and planting new trees, with new hard and soft landscape.</p>	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Ms Lissa Napolitano Loromah Estates	
<b>Ownership:</b> Private	
<b>Date received:</b> 27/05/2011	<b>Last amended date:</b>
<b>Drawing number of plans:</b> S12 PLA PP3 100, 101, 102, 103, 105, 501, 502, 505, 520, 550 & 560	
<b>Case Officer Contact:</b> Matthew Gunning	
<p><b>PLANNING DESIGNATIONS:</b> Listed Building, Conservation Area. Restricted Conversion Area, Road Network: C Road</p>	
<b>RECOMMENDATION:</b> GRANT LISTED BUILDING CONSENT subject to conditions	
<p><b>SUMMARY OF REPORT:</b> The current application follows on from a previously refused scheme, which is very similar to the current Listed Building application, but differs in that it removes the proposal for a two-storey house with lower ground floor, which would have fronted onto Cholmeley Park. The proposal will involve alterations, minor extensions and refurbishment of the existing Grade II, which currently contains 5 self contained flats, and the erection of a new building to the side of 227 Archway Road to be read as an extension to the terrace to accommodate 4 self contained flats. The siting and design of the new building and the associated landscaping have been designed sensitively in terms of its relationship with the listed building and the buildings in its surrounding. 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 &amp; Archaeology'. This application is therefore recommended for APPROVAL.</p>	

## 1. SITE AND SURROUNDINGS

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

## 2. PROPOSAL

- 2.1 This application is a listed building application accompanying a planning application for extensions, alterations and improvement to the listed building to create five flats (2 x 1 bed & 3 x 2 bed units) and an extension of the terrace to Archway Road to accommodate 4 self contained flats.

## 3. PLANNING HISTORY

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

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

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

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

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

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

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

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

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

HGY/2010/1652 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new

bicycle store and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Withdrawn 05/04/2011

HGY/2010/1653 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and replanning of interior; extension of terrace to Archway Road; 2 new flats set back from Cholmeley Park frontage; new bicycle storey and recycling area; removal of trees and planting of new trees; new hard landscaping and planting – Withdrawn 05/04/2011

HGY/2011/0193 - Demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site - Recommended for Approval by Officers Refused by Planning Committee 21/04/2011

HGY/2011/0194 - Listed Building Consent for demolition of 1940s extensions to listed villa and replacement with new single storey extension; repairs to fabric and re-planning of interior; extension of terrace to Archway Road to accommodate 4 self contained flats; erection of a detached 4 bedroom residential unit to front onto Cholmeley Park with an associated off-street car parking space; removal of specified trees and planting of new trees and hard and soft landscaping to the site – Recommended for Approval by Officers Refused by Planning Committee 21/04/2011

#### **4. RELEVANT PLANNING POLICY**

##### **4.1 National Planning Policy**

Planning Policy Statement 5: Planning for the Historic Environment

##### **4.2 London Plan- 2008 (Incorporating Alterations)**

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

##### **4.3 Unitary Development Plan**

CSV1 Development in Conservation Areas

CSV2 Listed Buildings

CSV4 Alteration and Extensions to Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Area

##### **4.4 Supplementary Planning Guidance / Documents**

SPG2 Conservation and Archaeology

#### 4. CONSULTATION

Statutory	Internal
English Heritage	Ward Councillors Conservation & Design

#### 5. RESPONSES

As per HGY/2011/0998

#### 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- 6.3 The siting, design, form, detailing of the proposed development and associated landscaping are discussed in detail in Committee Report for the planning application ref: HGY/2011/0998
- 6.4 The building is asymmetric in arrangement yet well proportioned and constructed of materials of a reasonably good quality, presenting its main face towards the Archway Road. The building is however largely concealed from view from Archway Road by a line of high conifers trees. As outlined above the listed building has been unsympathetically altered in intervening years, and it has a poor quality side and rear extensions of an ad-hoc nature which detract from the special historic and architectural interest of the original building. The extensions proposed are considered acceptable as they are designed as one piece and subject to the use of appropriate materials to match the existing in composition therefore tying in more successfully with original building.
- 6.22 Inside the property there is very little of any real significance. Many of original details i.e. cornices or joinery appropriate to the original arrangement/ design of the house have been lost. Internally there will be some rationalisation and reordering of the accommodation (i.e. to introduce en-suite bathrooms). Internally the works will be sympathetic to the arrangement of the principal rooms of the original dwelling.
- 6.23 This proposed landscaping to the site will open up the front elevation and enhance the curtilage to the site. A new pedestrian entrance pathway will be created which will re-connect the villa with Archway Road. This new terraces and stepped stone pathway will connect with the portico along front elevation.
- 6.23 The siting and alignment of the proposed extension to the Archway terrace is considered acceptable as it will not adversely encroach with the space which defines and delineates the listed building as a large freestanding house, standing on a large corner site within a garden setting. This aspect of the development will enable and secure the repair and restoration of the listed building. As part of a S106 agreement works to the site will be will be required to be phased in order to deliver improvements to the listed building first before the second phase, the extension to the Archway Road terrace, is implemented
- 6.24 The features of greatest significance to the building will be retained and enhanced; achieved particularly through the landscaping proposals to the front and rear of the site, which will enhance the building setting and give a tidier appearance onto Archway Road.
- 6.4 Overall the proposed development will restore and enhance the appearance of the listed building and will preserve and enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with polices CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas' and SPG2 'Conservation & Archaeology'

## 8. RECOMMENDATION

GRANTED LISTED BUILDING CONSET subject to conditions (set out below) and drawing No.(s) S12 PLA PP3 100, 101, 102, 103, 105, 501, 502, 505, 520, 550 & 560

## IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

## MATERIALS

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

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

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

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

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

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

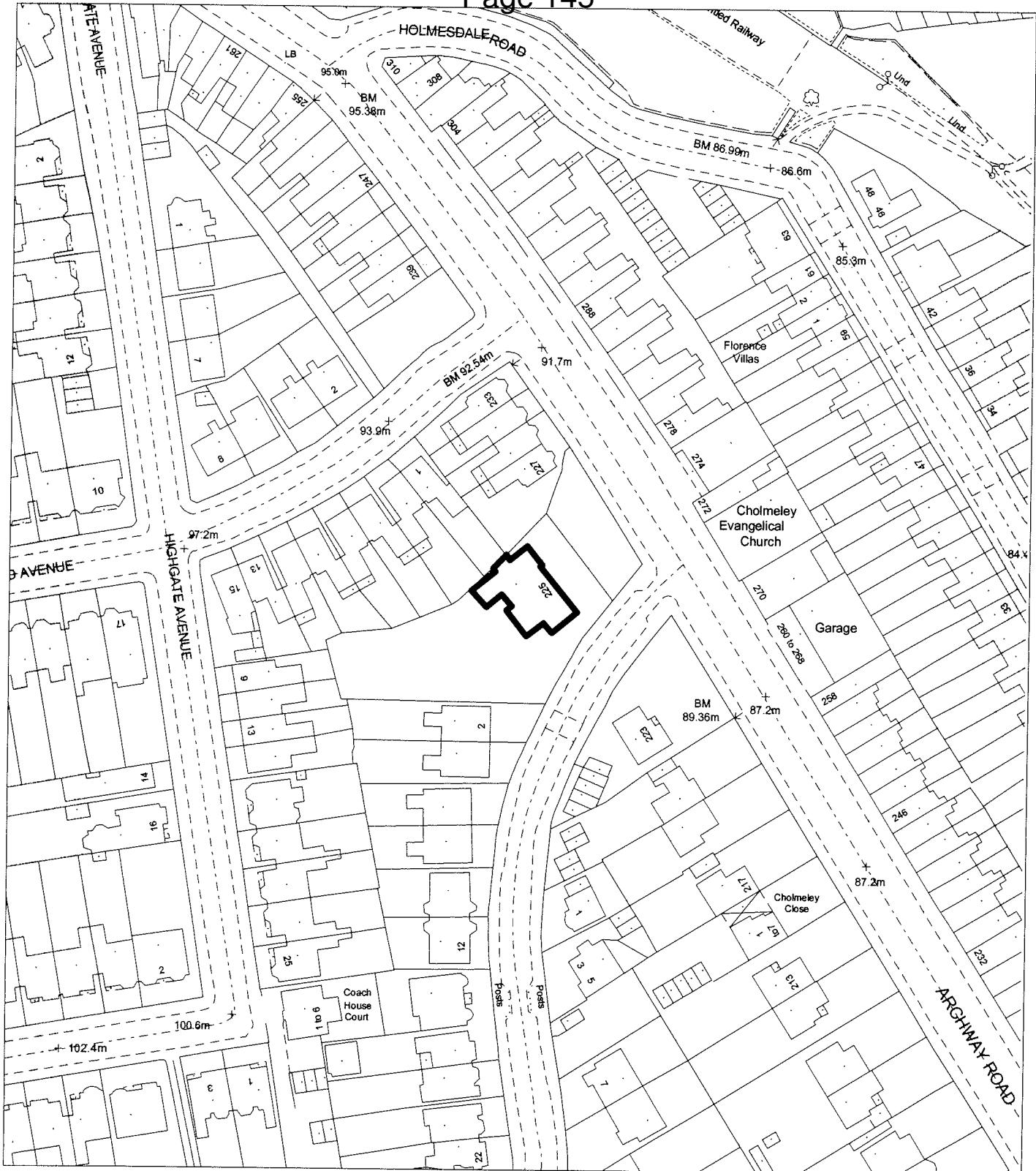
6. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part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

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

#### REASONS FOR APPROVAL

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

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## Site plan

### 225 Archway Road N6

## Directorate of Urban Environment

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Planning and Regeneration  
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London N17 8BD

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Planning Committee 11/07/2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/0615	<b>Ward:</b> Muswell Hill
<b>Address:</b> The Paddock, Meadow Drive N10 1PL	
<b>Proposal:</b> Extension of existing sheltered accommodation to form 6 no additional flats.	
<b>Existing Use:</b> Care Home/ C2	<b>Proposed Use:</b> Care Home/ C2
<b>Applicant:</b> Methodist Homes for the Aged - MHA Group	
<b>Ownership:</b> MHA Group	
<b>Date received:</b> 31/03/2011	<b>Last amended date:</b>
<b>Drawing number of plans:</b> B-2106 11 Rev P5 & B-2106 12 Rev P4	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Conservation Area	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions	
<p><b>SUMMARY OF REPORT:</b> The subject site is occupied by MHA (Methodist Homes for the Aged) a charity providing care homes, housing and support services for older people throughout Britain. The site is 9 acres in size and contains two primary buildings, a residential and dementia care home building located to the south west of the site, known as 'The Meadow' which has 40 rooms -16 of which are designated for specialist dementia care; and an extra care block of flats (29 flats) to the north east corner. The proposal is for an extension of the existing extra care block (known as 'The Paddock' and built in 1987) to provide 6no additional one bedroom self contained flats; to meet the growing demand for independent living accommodation with added on site care. The proposed new extension will be of the same design as the existing building and will be linked through to the existing building to make use of the existing communal facilities and lift access. The scale, height, bulk and design of the proposed extension relative to the existing building is considered acceptable and has taken due consideration in terms of the need to safeguard the privacy and amenity of the nearby residential properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently enjoyed by neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area.</p>	

## 1. SITE AND SURROUNDINGS

- 1.1 The Meadow is a care home building operated by Methodist Homes for the Aged and is located in Meadow Way. Meadow Drive is a private road to the south of Our Lady of Muswell RC Church. The site is 9 acres in size and contains two primary buildings, a residential and dementia care home located to the south of the site and an extra care block of flats to the north. The rest of the site is generally open parkland with isolated decorative trees within the confines of the site and some larger trees around the site perimeter. Car parking spaces and medical service parking spaces are provided around the site. The surrounding area to the north comprises of a sports facility with Muswell RC Church located to the north east alongside the access road. To the south, east and west are established residential streets. Along the eastern boundary of the site is Woodberry Crescent which consists of early 20th Century two storey red brick houses with roughcast rendered upper floors. Most of the houses on this crescent are linked semi-detached buildings, with slight variations on a similar style.
- 1.2 The application site is located within Muswell Hill Conservation, but it is recognised that none of the buildings are of conservation interest however the mature trees make a substantial contribution to the landscape character that dominates the area.

## 2. PLANNING HISTORY

OLD/1988/0859 - Removal of two Ash tree and lopping of one Horse Chestnut and one Ash tree. – Approved 06/06/1988

OLD/1988/0860 - Removal of two Ash tree and lopping of one Horse Chestnut and one Ash tree. – Approved 06/06/1988

OLD/1988/0861 - Erection of floodlighting to the three tennis courts. – Approved 18/11/1988

OLD/1989/0847 - Erection of new entrance porch to existing residential home for the elderly. – Approved 17/05/1989

OLD/1989/0846 - Erection of new entrance porch to existing residential home for the elderly – Approved 17/05/1989

HGY/1995/1000 - Conservation Area Consent for demolition of part of north and east wings in association with the erection of ground and first floor extension. – Approved 12/12/1995

HGY/1995/1001 - Erection of ground and first floor extension to north and east wings including 4 No. additional residents rooms in connection with the reorganisation and improvement of existing home for the aged. – Approved 12/12/1995

HGY/1997/1789 - Various remedial works to eight Horse Chestnut trees, one Lime and one Oak and felling of one Lime. (All trees subject to Tree Preservation Order) – Approved 20/01/1998

HGY/2008/1986 - Fell five Ash trees to ground level and grind out stumps. – Approved 26/11/2008

HGY/2008/1246 - Tree works to include pollarding by removal of all re-growth from previous reductions and pruning wounds of no greater than 50mm diameter of 1 x Horse Chestnut Tree (G4). – Approved 10/09/2008

### **3. PROPOSAL**

3.1 The proposal is for an extension of the existing extra care block to provide 6no additional one bedroom self contained flats; to meet the growing demand for independent living accommodation with added on site care. The proposed new flats will be linked to and make use of the existing extra care flats facilities and communal facilities available at the Paddock.

### **4. RELEVANT PLANNING POLICY**

#### **4.1 National Planning Policy**

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 5: Planning for the Historic Environment

#### **4.2 London Plan**

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

Policy 3A.2 Borough housing targets

Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)

Policy 4B.5 Creating an inclusive environment

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

#### **4.3 Unitary Development Plan**

G1 Environment

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

UD7 Waste Storage

HSG1 New Housing Development

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

OS17 Tree Protection, Tree Masses and Spines

#### 4.4 Supplementary Planning Guidance / Documents

SPG 1a Design Guidance and Design Statements  
 SPG2 Conservation & Archaeology  
 SPG4 Access for All – Mobility Standards  
 SPG5 Safety by Design  
 SPG8b Materials  
 SPG11b Building Suitable for Community Use  
 SPD Housing (October 2008)

#### 4. CONSULTATION

<b>Internal</b>	<b>External</b>
Ward Councillors Haringey Conservation Team Haringey Transportation Group Haringey Cleansing Section Haringey Building Control	London Fire Brigade Thames Waster Muswell Hill CAAC Muswell Hill Fortis Green Resident's Association 39 to 51 Kings Avenue (incl. flats), 17-59 Woodberry Crescent (incl. flats) 4-40 Queen Avene (incl. flats)

#### 5. RESPONSES

- 5.1 Thames Water - Advise that in regard to water & sewerage infrastructure they would not have any objection to the above planning application.

#### 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 The main issues in respect of this application are considered to be (1) the principle of additional extra care units; (2) design, form & layout, (3) impact on residential amenity and (4) car parking and access.

##### Provision of Additional Extra Care Units

- 6.2 The proposal is to provide 6 additional one bedroom 'extra care' self contained units on two floors. As noted above the proposed new flats will be linked through to the existing building with future residents being able to access the café/lounge and communal lounge and lift. The flats will be larger in floor area than the existing flats and will provide a lounge, kitchen, bathroom and bedroom.
- 6.3 This type of housing is designed to support independent living, allowing care to be delivered to people in their own homes without necessarily having to go into residential or nursing care. The Council's 'Older People's Housing Strategy' a

sub-strategy of Haringey's Housing Strategy 2009-2019 identifies a need for another 350 units of extra care housing to meet existing and future need up to 2013.

- 6.4 The subject site is occupied by MHA is a charity providing care homes, housing and support services for older people throughout Britain. On site MHA currently provide 29 extra care flats and a care home facility 'The Meadow' which has 40 rooms, 16 of which are designated for specialist dementia care.
- 6.5 The cumulative residential density arising from this development would be in keeping with the density standards of the adopted UDP and the London Plan. The provision of such accommodation is strongly welcomed and accords with Policy HSG1 'New Housing Development' and Policy HSG7 'Housing for Special Needs.'
- 6.6 The provision of residential care within the community, of an appropriate standard, is essential in meeting the needs of the elderly, encouraged under Policy CW1. It is considered that the increase in the number extra care units on this site will not be detrimental to the residential amenity of the surrounding area.

#### Design, Form & Layout

- 6.7 The proposed two storey wing to be added to 'The Paddock' building will be located on the eastern side of the block. This wing will be 10m in width and 20.8m in depth. The external appearance of the extension and its fenestration will reflect and copy that of the existing 1987 building (multi light brown facing brick, brown interlocking concrete tiles, dark brown stained timber windows). The elevations of the existing building and proposed extension are broken up, using set back and projecting wall and roof sections with the walls provided with domestic scale windows, creating the appearance of a residential street. The lounge windows to the units will have picture windows to affording views of the open spaces around the site or over the adjacent tennis courts.
- 6.8 The residential units will have a gross internal floorspace in excess of 48sq.m therefore meeting the floorspace minima for a one-bedroom dwelling, as set out in the Council's Housing SPD. The proposed extension is designed to be accessible to all users. The proposed flats are fully wheel chair accessible, level thresholds are provided throughout and additional toilets are provided at convenient places adjacent to communal areas.

<b>Unit Sizes</b>	
Flat 1	59.sqm
Flat 2	55 sqm
Flat 3	54 sqm
Flat 4	59 sqm
Flat 5	55 sqm

Flat 6 54 sqm

- 6.9 In the character appraisal for the conservation area it is stated that none of the buildings on Meadow Drive are of conservation interest, but the mature trees make a substantial contribution to the landscape character that dominates the area. As outlined above the design of the extension reflects that of the existing 1987 building. The proposal would result in the loss of a tree. It is considered that in general terms the open parkland aspect of the site and new tree plantation will enhance the site and will offer pleasant visual amenities to its surroundings.
- 6.10 It is considered that the proposal will preserve the character and appearance of this part of the conservation area.

Impact on Residential Amenity

- 6.11 The proposed extension will be positioned on the eastern side of the existing 'The Paddock' building, close to the access way which is located at the back of the private gardens to properties on Woodberry Crescent. At pre-application stage it was asked to move the proposed extension northwards to align the frontage of the proposed extension with that of the existing building and to remove some of the windows on the side elevation of the building to minimise overlooking to the garden of No 43 Woodbury Crescent. Such measures were incorporated in the design and siting of the proposal.
- 6.12 The nearest properties on Woodberry Crescent (No's 41 & 43) sit an angle reflecting the crescent nature of the road, with the backs of these properties in excess of 20 metres away from the side elevation of the proposed extension. The habitable room windows on the side elevation of the extension will be over 9m away from the nearest adjacent residential boundary at the closest point. It is noted that there is some screening along the shared boundary. The privacy and amenity of these nearby properties and their gardens, in addition to light levels, outlook and aspect will not be adversely affected by the proposal.
- 6.13 The area to the north of the extension is a sports facility with a church located to the north-east alongside the access road. 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 will not be adversely affected.

Car Parking & Access

- 6.14 Within the site there is adequate car parking provision for residents, medical service vesting the site and visitors. In addition space is provided for deliveries and collections to both buildings.

- 6.15 Two additional car parking spaces will be provided on site whilst access for the turning of refuse vehicle and ambulance or other such vehicle will remain the same.
- 6.16 The site fall within an area of medium accessibility with good access to bus services (No's 43, 102, 134, 234 and 299 which serve all of the local areas and with connections to the rest of London) as well as good access to retail and other community facilities.

## 7. CONCLUSION

- 7.1 The scale, height, bulk and design of the proposed extension to this extra care facility relative to the existing building is considered acceptable, and has taken due consideration in terms of the need to safeguard the privacy and amenity of the residents of the adjoining properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently experienced by the neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area. Given the above this application is recommended for APPROVAL.

## 8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) B-2106 11 Rev P5 & B-2106 12 Rev P4

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 & LANDSCAPING

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason: To safeguard the visual amenities of the building and surrounding area.

4. A scheme of soft landscaping including details of existing trees to be retained shall and the species, size and siting of the replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commended.

Reason: To safeguard the visual amenities of the area/

5. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

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

## CONSTRUCTION

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 1300 hours on Saturday and not at all on Sundays or Bank Holidays

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

## REASON FOR APPROVAL

The scale, height, bulk and design of the proposed extension to this extra care facility, relative to the existing building, is considered acceptable and has taken due consideration in terms of the need to safeguard the privacy and amenity of the residents of the adjoining properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently enjoyed by neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area. The proposed development is considered consistent with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG7 'Housing for Special Needs', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan (2006 and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG2 Conservation & Archaeology and SPD Housing (October 2008)



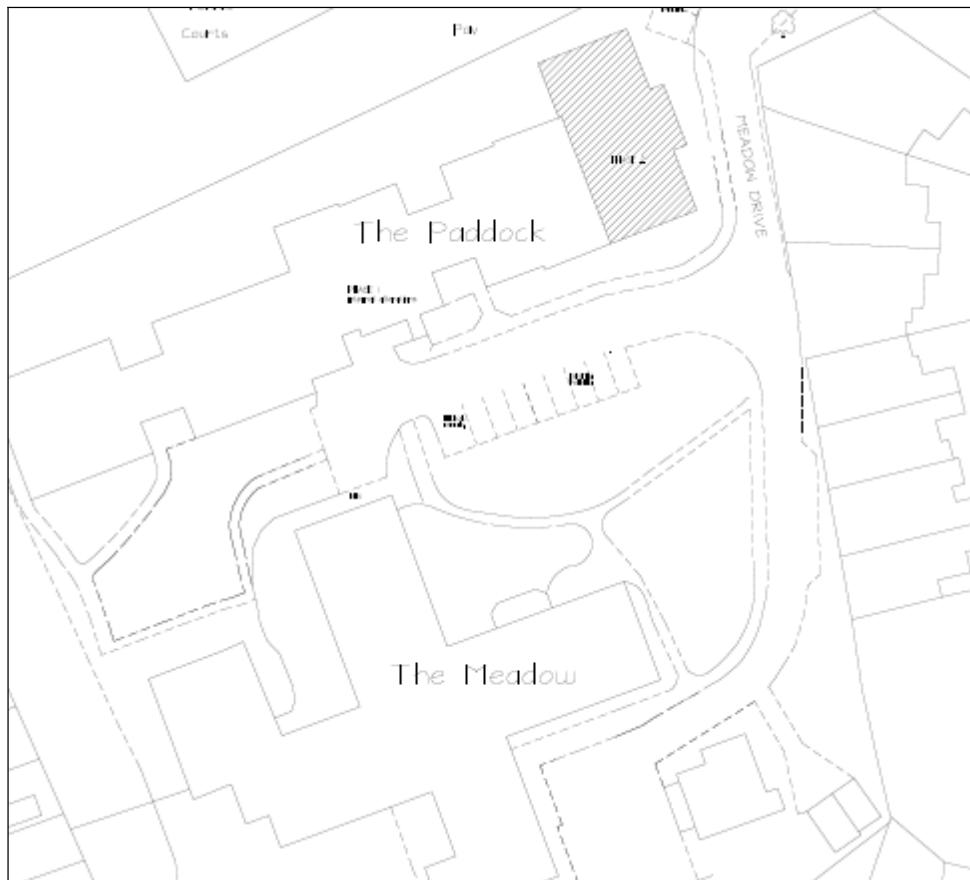
**Photo 1: Access to the site from Colney Hatch Lane with Our Lady of Muswell RC Church to the right.**



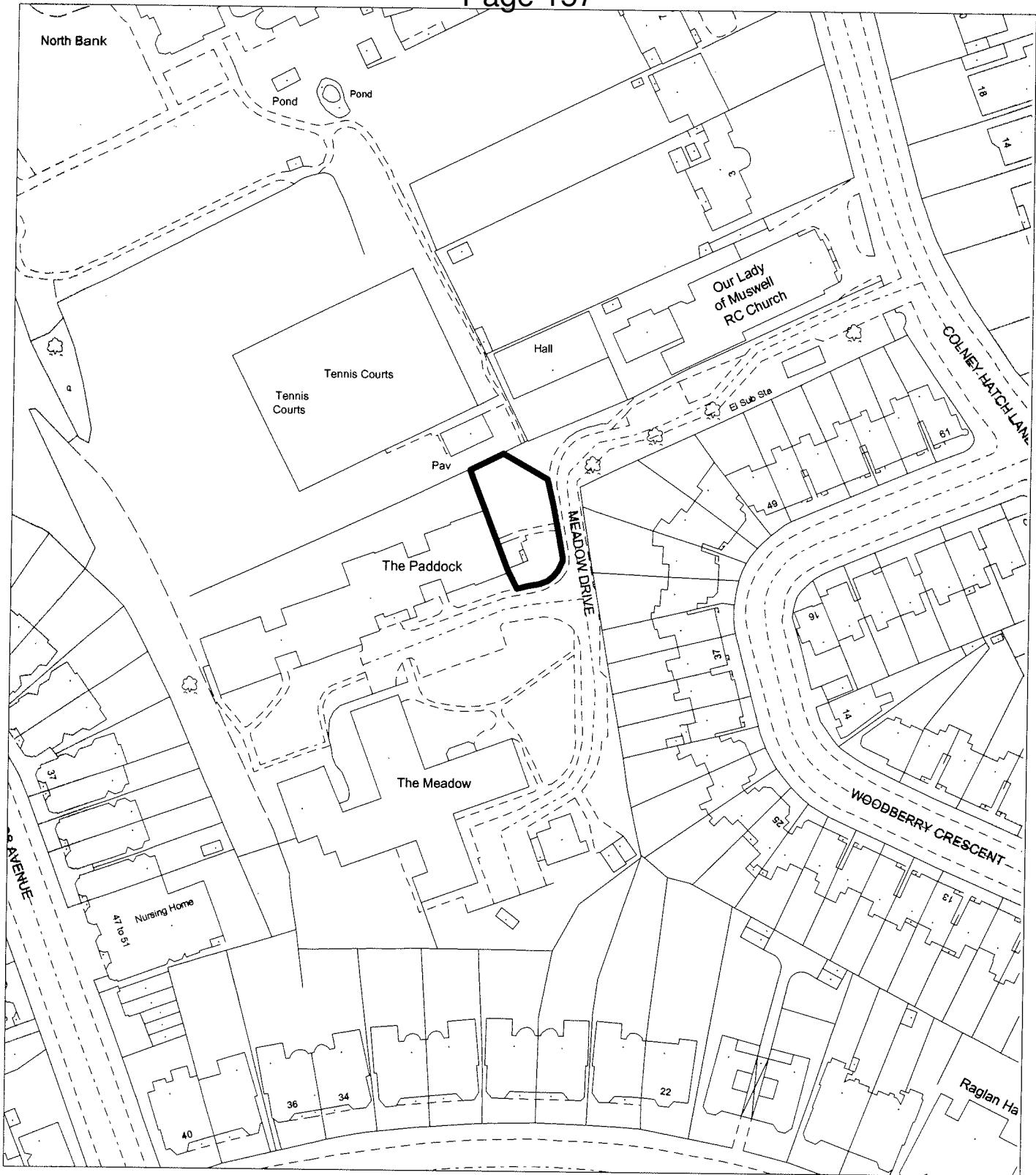
**Photo 2: Front Elevation of 'The Paddock' / Extra Care Block**



**Drawing 1: Side Elevation of Proposed Extension**



**Drawing 2: Site Layout – Dark grey showing outline of Proposed Extension**



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