



**Haringey** Council

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## Planning Sub Committee

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MONDAY, 10TH OCTOBER, 2011 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Basu, Beacham, Demirci (Chair), Erskine, Peacock (Vice-Chair), Reid, Rice, Schmitz and Waters

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### **AGENDA**

**1. APOLOGIES**

**2. URGENT BUSINESS**

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

### **3. DECLARATIONS OF INTEREST**

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

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

### **4. DEPUTATIONS/PETITIONS**

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

### **5. MINUTES (PAGES 1 - 50)**

To confirm and sign the minutes of the Planning Sub Committee held on 12 September 2011.

### **6. PLANNING APPLICATIONS (PAGES 51 - 52)**

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.

### **7. 16-52 HIGH ROAD, N15 6LS. (PAGES 53 - 68)**

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation for: Demolition of existing garages and erection of three storey building comprising 1 x 3 bed, 4 x 2 bed and 4 x 1 bed flats with commercial use (A1/A2) at ground floor level, offices at first floor level and parking at basement level. (Original Ref: HGY/2008/0593)

RECOMMENDATION: Grant permission subject to conditions and subject to sec. 106 Legal Agreement.

**8. 16-52 HIGH ROAD, N15 (PAGES 69 - 76)**

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation for Conservation Area Consent for demolition of existing garages and erection of three storey building comprising 1 x 3 bed, 4 x 2 bed and 4 x 1 bed flats with commercial use (A1/A2) at ground floor level, offices at first floor level and parking at basement level. (Original Ref: HGY/2008/0594)

RECOMMENDATION: Grant permission subject to conditions and subject to sec. 106 Legal Agreement.

**9. 550 WHITE HART LANE N17 (PAGES 77 - 102)**

Development comprising of construction of one industrial building accommodating 3,627 (39,047ft) of gross internal B8 and B1 employment floorspace with ancillary trade counter, together with revised site access and associated highway works, signage and sustainable urban drainage.

RECOMMENDATION: Grant permission subject to conditions and subject to sec.106 Legal Agreement or deed of variation to the current S106 Agreement.

**10. 72-96 PARK ROAD, N8 (PAGES 103 - 112)**

Application for a new planning permission to replace an extant planning permission HGY/2006/1839 for the erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units; including alteration to elevations, formation of 5 car parking spaces and provision of covered bin storage; as later amended by planning application HGY/2008/0966.

RECOMMENDATION: Grant permission subject to conditions and to a Deed of Variation to the current S106 Agreement.

**11. 270 ARCHWAY ROAD, N6 (PAGES 113 - 130)**

Front extension to existing first floor, rear extensions to ground and first floor and addition of pitched roof storey to provide commercial space at ground floor level and 5 x one bed flats and 1 x two bed flats at upper floor levels. (Amended description).

RECOMMENDATION: Grant permission subject to conditions.

**12. TREE PRESERVATION ORDERS (PAGES 131 - 144)**

To confirm the following Tree Preservation Orders:

1. 65 Mount View Road, N8
2. 29 Ridge Road, N8
3. Southwood Hall, Wood Lane, N6

**13. APPEAL DECISIONS (PAGES 145 - 150)**

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

**14. DELEGATED DECISIONS (PAGES 151 - 172)**

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 22 August 2011 and 25 September 2011.

**15. PERFORMANCE STATISTICS (PAGES 173 - 192)**

To advise the Sub Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the 12 September 2011 Sub Committee meeting.

**16. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**17. DATE OF NEXT MEETING**

Monday, 14<sup>th</sup> November 2011, 7pm.

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Friday, 30 September 2011

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 12 SEPTEMBER 2011**

Councillors: Basu, Beacham, Brabazon, Butcher, Demirci (Chair), Peacock (Vice-Chair), Reid, Rice and Strang

Also Present: Councillors Gorrie and Stewart

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC37.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Waters, for whom Cllr Brabazon was substituting, from Cllr Erskine, for whom Cllr Butcher was substituting and from Cllr Schmitz, for whom Cllr Strang was substituting.</p>	
<b>PC38.</b>	<p><b>URGENT BUSINESS</b></p> <p>The Chair admitted a late item of urgent business in respect of 19A Thorold Road, N22 8YE. The Committee was asked to agree to an extension of time to complete the section 106 agreement, following the previous decision of the Committee to grant the application subject to a section 106 agreement, which had originally been requested to be completed by 30<sup>th</sup> June 2011.</p> <p><b>RESOLVED</b></p> <p>That the Committee agree to extend the time period for completing the Section 106 agreement, up until 30<sup>th</sup> December 2011.</p>	
<b>PC39.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Reid declared a personal interest as a Ward Councillor for Hornsey Ward, in which the site for agenda item 7, Coronation Sidings, was located.</p>	
<b>PC40.</b>	<p><b>DEPUTATIONS/PETITIONS</b></p> <p>There were no deputations or petitions.</p>	
<b>PC41.</b>	<p><b>MINUTES</b></p> <p>Proposed amended wording to minutes item PC27 on 225 Archway Road from the 11 July 2011 Planning Sub Committee meeting had been supplied to the Committee for consideration. It was</p> <p><b>RESOLVED</b></p>	

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- 1) That, subject to the amended wording such that paragraph 2 of PC27 now read:

The Officer drew the Committee's attention to the recommendations on Pages 124-125 and highlighted that additional letters from residents a 7, 11 and 13 Southwood Avenue *and a letter signed by a number of local residents* had been submitted *within the consultation deadline, but not incorporated into the report before circulation*, raising concerns.....

And the correction of the word 'side' to read 'site' in the final sentence of item PC27; the minutes of the Planning Sub Committee on 11 July 2011 be approved and signed by the Chair.

- 2) That the minutes of the special Planning Sub Committee held on 20 July 2011 be approved and signed by the Chair.

The Committee agreed to vary the order of the agenda, to consider the applications for 550 White Hart Lane and 26 Lordship Lane next.

**PC42.**

**550 WHITE HART LANE, N17 7RQ**

The Committee considered the planning application report, previously circulated, which set out the details of the proposal, planning history, consultation and responses and analysis and assessment of the relevant planning issues. The Planning Officer gave a presentation on the key aspects of the application, and advised that there had been changes to the Section 106 from the details set out in the report - contributions would be; £70k for works related to the creation of the ghost island right turn facility and relocation of the vehicle access and bus stop, as well as a scheme to improve street lighting and footway resurfacing within the vicinity of the site and the planting of replacement street trees within the vicinity of the site; £60k to support local employment opportunities as part of the Haringey Guarantee scheme; £32,200 for Community benefits; and £3k monitoring.

The Committee examined the plans for the application, and asked questions of officers. In response to a question regarding the impact of Heavy Goods Vehicles using the site, it was reported that the application would result in a reduction of HGV traffic compared with existing planned use. It was confirmed that the condition requested by the Environment Agency in response to the consultation had been added.

The Chair moved the recommendations of the report, with the amended section 106 agreement as presented, and it was:

**RESOLVED**

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1) That planning permission be granted in accordance with planning application no. HGY/2011/0814, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) The applicant to enter into a Section 278 Agreement securing a £70,000 (seventy thousand pound) contribution for works related to the creation of the ghost island right turn facility and relocation of the vehicle access and bus stop, in addition to a scheme to improve street lighting and footway resurfacing within the vicinity of the site;
- (1.2) A financial contribution of £60,000 be provided by way of S106 Agreement to support local employment opportunities either as part of the Haringey Guarantee project, or by other appropriate means agreed with the Council;
- (1.3) The applicant to enter into agreement to enter into a Construction training and Local Labour Agreement;
- (1.4) A financial contribution of £32,200 for Community benefits.
- (1.5) The developer to pay an administration / monitoring cost of £3,000 in connection with this Section 106 agreement.

2) That in the absence of the Agreement referred to in the resolution above being completed by the 31<sup>st</sup> January 2012, planning application reference number HGY/2011/0814 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution for highway and access improvements to this site the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

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

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- 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 specific therein.

4) That following completion of the Agreement referred to in 1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/0814 and the Applicant's drawing No.(s) E10-090 A001, 10-152 A003 REV J, A004, A005, A006, A007, A008, B001 REV A, B002 REV B, B003, B004 REV A, B006 REV A, NTH/247/SK01 REV P5 & NTH/247/SK02 REV P1 and subject to the following conditions:

**IMPLEMENTATION**

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

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

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

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

**EXTERNAL APPEARANCE / 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 new front boundary treatment, including landscaping, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the residential units hereby approved.

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



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4. Notwithstanding the details shown on drawing No A003 J details of a scheme of hard and soft landscaping including details of the front boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: To ensure a satisfactory appearance to the development.

5. A detailed Waste Management Plan (WMP) (to include details for the disposal, processing, recycling and storage of waste for the units hereby approved, in addition to details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. The operations of each unit shall be carried out in accordance with the approved WMP in perpetuity unless minor variations are otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

6. Prior to the commencement of construction works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

**CONTROL ON USE/ ACTIVITIES WITHIN THE SITE**

7. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

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8. No deliveries shall be loaded or unloaded within the site between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

9. There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the buildings on site without the prior written approval of the Local Planning Authority.

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

10. No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

11. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the roof of any building.

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

12. No external lighting shall be installed on the site without the prior written consent of the local Planning Authority.

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

13. Units 2a & 2b hereby permitted, as indicated on DWG: A012 shall be restricted to use classes B1 'Business' or B8 'Storage or Distribution' only as defined in the Town and Country Planning (Use Classes) Order (as amended, or any Order revoking or re-enacting that Order) while the other units hereby permitted shall be used solely as specified in the application for classes B1, B2 and B8

Reason: In order to restrict the use of the premises to one compatible with the surrounding area and in interests of neighbouring residential amenity.

**PARKING / TRANSPORTATION**

14. The designated Site Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application.

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Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

15. Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Local Planning Authority's standards.

**SUSTAINABILITY / RENEWABLE ENERGY**

16. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include: "The greatest reduction in surface water runoff rates that is practicably possible, with greenfield rates being the target." The maximisation of Sustainable Drainage Systems (SUDS) on site.

Reason: To minimise the risk of flooding, and to improve and protect water quality.

17. Prior to the commencement of development, details of energy efficient design and the potential for the use of renewable energy sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

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

18. Prior to the commencement of development in terms of any unit / building hereby approved, the developer shall provide a copy of the final Building Research Establishment (BRE) certificate confirming that the building design achieves a minimum BREEAM rating of Very Good. The BREEAM Post Construction Assessment shall be carried out on a sample of the development in accordance with an agreed methodology to ensure that the required minimum rating has been achieved.

Reason: In the interests of energy efficiency and sustainability.

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CONSTRUCTION

19. 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.

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

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

21. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routeing of traffic around the immediate road network and reasonable endeavours ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

INFORMATIVE: The issue of water supply within the site has been considered and in order to provide an adequate water supply for fire fighting, the London Fire Brigade (LFB) recommends the instillation of 2 Private Fire Hydrants in the position indicated in red on the enclosed map. The hydrants should be numbered P100119 and P109079 respectively.

INFORMATIVE: At the present time the London Fire Brigade has a policy of free annual inspections. If you would like your premises to be included in the test programme then please notify the London Fire Brigade, 169 Union Street, London SE1 0LLTel 0208 555 1200.

Section 106: Yes

**PC43.**

**26 LORDSHIP LANE, N17 8NS**

The Committee considered a report on the planning application, previously circulated, which set out the details of the proposal, site and surroundings, planning history, relevant planning policy, consultation and responses and analysis of the relevant planning issues. The Planning Officer gave a presentation on the key

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aspects of the application.

The Committee examined the plans for the application, and asked questions of the officer. In response to a question regarding parking, particularly on Tottenham Hotspur FC matchdays, it was confirmed that it was felt that the application would have no adverse impact in this respect. It was clarified that this was not a car-free development, as one side of the road was covered by a CPZ but the other side was unrestricted. The scheme also included a car-club space.

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

**RESOLVED**

That planning permission be granted in accordance with planning application no. HGY/2011/1254 subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement and following completion planning permission be GRANTED in accordance with planning application no HGY/2011/1254 and the Applicant's drawing No.(s) 10-01-09 & 10-01-11 and subject to the following conditions:

**IMPLEMENTATION**

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

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

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

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

**EXTERNAL APPEARANCE / 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, including details of the boundary railings, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

5. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, including the existing metal railings along the perimeter of the site to be repaired and maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development

Reason: To ensure a satisfactory appearance for the development.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

**PERMITTED DEVELOPMENT**

7. Notwithstanding the detail shown on the drawing the first floor window on the rear elevation of the proposed terrace shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of this adjoining residential property

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that

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Order with or without modification), no development otherwise permitted by any part of Class A, 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.

**CONSTRUCTION**

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

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

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

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

**INFORMATIVE -** Each of the three bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag. The two bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag.

**REASONS FOR APPROVAL**

The design and form of the new terrace block to front onto Birkbeck Road and the replacement building to match the form and design of the existing Victorian workshop building are considered acceptable and in keeping with its surrounding and the character of the area, and will provide good quality family size units.

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	<p>As such the current scheme is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).</p> <p>Section 106: Yes</p>	
<p><b>PC44.</b></p>	<p><b>CORONATION SIDINGS, NORTH OF TURNPIKE LANE, HORNSEY, AND HORNSEY DEPOT, SOUTH OF TURNPIKE LANE N8</b></p> <p>The Committee considered a report on the planning application, previously circulated, which set out details of the proposal, planning designations, site and surroundings, planning history, relevant planning policy, consultation and analysis of the application against relevant planning issues. The Planning Officer gave a presentation on the key aspects of the application, and advised that a number of objections had been received since the production of the report, from Cllr Stewart, P Monajemi, David Cameron, Scott Simpson, Robert Lyons, Paul Astwood and Nicolas Mattis, these objections expressing concerns regarding noise nuisance, the proximity of residential properties, the size and design of the development, the location and the detrimental effect of the scheme on the wellbeing and quality of life of local residents, as well as the negative impact on the proposed Heartlands development.</p> <p>The Planning Officer reported on a number of changes to the conditions put forward in the Committee report, as requested by the applicants. These were minor changes to conditions numbered 12, 14, 15, 24, 32, 38 and 45 and also a change to condition 27 to provide clarity as to the nearest residential boundary. It was confirmed that changes would not be considered to conditions 4, 5, 25 or 37. It was also proposed that, were the application to be approved, wording be added to the recommendation regarding changes that might need to be made to the detail of the Section 106 Agreement, "for the Assistant Director of Planning and Regeneration in conjunction with the Head of Legal Services and in consultation with the Chair of the Planning Sub Committee to finalise the detail of the Section 106 and make such minor changes that become necessary during the negotiation of the agreement". It was clarified that this would only apply to minor changes, and that any significant proposed alterations would need to come back before the Committee for consideration.</p> <p>The Planning Officer clarified the nature of the Article 4 Direction in response to a question from the Committee. The Committee also asked about the report undertaken by the independent</p>	



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consultant on site selection, in response to which it was confirmed that an independent consultant with expertise in railway systems had been appointed on behalf of the Council to assess the situation; this report was available on the website, but did not form part of the officer report. It was confirmed that the purpose of the consultant's report was to assess whether the site selection process had been reasonable, and that it was for the Committee to decide whether the planning application was acceptable in planning terms on its own merits.

The Committee asked about how the application complemented the UDP, particularly in relation to the proposed Haringey Heartlands development, and also raised concerns regarding how graffiti would be dealt with and whether the issue of screening on land belonging to third parties, such as Thames Water, had been explored. In response, it was reported that there was no conflict with the Haringey Heartlands planning framework, as the site was included in the Haringey planning framework as operational development and this was clear to any developer. It was agreed that the issue regarding graffiti was a valid point and could be included as a condition, were the application to be granted. With regards to planting, it was reported that planting was proposed for the east and west ends of the site and negotiations were taking place with owners of adjacent land regarding screening issues.

The Committee asked why the Section 106 did not include contributions to make Hornsey station DDA compliant, in response to which it was reported that the Section 106 as proposed was felt to be reasonable, and that the scheme as proposed did not necessitate mitigation in respect of access at Hornsey station. In response to a question regarding the employment figures set out in the report, it was clarified that the number of posts at the depot had reduced as a result of the reduction in the size of the scheme, but that the Section 106 contributions included provision for training schemes in the local area. The Committee asked whether it would be possible to condition that the majority of jobs at the site should be taken by Haringey residents, in response to which it was confirmed that due to the nature of the posts it might not be possible for a majority to be guaranteed for borough residents, however a local employment agreement could be applied to ensure that all posts were advertised within the borough first, and there was a Section 106 contribution for local training, as mentioned previously. The Committee asked about how construction noise would be controlled, in response to which it was confirmed that a condition of any permission would be that the developer abide by good guidance regarding construction noise.

The Committee asked whether there were any safeguards against there being an increase in activity at the site from that set out in the report. It was reported that, were activity to intensify significantly, this would trigger a further planning application,

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however the Committee had to reach a decision on the basis of the anticipated site usage as reported.

Cllr Robert Gorrie, Councillor for Hornsey Ward, addressed the Committee in objection to the application. Cllr Gorrie disagreed with the statement made at page 3 of the report that "... the harm caused by proposed development is considered to be outweighed by the public benefits delivered..." and stated that Haringey would see little benefit from the development. Whilst supportive of the Thameslink upgrade, Cllr Gorrie noted that the independent consultant's report demonstrated that there were a number of alternative sites for the depot, and stated that Coronation Sidings was not the appropriate site. It was noted that removal of the existing train wash was not proposed as part of the scheme, and that the application would restrict development at the Haringey Heartlands site. Whilst the width of the proposed train shed was reduced from the original plans, the length remained the same, and the height was considerable at 11m. Residents were particularly concerned about noise from activity at the depot, especially at particularly sensitive times throughout the night. Cllr Gorrie urged the Planning Sub Committee to reject the application.

Cllr James Stewart, Councillor for Noel Park Ward, addressed the Committee in objection to the application on behalf of local residents. It was felt that the size, scale, design and activity at the depot was inappropriate for the area. Visually, the development would be detrimental, and as a 24-hour facility the noise generated would negatively impact local residents. Concern was raised that this application was not being considered in conjunction with the Haringey Heartlands development, both in terms of final outcomes, and the impact of the respective construction schedules. The Committee was asked to take in account the views of local residents and the Council's aspirations for the Heartlands site.

Cllr Reid declared for the record that he was acquainted with one of the local residents who had registered to speak in objection to the application (although the resident in question later withdrew their registration to address the Committee).

Laura Leak, Chair of the New River Village Residents' Association, and Colin Marr, Chair of the Alexandra Palace Conservation Area Advisory Committee, addressed the Committee in objection to the application. Mr Marr advised that, as an 11m high structure on top of a 9m embankment, the development would negatively impact on the views from Alexandra Palace. Mr Marr also commented on the independent consultant's findings that alternative sites were available, and urged the Committee to reject this application, and encourage National Rail to use one of the other alternative sites. Ms Leak spoke on behalf of the residents of New River Village, and

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advised that the Haringey Heartlands development was central to the Core Strategy, and that such a depot as proposed did not belong in such a densely residential area. It was reported that the proposed use was significantly different from the existing use – 24-hour use was proposed, the site was industrial in design and was out of keeping in a residential area. It was reported that the application was contrary to a number of Council policies and would have an adverse impact on the area. Regarding benefits to the borough, it was reported that only 30% of the employees would be required to come from the impact zone, which could mean that as few as 6 jobs were available for Haringey residents. It was also reported that there was negligible benefit to Haringey businesses. Concern was also expressed that only 0.8% of the total budget had been allocated to Section 106 contributions. The borough would see all of the negative impacts of the development, but none of the benefits and the Committee was urged to reject the application.

In response to a question from the Committee, Ms Leak explained the method by which she had calculated the worst-case number of jobs that would be created, and advised that the number of jobs available would be spread across the 5 boroughs that made up the wider impact zone. As a key element of the Core Strategy, Ms Leak advised that the Haringey Heartlands development was more important than a rail depot.

John Stanford, trade union official, addressed the Committee in support of the application, and advised that the development would bring 130 jobs, which were vital to the local community. The jobs created would span the whole range of grades, in an area with significant unemployment, and would enhance the local area and businesses. Mr Stanford reported that many of his Members lived in the borough, and supported the proposal. It was important for the borough to increase the number of local jobs. The Committee was urged to consider the application within this bigger picture.

Simon Blanchflower and James Lough addressed the Committee on behalf of the applicants for the scheme. The applicants stated that the railway had been a key part of the Hornsey area for 150 years and was a significant benefit for the local area. The depot was proposed for existing operational land, and would create a better service from Finsbury Park, with a new generation of trains, and would increase capacity. The applicants acknowledged that the original proposal in 2009 was not well-received, as a result of which they had revisited the scheme from the beginning, taking into account all the consultation responses received. Issues regarding noise and other impacts were addressed in the report, but it was felt that all of these issues could be managed in an acceptable way, for example a condition had been agreed that any noise at the site must be below background level and there were other conditions applied and Section 106 contributions set

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out in the report to address those issues that it was not possible to mitigate entirely. It was reported that it was only possible at this stage to provide an indicative lighting report, but it was confirmed that there would be no light spillage onto the West side of the track. The applicants wanted to maximise the number of jobs at the site, particularly for the local community, and were happy to support the Haringey Guarantee and to make a Section 106 contribution to support apprenticeships. It was felt that the scheme was well-designed, had come about as a result of many meetings with local residents and officers, and had addressed all the issues raised as far as possible, whilst keeping the site operational.

The Committee asked how many apprenticeships might be offered on the site, and the applicants advised that there would be two types of apprenticeships available, and these would number around 4 posts in construction and 2 posts in operational work at the depot. This would be in addition to the other employment measures proposed. In response to a question from the Committee regarding the height of the depot, it was reported that this was an operational necessity to accommodate work to lift trains and to meet safe working distance requirements.

The Committee asked what safeguards could be put in place to ensure that there was no significant increase in train movements at the site in future, in response to which it was reported that the scheme proposed had no additional capacity built in, and it would therefore not be physically possible to accommodate increased train movements. In response to a question regarding environmental improvements and how these would be maintained, the applicants advised that a number of measures were imposed and that there would be no tolerance of issues such as graffiti and that action to address such issues would be enshrined in service-level agreements. With regarding to soft landscaping and issues such as dumping and how the applicants could ensure that the surrounding environment was protected, it was reported that, due to the elevated nature of much of the site, dumping should be less of an issue, and it was hoped that an arrangement would be reached with the developers for Clarendon Square for them to take on such maintenance issues and given them an obligation to remove any fly-tipping that occurred. It was reported that Network Rail took issues such as fly-tipping very seriously and would respond swiftly to any occurrences reported.

In response to a question from the Committee regarding the selection of Hornsey as a site, it was reported that there was need for depots both north and south of the river, and that the Hornsey site was the only one to offer the length needed to accommodate 12-car trains. The Committee asked about the costings for the alternative sites considered, and why these did not form part of the report, in response to which it was reported that the costings were not relevant, as they were not the

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determining factor regarding the site. The Committee asked the applicants about the Section 106 contributions, and why these did not cover accessibility at Hornsey station, in response to which it was reported that some upgrades to Hornsey station were included as part of the Section 106, but that making the station fully accessible was a difficult project due to the station's layout, and was an issue being considered under the Government's Access for All programme. It was felt that such measures were not related to this particular application, which was specifically for the depot. It was confirmed that the applicants had not sought specific legal advice regarding this point, in response to a question from the Committee, and the Council's Legal Officer clarified the Section 106 planning obligation tests, as set out in paragraph 6.19.2.

The Committee asked the applicants what the benefits of the scheme would be for Hornsey residents, in response to which it was reported that the scheme would provide additional capacity for passengers getting on trains at stations within Haringey, as a result of more people using the Thameslink trains instead. Regarding the existing train wash which was not being removed, it was confirmed that this was to meet the operational needs of different train operator.

The Committee examined the plans and asked further questions of officers. In response to a question regarding whether the Section 106 element regarding employment benefits could be worded so as to be specific to Haringey, rather than North London more generally, it was confirmed that this was possible and that wording of the Section 106 Agreement would be amended accordingly. With regards to the issue of landscaping on land owned by third parties to mitigate the impact of the scheme, it was confirmed that this was addressed in the Section 106 Agreement, which was the appropriate place for it. It was confirmed that as a fallback position within the Section 106, if it was not possible to reach agreement with third party land-owners on this issue, Network Rail would contribute the equivalent sum to the Council, for them to undertake appropriate landscaping improvements, in consultation with local residents, to mitigate the impact of the scheme.

Marc Dorfman, Assistant Director, Planning and Regeneration, addressed the Committee summarising the key issues covered as being:

- Site selection – it was officers' decision that this had been determined on a reasonable basis.
- Regeneration and Haringey Heartlands – it was felt that the development would not have an undue impact and would support the regeneration of the area. No objection had been received from the applicants associated with Clarendon Square, and it was clear from the outset that this land was operational in nature.

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- Design – views had been considered from Alexandra Palace and the Conservation Area, and it was clear that the development would not break the horizon within the Conservation Area. The height was less than that of the existing nearby gas-holders.
- Lighting – had been analysed and no light pollution had been identified, other than that affecting some gardens at the west end of Wightman Road. The Council was minded to further consider this issue to increase the protection for those Wightman Road gardens.
- Noise – this would be reduced as trains moved from diesel to electric.
- Screening – in the event an agreement could not be reached with third parties, a fallback position existed as outlined previously.
- Section 106 – the Agreement proposed is felt by officers to be fair and appropriate.

It was suggested that, in addition to the minor amendments to the wording of conditions as set out by the Planning Officer at the start of the item, additional conditions be added in respect of:

- Scheme expansion – a condition be added to ensure that further planning permission was required if there were to be further intensification of use at the site.
- Monitoring – a condition be added that monitoring be undertaken to ensure that environmental impacts were being addressed.
- Construction – a condition be added to ensure that the applicant abided by the Considerate Contractor guidelines.
- Graffiti and fly-tipping – the Assistant Director, Planning and Regeneration, is to negotiate a condition with the applicant that any fly-tipping or graffiti be removed within an agreed period. If a sufficiently short period cannot be agreed, this issue to be brought back before Committee for resolution.

The Chair moved the recommendations, with the additional conditions regarding scheme expansion, monitoring, construction, graffiti and fly-tipping as set out above, and the minor amendments to the wording of the conditions and the variation of the wording of the Section 106 Agreement to make the contributions relating to employment more specific to Haringey and, on a vote of 6 in favour and 3 against, it was:

**RESOLVED**

1. That planning permission be granted in accordance with planning application reference HGY/2011/0612 subject to a pre-condition that the applicant shall first have entered

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into an agreement or agreements with the London Borough of Haringey (under Section 106 of the Town and Country Planning Act (as amended) 1990) in order to secure the Heads of Terms in Appendix 5 of the report, covering the following general items:

- Sustainability
- Transport and access improvements
- Environmental improvements
- Employment skills training, local labour and apprenticeships
- Reinstatement and maintenance of landscaping and open space
- Site management
- Area planning and improvements

#### Monitoring

To ensure that the s106 obligations are honoured in a full and timely manner, implementation of the s106 obligations will be subject to regular monitoring and target dates will be set where appropriate.

For the Assistant Director of Planning and Regeneration in conjunction with the Head of Legal Services and in consultation with the Chair of the Planning Sub Committee to finalise the detail of the Section 106 and make such minor changes that become necessary during the negotiation of the agreement

2. Grant permission, subject to conditions and subject to section 106 Legal Agreement in accordance with the approved plans and documentation as follows:

<b>DOCUMENTS</b>	
<b>Title</b>	<b>Document Reference</b>
Planning Statement	REP-PL-HOR-001A
Design and Access Statement	REP-PL-HOR-002A
Environmental Statement Appendix 5.1 – Transport Assessment	REP-PL-HOR-003A
Travel Plan	REP-PL-HOR-004A
Environmental Statement Vol 1: Main Report	REP-PL-HOR-005A
Environmental Statement Vol 3: Technical Appendices Part 2 – Flood Risk Assessment	REP-PL-HOR-006A
External Lighting Strategy	REP-PL-HOR-007A
Energy Statement	REP-PL-HOR-008A
Environmental Statement Vol 4: Non Technical Summary	REP-PL-HOR-009A
Environmental Statement Vol 2: Technical Appendices	REP-PL-HOR-010A
Sustainability Statement	REP-PL-HOR-011A

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Assessment of Visual Effects on Views from One Additional Viewpoint (Reissue Aug 11)	REP-PL-HOR-012A
Additional Lighting Details (Reissue Aug 11)	REP-PL-HOR-013A
Environmental Statement Volume 3: Appendices Part 2 – Appendix 13.1 FRA	REP/143/1/0_A3May 2011

**PLANS**

<b>Plan Number</b>	<b>Rev.</b>	<b>Plan Title</b>
HOR-GX-200	04	Hornsey Location Plan
HOR-GX-201	07	Hornsey Site Plan
HOR-GX-202	05	Hornsey Revised Scheme Principle Changes
HOR-CB-001	05	Hornsey Depot Retaining Walls General Arrangements
HOR-CB-101	05	Hornsey Station Footbridge Existing Layout
HOR-CB-102	05	Hornsey Station Footbridge Proposed Layout
HOR-CB-201	04	New River Under Bridge Proposed Widening
HOR-CB-301	05	Turnpike Lane Under Bridge Proposed Widening
HOR-PL-004	03	Hornsey Main Depot Building Ground Level Plan
HOR-PL-005	03	Hornsey Main Depot Building First Level Plan
HOR-PL-012	00	Hornsey UFC Facility; Plan, Elevations & Sections
HOR-PL-013	00	Hornsey Train Wash Facility: Plan, Elevations & Sections
HOR-SE-007	03	Hornsey Sections BB, CC
HOR-SE-008	03	Hornsey Roof Plan, Section AA, Elevation E
HOR-SE-009	03	Hornsey Elevations N, S, E
HOR-CH-210	05	Hornsey Fire Tender: Track Runs Around Main Depot
HOR-CH-211	05	Hornsey Max Legal Articulated Vehicle: Track Runs
HOR-CH-212	05	Hornsey Skip & Large Refuse Vehicle: Track Runs Main Depot
HOR-CH-216	01	Max Articulated Lorry Track Runs for Existing Road
HOR-CX-001	05	Hornsey Demolition/Diversion Requirements
HOR-CX-200	05	Hornsey Proposed Fencing
HOR-LA-001	02	Hornsey Landscape Plan 1/3
HOR-LA-002	02	Hornsey Landscape Plan 2/3



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HOR-LA-003	01	Hornsey Landscape Plan 3/3
HOR-CU-210	04	Hornsey Depot External Lighting Strategy
HOR-CR-210	03	Standard Details Sheet 1 of 2
HOR-CR-211	01	Standard Details Sheet 2 of 2
HOR-CE-001	06	Hornsey Detailed Cross Sections: Sections A-A, B-A, C-C
HOR-CE-002	06	Hornsey Detailed Cross Sections: Sections D-D, E-E and F-F
HOR-CE-003	05	Hornsey Detailed Cross Sections: Sections G-G, H-H and I-I
HOR-CE-004	06	Hornsey Detailed Cross Section Location Plan
HOR-GX-003	04	Photo Survey – Structures
HOR-GX-004	04	Photo Survey – Utilities/Drainage
HOR-GX-005	04	Photo Survey – Rail
HOR-GX-006	04	Photo Survey – Geo-Technics
HOR-GX-007	04	Photo Survey – Transport
CB-HOR-SK-001	01	Temporary Vehicle Access Bridge to Contractor Compound
HOR-E-001– 008	01	External Lighting / Layout Drawings
HOR-E-101– 108	01	Lux Level Plans

Subject to the following conditions:

**COMMENCEMENT OF DEVELOPMENT**

1. The development to which this permission relates must be commenced 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 Section 91 of the Town and Country Planning Act 1990 and the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS**

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.

**DETAILS OF MATERIALS**

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until

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precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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.

**CONTROL OF EXTERNAL NOISE**

4. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises (as well as the western building boundary of Blocks 1, 2 and 7 as detailed within the Clarendon Square Planning Application Ref: HGY/2009/0503), shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. A noise report shall be produced by a competent person(s) to demonstrate compliance with the above criteria, and shall be submitted to and approved by the local planning authority.

Reason: In order to protect the amenity of nearby residential occupiers.

**NOISE CONTROL**

5. The development shall not be brought into use until a report has been submitted to and approved by the Council that demonstrates that the operational noise from all moving sources on the depot shall not exceed the levels in the table below at specific receptors around the site.

Receptor	Daytime dBLAeq, 0600-0000	Night-time dBLAeq, 0000-0600
1 to 25 Fyfe, Chadwell Lane	56	54
120 Turnpike Lane	64	56
165 Wightman Road	55	48
329 Wightman Road	55	48

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WestpointApartments	58	50
Western Boundary Edge of Blocks 1, 2, and 7 of the proposedClarendon SquareDevelopment(H GY/2009/0503)	56	54

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

#### LIGHTING PLAN

6. Notwithstanding the details of lighting referred to in the submitted External Lighting Strategy (Document Ref: REP-PL-HOR-007A) and Additional Lighting Details (Document Ref: REP-PL-HOR-013A), a detailed Lighting Plan, including light scatter diagrams and full details of measures to minimise light pollution to adjoining residential properties, will be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority. The Lighting Plan shall be produced by a competent person(s) and specify: a) the lamps, luminaries and columns; b) design, height and angle/positioning of lamps; c) screening, vegetation to contain light spill d) future maintenance and post-installation checks to ensure compliance; e) modelling of the light levels and light spill upon nearby receptors.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

#### DEPOT SHADING SYSTEM

7. The development shall not be brought into use until details of the internal shading system proposed to control external light glare from the maintenance depot building have been submitted to and approved in writing by the Local Planning Authority. The shading control system shall be installed in accordance with the approved details and thereby operated and maintained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties.

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LANDSCAPING – LANDSCAPING SCHEME

8. Notwithstanding the details of landscaping referred to in the application and shown on drawings HOR-LA-001, HOR-LA-002 and HOR-LA-003, the development shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include a) those existing trees to be retained; b) those existing trees to be removed; c) those new trees and shrubs to be planted together with a schedule of species d) hard surfacing, means of enclosure and any acoustic fencing required.

Reason: To enhance the appearance of the development and in the interest of safeguarding the amenities of residents in the area.

LANDSCAPING – IMPLEMENTATION/MAINTENANCE

9. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping shall be completed no later than the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of FIVE years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

LANDSCAPING – PROTECTION OF EXISTING TREES

10. No development shall commence until an Arboricultural method statement, including a tree protection plan, has been prepared in accordance with BS5837:2005 "Trees in Relation to Construction", and approved by the Local Planning Authority. 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

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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 protect the trees which are to be retained and in the interest of the visual amenities of the area.

**JAPANESE KNOTWEED**

11. Prior to the commencement of development, a detailed method statement for the removal or long-term management/eradication of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, trimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement. Please note that if any of the Japanese knotweed plants are close to water, including watercourses, ditches or standing water, then Environment Agency consent is required if it is to be treated with a herbicide.

Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

**BOUNDARY TREATMENT**

12. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site shall be submitted to and approved in writing 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.

**RETAINING STRUCTURES**

13. Before any construction work commences, details of the retaining structures shown on drawing HOR-CB-001, including materials to be used, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the

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approved details.

Reason: To ensure the external appearance of the retaining structures is not detrimental to the character of the locality.

**ECOLOGICAL MANAGEMENT**

14. Prior to the commencement of the demolition and construction an updated bat survey and invertebrate survey shall be undertaken and submitted to and approved in writing by the local planning authority. The development hereby approved shall not commence until full details of a site wide Ecology Management Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed development maximises the ecological potential of the site

**POLLUTION PREVENTION**

15. The development hereby approved shall not commence until full details of a site wide Pollution Prevention Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed development prevents pollution of the environment.

**CONTAMINATED LAND – REMEDIATION STRATEGY**

16. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land, potential contaminants that might be expected, given those uses, and other relevant information in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice. 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 and approved by the Local Planning Authority.

- (b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study

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and conceptual model, in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

- (c) A detailed scheme for undertaking the remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works and a process for monitoring the works and reporting any variations from the agreed scheme.

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

**CONTAMINATED LAND – VERIFICATION REPORT**

17. The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by a competent person. Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise: (a) as built drawings of the implemented scheme; (b) photographs of the remediation works in progress; and (c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under Condition 16.

Reason: To safeguard the health of future residents or occupiers of the site.

**USE OF CLEAN UNCONTAMINATED MATERIAL**

18. No soils or infill materials shall be imported onto the site until it has been satisfactorily demonstrated that they present no risk to human health, planning and the environment. Documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis, test results, shall be submitted to and approved by the Local Planning Authority prior to that import. The import on site of material classified as 'waste' is only acceptable with the prior written approval of the Local Planning Authority.

Reason: To ensure that no contaminated land is brought on site.

**METHOD OF PILING**

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19. The development hereby approved shall not commence until the method of piling foundations for the development has been submitted to and approved in writing by the Local Planning Authority prior to any development commencing. Piling or any other foundation designs using penetrative methods shall not be permitted except for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer.

**ARCHAEOLOGICAL WATCHING BRIEF**

20. No development shall take place within the application site until the applicant has secured the implementation of an archaeological watching brief and a programme for the recording of built heritage structures, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported

**WASTE MANAGMENT**

21. A detailed scheme for the provision of refuse, waste storage and recycling within the site, including location, design, screening, and operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme shall be carried out in strict accordance with the approved details.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities.

**STORAGE OF OILS, FUELS AND CHEMICALS**

22. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work must be located above ground and



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protected from accidental damage. All filling points and tank overflow pipe outlets must be detailed to discharge into the bund. All works and facilities as referred to above shall be constructed and completed in accordance with plans submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment.

**HOARDINGS**

23. Prior to the commencement of development full details of a scheme for the provision of hoardings to be erected around the site from the commencement of works and to be retained during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved unless otherwise agreed in writing by the local planning authority.

Reason: In order to have regard to the visual amenity of the locality and the amenity of local residents, businesses and visitors during construction works.

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

24. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site Waste Management Plan and a Site Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following: a) Public Safety, Amenity and Site Security; b) Operating Hours, Noise and Vibration Controls; c) Air and Dust Management; d) Storm water and Sediment Control and e) Waste and Materials Re-use. The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

**CONSTRUCTION DUST MITIGATION**

25. No development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the site specific Construction Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from

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construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works being carried out on the site. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: To protect the environment and amenities of the locality.

**CONSTRUCTION PHASE TRAFFIC MANAGEMENT PLAN**

26. The development hereby permitted shall not be commenced until a Construction Phase Traffic Management Plan (incorporating Travel Plan), including a construction logistics plan and a construction vehicle routing plan, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented at all times during the construction of the development, to the satisfaction of the Local Planning Authority.

Reason: In the interest of residential amenity and highway safety and to promote sustainable transport.

**CONSTRUCTION HOURS**

27. Operations in relation to construction for which noise is greater than 50dB(A)eq, 1hour at the nearest residential boundary shall be restricted to the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays or Statutory holidays without the prior written approval of the Local Planning Authority under Section 61 of the Control of Pollution Act 1974.

The following enabling activities may be required to take place within a period one hour before and one hour after normal working hours:

- Arrival and departure of workforce on site;
- Deliveries and unloading;
- Check and examinations of plant and machinery (including test running) and the carrying out of essential repairs / maintenance to plant and machinery;
- Site inspections and safety checks; and
- Site clean-up

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their

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properties.

**CONSTRUCTION – ON-SITE CONTACT**

28. At the time of the commencement of works, an on site contact shall be provided on a 24hour per day basis for residents to report any disturbances or issues arising from the construction of the site.

Reason: To ensure that any disruption to neighbouring residents can be reported immediately.

**CONSTRUCTION BRIDGE**

29. The proposed temporary vehicle access bridge, as shown on approved drawing CB-HOR-SK-001, shall be removed prior to the completion of the development. The access bridge shall only be used in connection with the construction and commissioning of the development.

Reason: To ensure the long term planning of the locality is not prejudiced.

**TEMPORARY PEDESTRIAN ACCESS**

30. Details of the temporary measures to provide pedestrian access between Hampden Road, Tottenham Lane, and Hornsey Rail Station shall be submitted to and agreed in writing by the Local Planning Authority prior to the closure of the existing pedestrian footbridge for construction purposes. These temporary measures shall remain in place until the extended pedestrian footbridge is made available for public use.

Reason: To ensure pedestrian safety and access.

**CCTV AND SECURITY LIGHTING**

31. Prior to occupation of the development a scheme showing full details for the following shall be submitted to and approved in writing by the Local Planning Authority.

- |    |                   |
|----|-------------------|
| a) | CCTV;             |
| b) | Security lighting |

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties.

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SIGNAGE

32. Prior to occupation of the development, precise details of any signage proposed as part of the development shall be submitted to and approved in writing by the local planning authority.

Reason: To achieve good design throughout the development and to protect the visual amenity of the locality.

BREEAM – DESIGN STAGE ASSESSMENT

33. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM) 2008 Scheme. Notwithstanding the BREEAM pre-assessment referred to in the submitted Sustainability Statement (Document Ref: REP-PL-HOR-011A), a BREEAM design stage assessment will be submitted to the Local Planning Authority prior to the commencement of construction. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

BREEAM CERTIFICATE

34. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM) 2008 Scheme. Within three months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the “Very Good” BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

TRANSPORTATION - ELECTRIC VEHICLE CHARGING POINTS

35. Prior to occupation of the development, an electric vehicle charging point shall be provided within the car parking area.

Reason: To encourage the use of sustainable modes of

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transport.

**TRANSPORTATION - DELIVERY AND SERVICING PLAN**

36. Prior to the commencement of the development a Delivery & Servicing Plan (DSP) should be submitted for the approval of the LPA. It is also recommended that the DSP explore the use of rail as an option for minimising the use of HGV's for servicing the site.

Reason: In order to minimise and confine delivery and servicing traffic to permitted routes so as not to prejudice the free flow of traffic or pose any potential highway and safety hazards for all other road users.

**TRANSPORTATION - CONSTRUCTION LOGISTICS PLAN**

37. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. It is also recommended that the transportation of construction materials by rail should be explored. This is to minimise the level of construction vehicle trips to/ from the site; hence reduce highway and traffic impact to the local highway network.

Reason: In order to confine construction traffic to permitted routes so as not to prejudice the free flow of traffic or pose any potential highway and safety hazards for all other road users.

**TRAVEL PLAN**

38. Prior to occupation of the development, a Travel Plan in compliance with Transport for London Guidance shall be submitted to and approved by the Local Planning Authority.

Reason: In order to encourage the use of sustainable modes of transport for journeys to/from the site.

**ENVIRONMENT AGENCY – FLOOD RISK ASSESSMENT**

39. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), REP 143-10\_A1, REP-143-10\_A3, May 2011 and the following mitigation measures detailed within the FRA:

- limiting the surface water run-off generated by the 1 in 100 chance in any year critical storm event, taking the effects of climate change into account, to green field run-off rates to minimise the risk of flooding off-site;
- provision of on site storage to attenuate all storm

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events up to and including the 1 in 100 chance in any year event, taking the effects of climate change into account;

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

**ENVIRONMENT AGENCY - SURFACE WATER DRAINAGE**

40. The development hereby approved shall not commence until a scheme for the provision of Surface Water Drainage works for the site, based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details. The drainage works shall be completed in accordance with an agreed timetable.

Reason: To prevent increased risk of flooding & to prevent pollution of controlled waters by ensuring provision of satisfactory means of surface water disposal.

**ENVIRONMENT AGENCY – INFILTRATION OF SURFACE WATER DRAINAGE**

41. No infiltration of surface water drainage into the ground shall be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details. Permeable paving is proposed for part of the site. This would need to be a sealed system which passes through the appropriate interceptors prior to discharging through the drainage system.

Reason: In order to prevent the infiltration of surface water to ground which could provide a potential pathway for contamination to migrate off-site.

**ENVIRONMENT AGENCY – SUSPENDED SOLIDS**

42. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent pollution to watercourse and improve

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water quality

**ENVIRONMENT AGENCY – DISPOSAL OF FOUL AND SURFACE WATER**

43. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters. All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker).

**THAMES WATER – IMPACT PILING**

44. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

**MOTOR CYCLE PARKING**

45. Prior to the commencement of the development a scheme for the provision of motorcycle parking to be submitted and approved in writing by the Local Planning Authority prior to the occupation of the scheme.

Reason: To ensure a range of parking options are provided within the scheme.

**LONDON FIRE BRIGADE – FIRE HYDRANTS**

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46. The applicant shall install 5 Private Fire Hydrants in the positions indicated by the red X's on the plans enclosed in the LFB response. The hydrants should be number P43436, P39357, P44234, P39341 and P39785 respectively.

Reason: In order to comply with the London Fire Brigade requirements.

**INFORMATIVE - ENVIRONMENT AGENCY – CONTAMINATED SOILS**

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an Environmental Permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. The applicant should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the applicant should contact the Environment Agency for advice at an early stage. The Environment Agency recommends that the applicant refer to EA position statement on the Definition of Waste: Development Industry Code of Practice. Contaminated soil that is excavated, recovered or disposed of, is controlled waste.

**INFORMATIVE-ENVIRONMENT AGENCY-WATER RESOURCES ACT 1991**

Under the terms of the Water Resources Act 1991 Environment Agency prior written consent is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Moselle Brook, designated a 'main river'.

**INFORMATIVE – PROTECTION OF SPECIES**

The protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with appropriate wildlife legislation. Failure to do so may result in fines and potentially, a custodial sentence.

**INFORMATIVE – REMOVAL OR VARIATION OF CONDITIONS**

The applicant is advised that Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached) requires formal permission to be granted by the Local Planning Authority for the removal or variation of a condition following grant of planning permission.



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**INFORMATIVE – THAMES WATER**

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes -toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: -Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produce s contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London SE2 9AQ. Telephone: 020 8507 4321.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharge entering local watercourses.

**Water Comments**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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Supplementary Comments

The New River aqueduct is adjacent to this proposed development and special precautions will be required to avoid any damage or pollution that may occur as a result of the proposed development. Please contact Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

11.0 REASONS FOR APPROVAL

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

- a) It is considered that the principle of this development is supported by National, Regional and Local Planning policies which seek to promote regionally important strategic transport infrastructure projects and economic growth.
- b) The Maintenance Depot and its associated facilities are considered to be suitably located in respect of the surroundings, impact on neighbouring properties and environmental site constraints. The Environmental Impact (accompanying Environmental Statements and related Documents and Addendums provided) of the proposed development have been assessed and it is considered there would be no significant adverse impacts or impacts which cannot be adequately mitigated.
- c) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, policy G2 'Development and Urban Design', G6 Strategic Transport Links, AC1 Heartlands/Wood Green, UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 Waste Storage, UD8 Planning Obligations, M2 'Public Transport Network', M3 'New Development Location and Accessibility', M10 'Parking for Development', M11 Rail and Waterborne Transport ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' OS5 Development Adjacent to Open Spaces, OS6 Ecologically Valuable Sites and Their Corridors, OS2 Metropolitan Open Land, OS7 Historic Parks, Gardens and Landscapes, OS12 Biodiversity, OS16 Green Chains and CSV8 Archaeology.

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	Section 106: Yes	
<b>PC45.</b>	<p><b>EDEN PRIMARY, 79 CREIGHTON AVENUE, N10 1NR</b></p> <p>The Committee considered a report on the application, previously circulated, which set out details of the site and surroundings, the proposal, planning history, relevant planning policy, consultation and responses and assessment against relevant planning issues. The Planning Officer gave a presentation setting out key aspects of the application, and advised of some changes proposed to the conditions set out in the report as follows:</p> <p>On Page 187 - Recommendation 1; Section 106 Agreement: the number stated should be £82,000.00 and not £82,0000.00 as in the report.</p> <p>Page 189 – Condition 6; the following text in italics to be added: “The external play space to the rear of school building and adjoining the rear gardens of No’s 36 to 46 Ringwood Avenue, and as shown on Drawing D1932.L.100 (PL 10) shall not be used outside of normal school hours <i>except for special or religious events or summer fairs in association with the school use.</i>”</p> <p>Page 189 – Condition 7; Amend “no development shall be commenced” to read “no construction shall be commenced”.</p> <p>Page 189 – Condition 8; Amend “prior to the commencement of the development” to read “prior to the occupation of the development”.</p> <p>Page 190 – Condition 9; Amend “prior to the commencement of the development” to read “prior to the completion of the development”.</p> <p>Page 190 – Condition 10; Amend “prior to the commencement of the development” to read “prior to the completion of the development”.</p> <p>Page 190 – delete Condition 11 as Waste Management have confirmed that the details submitted are acceptable.</p> <p>Page 192 – Condition 20; to note that the details requested have now been submitted for review.</p> <p>The Planning Officer also advised that an additional condition was proposed as follows:</p> <p>Before the building hereby permitted is occupied details of the window opening and the extent of the obscure glazing, obscure film or other mitigation measures to the first floor window on the side/angled section of the building, facing the gardens of 46 and 48 Ringwood Avenue, shall be submitted to and approved in</p>	

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writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

The Planning Officer advised that a further letter from a resident on Ringwood Avenue had been received subsequent to the completion of the report, stating that they had not been consulted and expressing concerns regarding the height of the development in comparison with neighbouring properties, queuing of cars on Creighton Avenue and that the modal split would be different to that at Fortismere School due to the difference in ages of the schoolchildren.

In response to questions from the Committee, the Planning Officer indicated where the play areas would be located on the site plan, and advised that the school would also have use of the MUGA sports pitch at neighbouring Fortismere School. The Committee asked about parking for the site, in response to which the Transportation Officer advised that whilst there was no facility for parking on-site, the site was located in an area which did not have a high demand for on-street parking and analysis showed that the scheme would not have a significant impact on the highways network, even taking into account the fact that primary school children were more likely to be driven to school. The Committee asked what would happen if the number of pupils from outside the immediate local area were to increase, and the impact this would have on transport arrangements, in response to which it was reported that a review of transport arrangements would be undertaken in such circumstances.

Ann Williams, resident of Ringwood Avenue, addressed the Committee in objection to the application. She stated that she had not been consulted by the Council, although had been contacted by the school regarding the application. Ms Williams expressed concern regarding the impact on local traffic of the proposed access system, which would cause queuing and problems with children crossing the road. Concerns were also raised regarding parking issue on nearby roads, and the use of the premises outside of school hours, and the risk that this could lead to activity late at night, 7 days a week, which would lead to problems with parking and noise. Ms Williams also asked for clarification on whether the school hall would be sound-proofed. In response to a question from the Committee, Ms Williams confirmed that she felt the traffic issues as a result of the application would be detrimental to the area.

Mrs Elli Karacosta addressed the Committee in objection to the application, and urged the Councillors to reject the application as it would increase traffic, decrease available parking and might affect road safety. The design of the scheme would cause

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overlooking to neighbouring properties, as well as noise nuisance. It was reported that the school hall would be only 2m away from residential gardens and there was the potential for 200 people to be leaving the premises as late as 10.30pm. Concerns were also raised regarding the elevated walkway, which it was felt would cause excessive overlooking and noise for local residents, as the screens proposed were insufficient and would deteriorate quickly. Mrs Karacosta felt that the premises should not be used after 7pm and that the elevated walkway should be removed from the design. Mrs Karacosta also noted that some of the windows as currently designed overlooked her garden, and that obscuring film would not be effective when the window was open.

The Committee asked how far the school would be situated from the habitable rooms in the house itself, in response to which Mrs Karacosta stated that she did not have such measurements available, although emphasised that it was important for residents to have privacy in their gardens as well as their homes. The Planning Officer advised that the gardens were 30m long, and the school building would therefore be 32-33m from rooms in the residential property. The Planning Officer confirmed that there was still one window which faced the residential garden, and that this would be looked at further.

Peter Kessler, the applicant, addressed the Committee in support of the application and advised that the noise from the pupils would be contained within the building most of the time, and that an acoustic wall was also proposed as a condition to protect neighbours. There was no intention to use the school for noisy events, although there was a desire to serve the local community. It was confirmed that the hall would be sound insulated, that the playground would not be used for events other than school events, and it would be a condition of room hire that people leave quietly. Mr Kessler advised that the school would have a very small catchment area, and that most prospective parents had indicated that they would prefer to walk their children to the school. Steve Sands, architect for the scheme, advised that there were a number of challenges involved in working on the site, such as Metropolitan Open Land designation and Tree Protection Orders, but that the aim was for the building to work with both the site and the community. There had been a significant amount of consultation, and the design had changed significantly in response to the feedback received, to address the concerns raised.

The Committee asked for clarification on the provision and use of the outdoor play-space, in response to which the applicant indicated the play areas on site and advised that the MUGA pitch at Fortismere School would also be available for use, and also clarified that, outside of term time, the outside play area would only be for use by the school, rather than any third parties. The Committee also asked about the design of the fencing at the front

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of the school, and whether there was any alternative to the external play deck as proposed, in order to address concerns raised. With regard to the railings, it was reported that these had been designed to fit in with the existing strong railing aesthetic along the streetscape. It was reported that the only part of the external deck which faced residential gardens was the fire escape access, which was a small area for passing through only and not for congregation of any sort, it was further reported that the majority of the deck faced south and was screened with willow as set out in the report. It was clarified that despite the reference to the area as a 'playdeck', it was not intended that this would be used as a play space, and all play would take place at ground level.

In response to a question regarding the lack of nursery provision at the proposed school, it was reported that there was a nursery in close proximity, which the school did not wish to compete with. The Committee asked about the number of places available for non-Jewish pupils, and it was advised that up to 50% of places would be available on an 'open' basis, taking into account the pupils' proximity to the school. The Committee asked what would happen in the event of problems arising from the travel plan, in response to which it was reported that there were a range of alternative provisions which could be made if problems were to arise with congestion, etc. A public meeting had been held to consult on the draft travel plan, and parents were encouraged to group together and share travel. A sub-committee of the governing body had already been established to consider travel arrangements specifically.

The Committee considered the plans and asked further questions of officers. In response to a question regarding whether it would be possible for the Committee to request the removal of the external decking area, it was confirmed that this would only be possible by rejecting the application in full, for a re-designed scheme to then be resubmitted. The Committee discussed the purpose of the external deck, which was felt to be to enable pupils to move in and out of the building freely. Officers confirmed that they did not feel that the area of the deck facing residents was large enough to be used in any way other than for access, and that this would impact on the amenity.

On a motion by the Chair, it was unanimously:

**RESOLVED**

- 1) That planning permission be granted in accordance with planning application no. HGY/2011/1166, 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

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Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) The applicant to enter into a Section 106 Agreement securing a £82,000.00 (eighty two thousand pound) for a comprehensive highway safety scheme including: raised zebra and pedestrian crossings, raised entry treatments, additional parking restrictions and improvements to signing and lighting within the immediate vicinity of the site.

2) That in the absence of the Agreement referred to in the resolution above being completed by 31<sup>st</sup> January 2012 planning application reference number HGY/2011/1166 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution for highway safety measures arising from the development the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

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

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

4) That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/1166 and the Applicant's drawing No's PL03-PL10 incl. and subject to the following conditions:

IMPLEMENTATION

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

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

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

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

3. The proposed building and associated external play and teaching space shall not be occupied/ used until an Outdoor Area Management Plan has been submitted and approved in writing by the Local Planning Authority. The plan shall set out details of the times these areas will be used, numbers of children that will use specific areas at any one time and how the areas will be supervised. The approved outdoor management plan shall be complied with throughout the duration of the use.

Reason: In the interests of amenity of noise sensitive receptors

4. Before the building hereby permitted is occupied the windows on the side elevation of the building facing No's 44 & 46 Ringwood Avenue (identified on Drawing PL07 Rev B "Frosted Glass High Level Window") shall be glazed with obscure glass only and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

5. Before the building hereby permitted is occupied the Willow Hurdle screen as shown on the Drawing D1932 SK004 to be erected to the side and rear of the raised deck shall be installed and permanently retained as such thereafter.

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

6. Before the building hereby permitted is occupied details of the window opening and the extent of the obscure glazing, obscure film or other mitigation measures to the first floor window on the side/ angled section of the building, facing the gardens of 46 & 48 Ringwood Avenue, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in



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accordance with the agreed details.

Reason: To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

7. The external play space to the rear of school building and adjoining the rear gardens of No's 36 to 46 Ringwood Avenue, and as shown on Drawing D1932.L.100 (PL 10) shall not be used outside of normal school hours except for special or religious events or summer fairs in association with the school use.

Reason: To protect residential amenity of adjoining residents and to ensure that the additional activity on site arising from this consent, and taking place outside normal school hours, is confined within the building.

**EXTERNAL APPEARANCE & SITE LAYOUT**

8. Notwithstanding the description of the materials in the application, no construction 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 and in the interest of the visual amenity of the area.

9. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure, including details of an acoustic barrier/ fence to be erected next to the rear garden boundaries with properties Nos. 36 - 46 Ringwood Avenue, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion of the building and prior to the 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.

10. Notwithstanding any indication on the submitted drawings details and samples of the materials for those area to be treated by means of hard landscaping (permeable surface) shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. Thereafter the hard landscaping shall be carried out in accordance with the

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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 to provide a permeable surface for better surface water drainage on site.

11. Notwithstanding the details of landscaping plan a schedule of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development. Thereafter the approved scheme of planting and landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the completion of development. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

12. No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site other than those approved in writing by the Local Planning Authority. Any external lighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

**TREE PROTECTION**

13. All works associated with this development shall be undertaken in accordance with a Arboricultural Method Statement to be prepared and the detail a Arboricultural Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works

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

14. 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

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measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

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

**TRANSPORTATION**

15. Three months prior to the occupation the building hereby approved, a satisfactory School Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduces reliance on private motor vehicles.

16. The disabled car parking space and cycle parking shown on the approved drawings shall be provided prior to the occupation of the building hereby approved.

Reason: In the interests of amenity and road safety.

**SUSTAINABILITY/ ENVIRONMENTAL PERFORMACE**

17. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

18. Details indicating the location of the air source heat pump system to be installed, or alternative renewable energy technology/ system with the associated calculations showing how a target energy reduction of 20% can be achieved, based on current Building Regulations, shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line

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with national London and local planning policy.

**CONSTRUCTION**

19. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 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.

20. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority. The plan will specifically show the how traffic around the immediate road network are routed.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

21. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

**RESTRICTIONS ON USE**

22. The use of the premises for the purposes hereby permitted shall only take place between the hours of 7.00am and 10.30pm on weekdays and, Saturdays and between 9.00am and 10.00pm on Sundays.

Reason: To ensure that the use does not prejudice the amenities of occupiers of neighbouring residential properties.

**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 of this purpose-built school building and associated external play space and landscaping are considered acceptable;;
- II. The proposal will provide a high quality education facility which will provide enhances opportunities for

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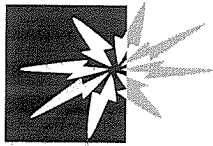
	<p>teaching and learning, with wider benefits to the local community;</p> <p>III. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.</p> <p>(b) The proposed development accords with strategic planning guidance and policies as set out in the adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2: 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' and OS17 'Tree Protection, Tree Masses and Spines' and supplementary planning guidance SPG1a 'Design Guidance and Design Statements', SPG4 'Access for All -Mobility Standards', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plan', SPG7c 'Transport Assessment', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.</p> <p>INFORMATIVE: Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.</p> <p>INFORMATIVE: The new development will require naming. The applicant should contact the 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.</p> <p>Section 106: Yes</p>	
<p><b>PC46.</b></p>	<p><b>APPEAL DECISIONS</b></p> <p>Report to advise the Sub Committee on Appeal decisions determined by the Department for Communities and Local Government during June and July 2011.</p> <p><b>NOTED</b></p>	
<p><b>PC47.</b></p>	<p><b>DELEGATED DECISIONS</b></p> <p>Report 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 2011 and 19 June 2011.</p>	

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	<b>NOTED</b>	
<b>PC48.</b>	<p><b>PERFORMANCE STATISTICS</b></p> <p>Report to advise the Sub Committee of performance statistics on Development Management, Building Control and Planning Enforcement since the Sub Committee meeting on 14 June 2011.</p> <p><b>NOTED</b></p>	
<b>PC49.</b>	<p><b>PLANNING ENFORCEMENT UPDATE</b></p> <p>Report of the Director of Place and Sustainability to inform Members on Planning Enforcement's progress in maintaining service delivery 2011/12.</p> <p><b>NOTED</b></p>	
<b>PC50.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no further new items of urgent business.</p>	
<b>PC51.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Special Planning Sub Committee, 22 September 2011.</p> <p>The meeting closed at 23:15hrs.</p>	

COUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Agenda item:

[ ]

<b>Planning Sub-Committee</b>	<b>On 10<sup>th</sup> October 2011</b>
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Report Title: Planning applications reports for determination		
Report of: Lyn Garner Director of Place and Sustainability		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Sub-Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Sub-Committee
Wards(s) affected: All	Report for: Planning Sub-Committee	
<p><b>1. Purpose</b></p> <p>Planning applications submitted to the above Sub-Committee for determination by Members.</p>		
<p><b>2. Summary</b></p> <p>All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>		
<p><b>3. Recommendations</b></p> <p>See following reports.</p> <div style="text-align: center; margin-top: 10px;"> </div>		
<p>Report Authorised by: .....</p> <div style="text-align: center; margin-top: 10px;"> </div> <p>Marc Dorfman Assistant Director Planning, Regeneration &amp; Economy</p>		
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader <span style="float: right;">Tel: 020 8489 5114</span></p>		
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. 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.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.</p>		

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Planning Sub-Committee 10<sup>th</sup> October 2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/1062	<b>Ward:</b> Seven Sisters
<b>Address:</b> 16-52 High Road N15 6LS	
<b>Proposal:</b> Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation for : Demolition of existing garages and erection of three storey building comprising 1 x 3 bed, 4 x 2 bed and 4 x 1 bed flats with commercial use (A1/A2) at ground floor level, offices at first floor level and parking at basement level. (original Ref: HGY/2008/0593)	
<b>Existing Use:</b> Commercial	<b>Proposed Use:</b> Mixed Use
<b>Applicant:</b> Sumal & Sons Properties Ltd & Tate Development Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 06/06/2011 <b>Last amended date:</b> N / A	
<b>Drawing number of plans:</b> 02,03,100,101, 102,103,104,105,106,107	
<b>Case Officer Contact:</b> John Ogenga P'Lakop	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: Classified Road Conservation Area	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
<b>SUMMARY OF REPORT:</b> This application replaces an extant planning permission HGY/2008/0593 granted in June 2008. It seeks planning permission for erection of a 3 storey building comprising 4 x one bed, 4 x two bed, and 1 x three bed self contained flats with office accommodation at first floor and commercial units at ground floor level with parking in the basement area.	
There is no material change in the issues or in planning policy. The recommendation therefore reflects Government advice on renewing extant planning applications.	

**1. SITE AND SURROUNDINGS**

- 1.1 The application site consists of 2 individual buildings currently part used as a garage and workshop. It sits on the southern end of a block that fronts the High Road between Norfolk and Rostrevor Avenue's. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining roads are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is an acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

## **2. PLANNING HISTORY**

### **2.1 Planning Application History**

Planning permission was refused in 2007 – HGY2006/0323 & HGY2006/0322 for erection of a part 4/5 storey building comprising a mix of one, two, three and four bed self contained flats with commercial units at ground floor level with parking at basement. The proposal was also dismissed on appeal – APP/Y5420/A/06/2024270.

Planning permission was granted in June for the demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level. (HGY/2008/0593)

### **2.2 Planning Enforcement History**

There is enforcement record on the site

## **3. RELEVANT PLANNING POLICY**

### **3.1 National Planning Policy**

The policies relevant to the current proposal are as follows:

Planning Policy Statement 3: Housing. This policy paper provides guidance on a range of issues relating to the provision of housing. PPS3 states that Local planning authorities should:

Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;

Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

Avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;

Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Local planning authorities should therefore:

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

PPS13 provides further guidance on the relationship between the residential development and transport provision, indicating that when considering planning applications, local authorities should:

“accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling” (para.6)

### 3.2 London Plan

The London Plan has now been adopted by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional ‘homes’ (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

### 3.3 Unitary Development Plan

UD3 General Principles – Outlines general development principles and the Council’s requirements.

UD4 Quality Design – Sets the standard of design required on all new development within the borough.

CSV1 Development in Conservation Areas – Developmental proposals affecting conservation areas should preserve or enhance the historic character and qualities of the building and should recognise and respect the character and appearance of conservation areas.

CSV7 Demolition in Conservation Areas – The Council will seek to protect building within conservation areas, by refusing applications for their demolition if it would have an adverse impact on the character and appearance of the conservation area.

UD6 Waste Storage – requires accessible and appropriate storage facility to be provided on all schemes.

HSG4 Affordable housing – Housing development capable of providing 10 or more units will be required to provide a proportion of affordable housing to meet the borough target of 50%.

HSG8 Density Standards – The Council will allow higher density within the main town centres.

HSG2 Change of use to residential – Outlines the principles and requirement for changes to residential.

EMP4 Non Employment Generating Uses - Outlines the principles and requirement for changes to non employment generating uses such as residential.

3.4 Supplementary Planning Guidance / Documents

SGP1a ‘Design Guidance

SPD Housing – ‘Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes’

4. CONSULTATION

Statutory	Internal	External
	Transportation Group Cleansing Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u>  <u>Local Residents</u>  Total No of Residents <u>Consulted: 98</u>

5. RESPONSES

5.1 Transportation

Transportation Comments - This proposed development is located where the public transport accessibility level is medium with South Tottenham and Stamford Hill stations a walking distance away and, the adjoining bus route High Road providing some 70buses per hour (two-way) for frequent connections to Seven Sisters tube/over ground stations. There are also cycle routes in the vicinity of this development from Fairview Road through Rostrevor Avenue and to Hillside Road/East Bank, for cyclists travelling north and south of the development. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition, our interrogation with TRAVL trip prediction software has revealed that based on similar sites (Albion Wharf, SW11, Frazer Close, RM1, Parliament View, SE1 and Water gardens, SM1), the residential aspect of this development (some 1501sqm GFA) would generate a combined vehicle movements, in and out of the development, of some 6 vehicles in a critical morning peak hour.

Also, using comparative sites (Courts-SE6, Matalan-E11 and PC World-SW6), we have estimated that the retail element of this development (some 319sqm GFA) would generate some 11 vehicle movements, entering and exiting this development, during the worst case evening peak hour. We have therefore considered that the 17 vehicular trips, into and out of this site, would not have any significant adverse impact on the adjoining roads.

Furthermore, the applicant has proposed some 20 car parking spaces in line with the maximum parking standard stipulated in the Council's UDP and 9 bicycle racks as detailed in the Basement/Ground Floor Plan.

Nevertheless, we do feel that potential cyclists would benefit from additional cycle parking.

We also have concern with the existing traffic calming measures on Rostrevor Avenue which are sub-standard, with no effective mechanisms to slow traffic down, hence will require some upgrade to include a raised table/ improved entry treatment on Rostrevor Avenue. We will therefore ask the applicant to make a financial contribution, by way of S.106 agreement, towards the implementation of speed reduction schemes along this road.

Consequently, the highway and transportation authority would not object to this application.

English Heritage – response is in respect of archaeological works (it should be noted that the site is not in a designated area of archaeological importance).

Ward Councillors – No responses received.

## 5.2 Local Residents

8 letters received - 3 objecting and 2 letters of support received from local residents – a summary of the objections is as follows:

The introduction of the exit/proposal to what is already, at certain times of day, an extremely busy and chaotic stretch of Rostrevor Avenue.

The road is too narrow to cope with the current traffic coming in from and going out to the High Road when cars are parked on both sides.

Solution is to make Rostrevor Avenue a one-way road as are several parallel roads on the Northern side, down toward South Tottenham railway station.

## 5.3 Design and Conservation

I note one flat, Unit 3, has a single north facing aspect, which would be contrary to the Mayors Housing Design Guide. However as the proposals are not for affordable housing (they cleverly avoid the 10 unit threshold by having a large area of offices on the 1<sup>st</sup> floor), compliance with this is not required. We can however require that the housing provides figures to demonstrate adequate levels of daylight and sunlight as our Housing SPD 8.25 and 6, in accordance with "Site layout planning for daylight and sunlight: A guide to good practice", P J Littlefair / BRE, 1991. Otherwise I think the proposal is elegant and appropriate, with decent standards of residential accommodation, a good site layout and well composed elevations.

Tottenham CAAC – Object – Not enough information on the materials to be used.

Waste Management – No objection to the proposed location for waste storage.

Building Control – Access for fire fighting vehicles and personnel is considered satisfactory. Means of escape will be checked on submission of building regulation application.

Crime Prevention Officer – No objection to the proposal.

5.4 Amenity Issues

Most of the objection from local residents is about traffic congestion as highlighted above. The Council's transportation group does not however object to the proposal.

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

This application was received by the planning department under the procedure to apply for 'extensions to the time limits for implementing existing planning permissions'. The procedure was brought into force on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order 2009 (SI 2009 No.2261) and the Planning (Listed Building and Conservation Areas) (Amendment) (England) Regulations 2009 (SI 2009 No.2262). This is a temporary measure that only applies to permissions granted before 1 October 2009 and which have not yet been implemented i.e. during the normal 3 year implementation period.

The accompanying guidance from central Government states that "while these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities should, in making their decisions, focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission." In the light of this advice, the main issue is whether changes to development plan policies or other material considerations are so significant as to justify a different decision to that taken in 2008.

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

- Principle of residential led mixed use development on the site.
- Design, Bulk, Massing and Height
- Density
- Amenity
- Parking and Waste Management
- Sustainability and renewable energy
- Response to objector comments
- Affordable housing
- Section 106 obligations

6.2 **Principle of residential led mixed use development on the site.**

It is proposed that the ground floor of the development to be retained in potential employment creating use in the form of commercial use and part of the first floor being in office use.

The proposed use of the building for commercial use of the ground floor will help to re-animate this end of the High Road. The proposed ground floor will help reinforce the streetscape and allow for the commercial space to be independent and legible. It is proposed that the commercial frontage has integrated signage and lighting, whilst the entrance to the residential element is well defined.

It is considered that the proposed mixed use will retain employment creating potential on the site.

Planning permission has been granted on a number of similar sites along the High Road incorporating commercial use on the ground and basement floors with residential use on upper floors; as such it is considered that residential development of the site is therefore acceptable in principle.

### 6.3 Design, Bulk, Massing & Height

The design of the development has been assessed against the criteria included in Policy UD4 Quality Design.

The existing building is poor in quality but the site is important in the street scene; being on the southern corner of the block of properties between Norfolk and Rostrevor Avenue's.

The current proposal has been amended to reflect the Design Officer's comments:

The scheme has been altered, breaking up the principal elevation with some vertical elements to provide more vertical articulation to read well alongside the neighbouring properties that display a strong vertical emphasis providing a strong street rhythm.

The height of the proposed building especially on the corner is the same height as that of the neighbouring buildings.

It is considered that the height and design fits in with the site's setting and is in keeping with the existing streetscape, the scale and the architecture of the existing buildings. It is considered that the proposed elevation treatment will enhance the street scene.

The Design Officer was concerned that there was a large brick section of frontage directly on to the High Road. This has been amended to provide an active frontage by inserting a shop window. It is considered that the proposed commercial frontage/shop-front will provide a considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

It is also considered that the proposed development provides an appropriate frontage having regard to the surrounding street scene, and reinstates the 'historic' building line.

The width and height of the ramp is necessitated by the fact that the servicing of the commercial units will be from the basement parking area and the height allows delivery vans to access the site.

Overall, it is considered that the proposed development respects the surrounding built form. The proposed scheme has responded to the Inspectors comments in that the bulk and scale of the development is in keeping with the existing scale and pattern of development without causing visual harm.

The proposal meets the aims of UDP policies UD3 General Principles and UD4 Quality Design: These policies set the standard of design required on all new development within the borough.

### 6.4 Density.

The site is within Tottenham High Road Corridor where there is good accessibility to local shopping facilities: policy HSG9 Density Standards and the London Plan states higher densities are acceptable in townscape terms. In addition, the proposal incorporates commercial and residential uses; the scheme is of high quality design and will enhance the street scene and the immediate locality.

The site covers an area of 0.1260hectares and proposes a density of 335 habitable rooms to the hectare (hrh). The density is within the UDP recommended density of 450hrh and appropriate for the location. The proposed density promotes sustainable patterns of development and makes the best use of previously developed urban land. It is maintained that the proposed scheme is wholly appropriate in terms of height and density. It also accords with the emerging Unitary Development Plan and London Plan policies, which promote higher densities for developments that are attractive and well designed.

PPS3 Paragraph 54 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment. Local planning authorities should therefore: Seek greater intensity of development at places with good public transport accessibility such as local centres or along good quality public transport corridors.

It is considered to be acceptable in that the proposed development fits well onto the site.

Policy HSG9 Residential Densities also states that in considering the density of all schemes the Council will have particular regard to the overall design and layout of the development, availability and capacity of Statutory Undertaker Services, the amenities of adjacent proposal and the area as a whole. It is considered that the proposed development has no adverse impact upon the amenity of adjacent occupiers and the locality.

#### **6.5 Amenity.**

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Rostrevor Avenue, the neighbouring and surrounding properties and as such is not contrary to policy UD3 in terms of Privacy and amenity in that the windows at the rear of the proposed development that have the potential for overlooking are all bedroom or bathroom windows – additionally there is only one property namely No.1 Rostrevor that is likely to suffer overlooking of its rear garden – it is considered that although the potential for overlooking exists it is unlikely to cause sufficient harm to warrant refusal of the proposal.

In terms of individual amenity of the occupiers of the proposed flats, the units are provided with secure external balconies with an accessible and secure communal roof garden also proposed.

The site is well serviced by local amenities, shops, religious facilities, buses; a local park is located within a short distance that will provide additional amenity facility for residents.

#### **6.6 Parking and Waste Management.**

There is a dedicated and accessible waste/recycling storage facility that meets the Council's requirement. Waste Management has given this a Green meaning it is satisfactory.



It is considered that the site is well placed, being a previously used site with strong public transport links that accord with many of the development principles being espoused by central government.

The Council's Transportation Group supports redevelopment in this location in conjunction with the basement parking provided. It was considered that the proposal would not lead to adverse additional on street car parking pressure.

#### **6.7 Sustainability and renewable energy**

The applicant has submitted a Sustainability check list and an Energy Strategy Statement that incorporates the provision of Photo-voltaic cells that contribute at least 10% toward the electricity needs of the building.

High efficiency combined condensing boilers with integral storage and direct water heating to be used throughout.

Recycling facilities is to be provided to allow separate storage.

Rainwater collected from the roof stored at basement level and can be used to flush toilets – saving up to 120,000 litres per annum.

Construction will use wherever possible recycled materials and timber from sustainable sources.

#### **6.8 Response to objector comments**

The proposal will add to the already high levels of traffic in the area – cars entering and leaving the car park will be a danger to local children.

Response: Transportation considers that the proposal will generate lower levels of traffic than the existing situation and will have no adverse impact on pedestrian safety. The access point is considered to acceptable for the development and the location.

Tottenham CAAC objects on there not being enough information on the materials to be used.

Response: The scheme proposes a mix of modern and traditional materials, the quality can be adequately controlled by a condition requiring the submission the building samples.

#### **6.9 Affordable housing**

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development is below the threshold and as such affordable units are not proposed or required. This is in line with Council policy and supplementary planning guidance<sup>11</sup>.

#### **7. Section106 obligations - Education – Transport and Administrative Charges.**

Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the

surrounding area appropriate to the size and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits as part of the proposal.

- An education contribution of £24,960 in accordance with the formula in SPG12

The applicant has agreed to enter into an agreement to contribute £24,960 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

Additionally the applicant has agreed to Transportation request to contribute toward traffic calming measures and toward environmental infrastructure of £15,000 plus administrative charges of £2,040.

The total financial contribution amounts to £42,000

## 8. CONCLUSION

It is considered that the proposed development would not be detrimental to the amenity of nearby and adjoining residents especially properties situated to the rear of the proposed development site.

In response to the Design Officers' comments: The frontages have been redesigned to reinforce a vertical rhythm to the façade treatments. The vertical elements remain intentionally irregular maintaining a balance of proportions but not a rigid panel approach.

The design is modern with strong vertical and horizontal emphasis, using a mix of traditional and contemporary materials.

The proposed development is considered consistent with Policy UD3 in terms of 'Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect/Outlook and Daylight/Sunlight'.

Amenity space has been designed into the scheme in the form of balconies at the front and a communal roof garden.

It is considered that the scheme is in accordance with Council policies in terms of design, height, bulk and massing and responds to the Inspectors comments in respect of overall height and impact on the conservation area and the Listed Building on the opposite side of the road.

The proposed development is located in an area of High Transport Accessibility and is considered to be of a high quality design.

The density of the proposed development is 335 habitable rooms per hectare are considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Haringey Unitary Development Plan.

Car Parking has been proposed within the site which is also situated in an area with High Public Transport Accessibility and is considered consistent with Policy M10. 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

In summary, it is considered that there has been no material change in the circumstances and that the report reflects Government advice on renewing extant planning permissions and local residents comments and new comments from the conservation and design officer.

**9. RECOMMENDATION 1**

That planning permission be granted in accordance with planning application no. HGY2011/1062/1063 Drg No. 02,03,100,101, 102,103,104,105,106,107,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). The Agreement or Agreements is necessary in order to secure contributions of £24,960 toward local education facilities, £15,000 toward Transportation works in the form of traffic calming and for environmental improvements within the locality and £2,040 toward administrative charges.

**10. RECOMMENDATION 2**

10.1. The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/1062/1063 Drg No. 02,03,100,101, 102,103,104,105,106,107,subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement and that following completion planning permission be GRANTED in accordance with planning application no HGY/2011/1062/1063 and the Applicant's drawing No's No.(s) 02,03,100,101, 102,103,104,105,106,107 subject to the following conditions:

10.2. That in the absence of the Agreements referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning application reference number HGY/2011/1062/1063 be refused for the following reason:

10.3. The proposal fails to provide the Education contributions in accordance with the requirements set out in Supplementary Planning Guidance 10c 'Education needs generated by new housing developments' attached to the Haringey Unitary Development Plan

10.4. That, following completion of the Agreement referred to in resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2011/1062/1063 & applicant's drawing Nos. 02,03,100,101, 102,103,104,105,106,107,subject to the following conditions:

GRANT PERMISSION subject to conditions and subject to varied sec. 106 Legal Agreement

Applicant's drawing No. (s) 02,03,100,101, 102,103,104,105,106,107,

Subject to the following condition(s)

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

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

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

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

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

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

4. That not more than 9 separate residential units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment on the site.

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

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

6. The development hereby authorised shall comply with BS 8220 (1986) Part1, 'Security Of Residential Buildings' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the require crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

7. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in

2). Consistency to be approved by LB Haringey prior to the commencement of development. Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

8. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: In order to protect the health of future occupants of the site.

Reason: In order to protect the health of future occupants of the site.

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

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

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

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

REASONS FOR APPROVAL

The proposal accords with Policies HSG2 'Change of Use to Residential', EMP4 'Non Employment Generating Uses', UD3 'General Principles', UD4 'Quality Design', UD6 'Waste Storage, HSG4 'Affordable Housing and HSG8 'Density Standards' of the Haringey Unitary Development Plan. Appropriate car parking has been proposed on site which is situated in an area with High Public Transport accessibility and is considered consistent with Policy M10 'Parking for Development'. The proposal is also in accordance with the Council's Supplementary Planning Document on housing, SPG10 'Negotiation and Monitoring of Obligations' SPG12 'Educational need generated by new housing development and SPG8 'Waste and Recycling'.



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## Site plan

### 16 - 52 High Road N15

## Directorate of Place & Sustainability

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 Planning and Regeneration  
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 London N17 8BD

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 Fax 020 8489 5525

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Planning Sub-Committee 10<sup>th</sup> October 2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/1063	<b>Ward:</b> Seven Sisters
<b>Address:</b> 16 - 52 High Road N15	
<p><b>Proposal:</b> Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation for Conservation Area Consent for demolition of existing garages and erection of three storey building comprising 1 x 3 bed, 4 x 2 bed and 4 x 1 bed flats with commercial use (A1/A2) at ground floor level, offices at first floor level and parking at basement level. (original ref HGY/2008/0594)</p>	
<b>Existing Use:</b> Commercial	<b>Proposed Use:</b> Mixed Use
<b>Applicant:</b> Sumal & Sons Properties Ltd & Tate Developments Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 06/06/2011 <b>Last amended date:</b> N / A	
<b>Drawing number of plans:</b> 02,03,100,101,102,103,104,105,106,107	
<b>Case Officer Contact:</b> John Ogenga P'Lakop	
<b>PLANNING DESIGNATIONS:</b>	
<p>Conservation Area Road Network: Classified Road</p>	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
<p><b>SUMMARY OF REPORT:</b> This application replaces an extant planning permission HGY/2008/0594 granted in June 2008. It seeks planning permission for erection of a 3 storey building comprising 4 x one bed, 4 x two bed, and 1 x three bed self contained flats with office accommodation at first floor and commercial units at ground floor level with parking in the basement area.</p> <p>There is no material change in the issues or in planning policy. The recommendation therefore reflects Government advice on renewing extant planning applications.</p>	

## 1. SITE AND SURROUNDINGS

- 1.1 The application site consists of 2 individual buildings currently part used as a garage and workshop. It sits on the southern end of a block that fronts the High Road between Norfolk and Rostrevor Avenue's. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining roads are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is an acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

## 2. PLANNING HISTORY

### 2.1 Planning Application History

Planning permission was refused in 2007 – HGY2006/0323 & HGY2006/0322 for erection of a part 4/5 storey building comprising a mix of one, two, three and four bed self contained flats with commercial units at ground floor level with parking at basement. The proposal was also dismissed on appeal – APP/Y5420/A/06/2024270.

Planning permission was granted in June for the demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level. (HGY/2008/0594)

### 2.2 Planning Enforcement History

There is no enforcement history on the site

## 3. RELEVANT PLANNING POLICY

### 3.1 National Planning Policy

The policies relevant to the current proposal are as follows:

Planning Policy Statement 3: Housing. This policy paper provides guidance on a range of issues relating to the provision of housing. PPS3 states that Local planning authorities should:

Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;

Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

Avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;

Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Local planning authorities should therefore:

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

### 3.2 London Plan

The London Plan has now been adopted by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

### 3.3 Unitary Development Plan

UD3 General Principles – Outlines general development principles and the Council's requirements.

UD4 Quality Design – Sets the standard of design required on all new development within the borough.

CSV1 Development in Conservation Areas – Developmental proposals affecting conservation areas should preserve or enhance the historic character and qualities of the building and should recognise and respect the character and appearance of conservation areas.

CSV7 Demolition in Conservation Areas – The Council will seek to protect building within conservation areas, by refusing applications for their demolition if it would have an adverse impact on the character and appearance of the conservation area.

### 3.4 Supplementary Planning Guidance

SGP2 'Conservation and Archaeology'

#### 4. CONSULTATION

Statutory	Internal	External
	Transportation Group Cleansing Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u> Tottenham CAAC Crime Prevention Officer  <u>Local Residents</u>  <u>Total No of Residents</u> <u>Consulted: 98</u>

#### 5. RESPONSES

##### 5.1 Conservation

I note one flat, Unit 3, has a single north facing aspect, which would be contrary to the Mayors Housing Design Guide. However as the proposals are not for affordable housing (they cleverly avoid the 10 unit threshold by having a large area of offices on the 1<sup>st</sup> floor), compliance with this is not required. We can however require that the housing provides figures to demonstrate adequate levels of daylight and sunlight as our Housing SPD 8.25 and 6, in accordance with "Site layout planning for daylight and sunlight: A guide to good practice", P J Littlefair / BRE, 1991. Otherwise I think the proposal is elegant and appropriate, with decent standards of residential accommodation, a good site layout and well composed elevations.

##### 5.2 Local Residents

There has been no comment from local residents

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

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

- Impact on the character and appearance of a conservation area

6.2 The buildings being in commercial use comprising of garages are of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

#### 7. CONCLUSION

7.1 The site and proposal is as described above.

7.2 The buildings has no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

7.3 There has been no material change in the circumstances. The report reflects Government advice on renewing extant planning permissions and local residents comments and conservation and design officer's comments It would therefore be appropriate to recommend that consent be granted for demolition.

## 8. RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to varied sec. 106 Legal Agreement

Applicant's drawing No.(s) 02,03,100,101,102,103,104,105,106,107

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

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

## REASONS FOR APPROVAL

The buildings being in commercial use comprising of garages does not have any architectural merit. Their demolition therefore would not be of any loss.

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## Site plan

### 16 - 52 High Road N15

## Directorate of Place & Sustainability

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 Assistant Director  
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Planning Sub-Committee 10<sup>th</sup> October 2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/1566	<b>Ward:</b> White Hart Lane
<b>Address:</b> 550 White Hart Lane N17	
<b>Proposal:</b> Development comprising of construction of one industrial building accommodating 3,627 (39,047 ft) of gross internal B8 and B1 employment floorspace with ancillary trade counter, together with revised site access and associated highway works, signage and sustainable urban drainage.	
<b>Existing Use:</b> B1, B2 & B8	<b>Proposed</b> B/1B8
<b>Applicant:</b> Curtis Real Estate & Northern Ireland Local Government	
<b>Ownership:</b> Private	
<b>Date received:</b> 19/08/2011	<b>Last amended date:</b> N / A
<b>Drawing number of plans:</b> B001, B002, D001, Yard Plan 4 (Date 21.03.11)	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: Classified Road	
<b>RECOMMENDATION:</b> Grant Permission Subject to conditions subject to sec.106 Legal Agreement or deed of variation to the current S106 Agreement.	
<b>SUMMARY OF REPORT:</b> This application is for the construction of one industrial building accommodating 3,627 (39, 047 59ft) of gross internal B8 and B1 employment floorspace with ancillary trade counter, together with revised site access and associated highway works, signage and sustainable urban drainage. This application represents an alternative development for the south western part of that site, replacing Unit 1 proposed as part of planning application HGY/2011/0814. This application also involves modification to the access arrangements to the site. The siting, built form, design and appearance of this proposed industrial unit and its associated access point are considered acceptable. Although this proposal could be considered as a stand-alone application, it is very likely to be delivered alongside the proposals for the remainder of the former Bridisco site. The proposal is considered to be consistent with existing national strategic, London Plan and local planning policy. It is therefore recommended that planning permission be granted subject to conditions and subject to a S106 Agreement or a deed of variation to the current S106 Agreement for the broader Bridisco site in connection with application reference HGY/2011/0814.	

## 1. SITE AND SURROUNDINGS

- 1.1 The application site relates to part of the former Bridisco site located on White Hart Lane. The site is 2.59 acres (1.048 hectares) in size and represents approximately 40% of the overall Bridisco site which is designated as a Defined Employment Area. The larger Bridisco site is bounded to the rear/north by the gardens of residential properties on Devonshire Hill Lane while to the west the site adjoins Norfolk Avenue and a self storage warehousing unit which sits next to St. George Industrial Estate. The Bridisco site is enclosed to the north by a retaining wall approximately 7.5 metres in height at its highest point, above and beyond which is an area of existing established vegetation (including mature trees), which separates the site from residential dwellings. The retaining wall encloses the eastern and western boundaries of the site dropping to ground level towards the front (southern part) of the site.
- 1.2 To the east of the Bridisco site is 500 White Hart Lane/ the former Hubert House site, which has been cleared for redevelopment. There is a public footpath running along the eastern boundary of this site which provides pedestrian access to properties in Devonshire Gardens. Directly opposite the site, on the south side of White Hart Lane lies Haringey FC football ground and car park.
- 1.3 The buildings on the Bridisco site have been demolished and the site cleared. The site comprised of a warehouse building of steel portal frame construction with brickwork elevations and a three storey offices fronting White Hart Lane. The site is generally flat, however the surrounding land rises moving south to north, with the site forming a plateau cut into the slope. There is a grassed area immediately in front of the site, and beyond this, a public footpath and a bus shelter.

## 2. PROPOSAL

- 2.1 This application is for the construction of one industrial building accommodating 3,627 (39, 047 59ft) of gross internal B8 and B1 employment floorspace with ancillary trade counter, together with revised site access and associated highway works, signage and sustainable urban drainage. This application represents an alternative development for the south western part of that site, replacing Unit 1 proposed as part of planning application HGY/2011/0814. This application also involves modification to the access arrangements to the site.
- 2.2 The proposed unit will provide employment floor space within the B8 land use classes. The warehouse will have a floor space of 3,382 square metres (36,405 square ft), the majority of which will be used for the purposes of storing building materials along with the external yard. A small trade only counter will be provided at the front of the building, and a small mezzanine level providing ancillary staff facilities and customer use. Associated with the warehouse use there will be 52 bays for loading, customer parking spaces & staff parking spaces with 16 cycle parking spaces.

- 2.3 The proposed unit will accommodate a Selco builder warehouses facility: a trade only supplier of building materials. Selco have operated as a trade only supplier of building materials since 1938 and operates over 28 builders' warehouses nationally. Selco warehouses supply building materials to the building trade industry only and not to the general public. A typical Selco warehouse employs between 50 and 60 people; comprising of a cross-section of employment skills: including management, supervisory, technical, sales, forklift drivers, drivers, office clerical and manual.

### 3. PLANNING HISTORY

OLD/1987/2088 - Erection of single storey extension comprising 1300m<sup>2</sup> on eastern side of existing warehouse. – Approved 13/04/1987

HGY/1990/0722 - Erection of a telecommunication satellite dish to the roof of premises. – Approved 24/07/1990

HGY/1993/0610 - Erection of double sided, freestanding, non-illuminated sign. – Approved 29/06/1993

HGY/1996/0562 - Variation to Condition 2 attached to HGY/50530 for amendment of hours of starting operations to 0700 Monday to Friday and 0800 on Saturday. – Approved 16/07/1996

HGY/1996/0623 - Variation to Condition 4 (2 metre storage height) attached to permission HGY/50530 seeking to increase the height of storage on the eastern boundary to 3 metres. – Approved 23/07/1996

HGY/1996/1566 - Erection of an extension to main building to provide a warehouse. – Approved 14/01/1997

HGY/1997/0997 - Erection of a single storey warehouse building – Approved 12/08/1997

HGY/2000/0580 - Erection of temporary single storey portal framed storage building – Approved 13/06/2000

HGY/2001/0366 - Installation of a pedestrian entrance/exit to existing front boundary wall/fence. – Approved 25/05/2001

HGY/2002/0067 - Installation of 3 transmission dishes, 3 antennae and an equipment cabinet of roof of Devonshire House. – Withdrawn 05/03/2002

HGY/2011/0814 - Development comprising of construction of three industrial buildings accommodating a total of 13,251 sqm (142,629 sqft) of gross B1/B2/B8 employment floorspace and divided into six employment units, together with revised access and associated highway works, parking and

sustainable urban drainage – Resolved to be approved 12/09/2011 – Subject to S106 agreement.

### **3. RELEVANT PLANNING POLICY**

#### **3.1 National Planning Policy**

PPS1 Delivering Sustainable Development (2005)  
PPS4: Planning for Sustainable Economic Growth  
PPG13: Transport  
PPS23: Planning and Pollution Control

#### **3.2 London Plan (2011)**

Policy 2.7 Outer London: economy  
Policy 2.17 Strategic industrial locations  
Policy 4.1 Developing London's economy  
Policy 4.4 Managing industrial land and premises  
Policy 5.3 Sustainable design and construction  
Policy 5.3 Sustainable design and construction

#### **3.3 Unitary Development Plan**

G1 Environment  
G2 Development and Urban Design  
G4 Employment  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning Obligations  
M10 Parking for Development  
ENV2 Surface Water Run-off  
ENV11 Contaminated Land  
EMP2 Defined Employment Areas  
EMP5 Promoting Employment Uses

#### **3.4 Supplementary Planning Guidance / Documents**

SPG1a Design Guidance  
SPG7a Vehicle and Pedestrian Movement  
SPG8a Waste and Recycling  
SPG8b Materials  
SPG8d Biodiversity, Landscaping and Trees  
SPG8f Land Contamination  
SPG9 Sustainability  
SPG10 The Negotiation, Management and Monitoring of Planning Obligations

#### **3.4 Other**

Haringey Employment Study - 2008 Update  
Draft Sustainable Design & Construction SPD

4. CONSULTATION

Statutory	Internal	External
Environmental Agency	Ward Councillors Transportation Legal Environmental Health Building Control	<u>Local Residents</u>  1-15 (c) The Green, Devonshire Hill Lane 1 – 31 (o) Devonshire Road 449-470 (e) White Hart Lane 2-48 (e) Devonshire Road 133-167 (o) Devonshire Hill Road 167a Devonshire Hill Lane 1-16 Butterfield Close, Devonshire Road 1-2 Butterfield Close, Devonshire Road 82-156 (e) Devonshire Hill Lane 169-177 (o) Devonshire Hill Lane 1-10 (c) Devonshire Gardens 492-498 (e) White Hart Lane 341, 343, 350 White Hart Lane 335-337 White Hart Lane 484-490 (e) White Hart Lane 11-24 © Devonshire Gardens 59-67 (o) Fenton Road

## 5. RESPONSES

### Transportation

- 5.1 The application site has a low PTAL level and is served by the W3 bus route, which operates with a two-way frequency of 24 buses per hour and provides links to Wood Green underground and White Hart Lane rail stations. Furthermore, the site is within reasonable walking distance to the Great Cambridge Road (A10), which is served by the 144, 217, 231, 318 and 444 bus routes, providing links to a number of local transport services with a two-way frequency of 43 buses per hour. It is therefore reasonable to assume that some members of staff would use sustainable transport for journeys to and from the site. However, given the low PTAL and nature of use it is likely that prospective patrons would use private vehicles to travel to and from the site.
- 5.2 The proposal approved under planning application had a total of 50 parking bays. The current application will result in an additional 35 parking bays, bringing the site total to 85 parking bays. It is considered, given the nature of use and location of this proposed unit, that the level of parking provision is justified in this case. Furthermore, the applicant has provided cycle storage in line with Haringey Council standards.

	Previous use	Approved use	Proposed use
<b>Morning peak</b>	49	28	36
<b>Evening peak</b>	61	47	51

**Table 1: Showing peak traffic flows for the previous, approved and proposed uses**

- 5.3 Our analysis of the TRAVL database indicates that during the morning peak period of 8:00am- 9:00am there is a predicted trip rate of 36 vehicles (please see table 1 above), which is an increase of eight vehicles when compared to the development recently approved under planning application no. HGY/2011/0814. However, even taking into account the higher traffic flow, it is estimated that the whole site (including the proposed Selco Trading Centre) will generate approximately 13 less vehicle movements during the morning peak than that associated with the sites previous use. Furthermore, during the evening peak period of 5:00pm- 6:00pm, it is predicted that there will be an increase of four vehicles resulting in approximately 51 vehicular movements. However, this trip rate is still lower than the 61 movements associated with the sites previous use. Therefore, the highway and transportation authority agree that the proposal is unlikely to have any significant impact on the local highway network.
- 5.4 It has been noted that the applicant intends that the main site access be used to serve the development and that the existing access be altered to form a dropped kerb footway crossover, providing access to a substation and phone mast compound. This alteration is welcomed as it will result in the removal of a potential point of conflict. Therefore, the highway and transportation authority

would not object to this application subject to the imposition of the following condition:

1. The designated Local Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application.

Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

Informative: The new development will require naming. The applicant should contact the 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.

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

- 6.1 This current application follows on from an application (recently resolved to be approved on 12<sup>th</sup> September 2011) for the redevelopment of the Bridisco site involving the construction of three new industrial buildings, accommodating a total of 13,251 sqm (142,629 sqft) of gross employment floorspace, to be divided into six employment units, together with revised access and associated highway works, parking and sustainable urban drainage. The principle of the redevelopment of this site for business, industrial and warehousing uses was considered acceptable and consistent with existing national strategic, London Plan and local planning guidance regarding employment development. Similar to the previous application the main issues in respect of this application are considered to be:

- Background/ Principle of Redevelopment
- Design, Form & Layout
- Landscaping
- Transport and traffic impact
- Sustainable Drainage and Flood Risk
- Sustainable Design
- Ecology
- Impact on Residential Amenity
- Planning Obligations

### Background/ Principle of Redevelopment

- 6.2 The site is within Defined Employment Area 17, and is allocated for employment uses. Policy EMP2: Defined Employment Areas – Industrial Locations, protects sites for uses within the ‘B’ use classes and established a principle against redevelopment of the site for other incompatible uses. The emerging Haringey Core Strategy identifies the site under policy SP8 Employment as being within the White Hart Lane ‘Locally Significant Industrial Sites’ (LSIS). The policy allows the use of land for a range of industrial uses

(B1b, c, B2 & B8) where they continue to meet demand and the needs of modern industry and business.

- 6.3 Up until recently, the site was occupied by a three storey office building with warehousing to the rear. The buildings which were demolished in February 2001 comprised of an office building with floorspace totalling some 4,427 sqm over three floors. To the rear of the office accommodation was an attached depot of 13,385 sqm of floorspace. The maximum height of these buildings was 11.4 metres above ground (for the warehouse element) and 11.6 metres (for the office component). Two temporary warehouse buildings (with a ridge height of between 10 metres and 10.56 metres above ground) were sited to the rear of the site and were removed prior to the acquisition of the site by the applicant.
- 6.4 The application site was occupied until late 2008 by the British Distribution Company, known as Bridisco. Their operation on the site comprised their UK office headquarters and one of their 30 UK distributions centres. The company operated as a wholesaler and distributor of a range of electrical goods including appliances, electrical components, security systems, lighting and consumer electronics. In November 2008, Bridisco was put into Liquidation. Since then, operations on the site ceased and the buildings became vacant. The site was put to the market in February 2009 with the buildings remaining unoccupied during that time. As outlined by the applicant difficulties have been reported since then with illegal occupation of the site leading to nuisance complaints.
- 6.5 The site was acquired by Curtis Real Estate and the Northern Ireland Local Government Officers Superannuation Committee in January 2010. The applicant has secured on-site 24 hour security to protect the premises since it was acquired by them. In February 2011, the buildings occupying the site were demolished, leaving a cleared site ready for redevelopment.
- 6.6 The principle of the proposed redevelopment of the site for business, industrial and warehousing uses (use classes B1, B2 and B8) accords with national, regional and local planning policy, in that it will bring a now vacant/ previous employment site back into use. The proposed development will provide new high quality employment floorspace in the Tottenham area which has seen little industrial development since the 1980s, in addition to providing investment the proposal will provide important opportunities for local businesses and employment benefits.
- 6.7 As outlined in the Officers report for the recent application (HGY/2011/0814) it was recognised that the redevelopment of this site will lead to a quantitative reduction in the employment floorspace, however it is accepted that this loss of employment floorspace is mitigated by the qualitative improvements that will arise making the area more attractive to a wider range of end users and employers. Based on the current application the former Bridisco site would accommodate a total proposed gross internal area of 12,116 square metres in comparison to 17,811.73 square metres in the former Bridisco site.



Design, Form & Layout

- 6.8 The proposed new industrial unit will be located to the left of the new central access way to the site, which in comparison to the previous scheme will be adjusted/ moved eastwards by 2.2m. Associated with the warehouse use there will be 52 bays for loading, customer parking spaces & staff parking spaces with 16 cycle parking spaces. The customer vehicle parking will be provided to the front of the building while parking/ access for deliveries and customer pick up of bulk items will be provided to the back of the industrial unit.
- 6.9 The building will measure 55.9 in width and 58.5 in depth. In keeping with the height of the industrial units approved under planning ref: HGY/2011/0814 the haunch height to the warehouse will be 8 metres and ridge height 10.4 metres. The building will be 1 metre below the other units to suit the existing lower level of the south-west corner of the site.
- 6.10 The warehouse will be provided with an automatic sliding door entrance and two automatic sliding door exits with a larger automatic sliding door link between the warehouse and external storage. The service yard to the rear of the warehouse will have electrically operated level access steel shutters while the storage yard will served by secure gates.
- 6.11 The warehouse is provided with ground floor offices serving the trade counter, storage. Stairs and a platform lift will serve the first floor mezzanine which will contain male and female toilets, staff canteen, offices, training room and storage.
- 6.12 Similar to the previously approved scheme this industrial warehouse unit will faced in profiled metal cladding and roofing sheets supported by portal steel frames. The colour scheme for this unit will be designed to meet Selco's national corporate colours. The horizontal profile cladding will be in pale grey (Goosewing Grey) to allow the low pitch pale blue (Albatross) roof to appear floating with mid blue (Denim) vertical cladding as a contrast.
- 6.13 The development will also include signage attached to the main building frontage, and on a separate totem to the front of the site. Separate advertising consent will be submitted for these elements.
- 6.14 In terms of the overall scale and design, it is considered that the proposed buildings are acceptable, taking into account the broader site context. Importantly the building frontage onto White Hart Lane is broken up and will be softened by landscaping. The frontage onto White Hart Lane will be of a reduced visual mass in comparison to the previous building.

Landscaping

- 6.15 As noted above the access into the site is changing, and as a result two existing trees along the green strip in between the pavement and back edge of the road will need to be removed. An assessment of the condition of these trees is submitted as a formal part of the planning application. To compensate for this loss the planting of four replacement specimens will be required (secured through S278 Agreement).
- 6.16 As per the previous buildings on site and the previous site layout, the site had very minimal landscaping expect for tree planting along the boundary of the site which separates the site from residential dwellings.
- 6.17 Within the proposed site layout there is minimum scope for soft landscaping owing to the nature of the site and the nature of the proposed uses. Some small areas of planting will be provided, including an area to the front of the site. The landscaping proposed will be of shrubs of the long life/low maintenance variety.

Transport and traffic impact

- 6.18 The application site falls within a low PTAL area and is served by the W3 bus route, which operates with a two-way frequency of 24 buses per hour, which provide links to Wood Green underground and White Hart Lane rail stations. Furthermore, the site is located within reasonable walking distance to the Great Cambridge Road (A10), which is served by a number of bus routes (No's 144, 217, 231, 318 and 444) providing links to a number local transport services with a two-way frequency of 43 buses per hour.
- 6.19 As per the previous application the planning application is supported by a Transport Assessment (carried out by ITP) and a Travel Plan. The traffic generation from the proposed development (as a stand alone use) alongside that approved for the rest of the site are outlined/ predicated as well as that associated with the previous lawful site use, based on historic trip rate data within the TRAVL database. In order to predict car parking accumulation for t
- 6.20 Analysis of the TRAVL database indicates that during the morning peak period of 8:00am- 9:00am there is a predicted trip rate of 36 vehicles which is an increase of eight vehicles when compared to the development recently resolved to be approved under planning application ref: HGY/2011/0814. However, taking into account the higher traffic flow, it is estimated that the whole site (including the proposed Selco Trading Centre) will generate approximately 13 less vehicle movements during the morning peak than that associated with the sites previous use. Furthermore, during the evening peak period of 5:00pm- 6:00pm, it is predicted that there will be an increase of four vehicles resulting in approximately 51 vehicular movements. However, this trip rate is still lower than the 61 movements associated with the sites previous use. Therefore, the highway and transportation authority agree that the

proposal is unlikely to have any significant impact on the local highway network.

- 6.21 It is noted that the applicant intends that the main site access be used to serve the development and that the existing access be altered to form a dropped kerb footway crossover, providing access to a substation and phone mast compound. This alteration is welcomed as it will result in the removal of a potential point of conflict. In order warehouse building to be provided it will have to be delivered alongside the proposals for the rest of the former Bridisco site, or at very least along with the new access arrangement to the site. In addition taking into account the increased pedestrian/cycling activity arising from this development the Highway and Transportation authority would require off-site improvements to enhance street lighting and footway conditions within the vicinity of the site, as well as the relevant works required in relation to the ghost island right turn facility and relocated bus stop. Such works will need to be secured via a Section 278 Agreement.
- 6.22 The applicant has put forward a number of travel plan initiatives to minimise the impact of the development. As the end users are currently unknown a Framework Travel Plan is proposed, with a Site Travel Plan Co-ordinator identified to oversee the implementation and management of the individual travel plans. It has been noted that the travel plan has been produced in line with requirements set out in Transport for London guidance and that all companies locating to the site will be required to monitor their individual travel plans using the iTrace system.

#### Sustainable Drainage and Flood Risk

- 6.23 A Flood Risk Assessment was carried and submitted with the application in accordance with the requirements of PPS25. The Environment Agency has been consulted. The Environment Agency Flood Zone mapping shows the site to be located within Flood Zone 1 (Low Probability). In this location, this Flood Zone is defined in PPS25 as land assessed as having a greater than 1 in 1000 year annual probability of fluvial flooding. Under PPS25 the proposed development is considered less vulnerable.
- 6.24 The London Plan and the North London Strategic Flood Risk Assessment make clear directives to reduce existing discharge rates by at least 50%. As a minimum discharge should be restricted to 50% less than the existing discharge as calculated by the rational method
- 6.25 The layout incorporates surface water attenuation which will help ensure that outflows of surface water are managed and that discharge rates into the surface water sewer are in accordance with Thames Water's requirements. The storage capacity of the proposed underground storage tanks makes appropriate provision to ensure that surface water volumes which would arise from the part-implementation of application HGY/2011/0814 can be accommodated.

6.26 It is considered the proposal would meet the requirements of the PPS25 and subject to the mitigation measures proposed; namely finished floor levels being be raised a minimum of 150mm above external levels (wherever possible) and external levels falling away from buildings and entrances and be arranged so as to divert overland exceedence flow to safe storage areas or strategic flood routes, the development may proceed without being subject to significant flood risk. Moreover the development will not increase flood risk to the wider catchments area as a result of suitable management of surface water runoff discharging from the site.

#### Sustainable Design

6.27 A Sustainability Report and Energy Assessment have been submitted with the application. As outlined in the Sustainability Report a variety of measures to promote sustainability, both in the construction and the operational phase of development, will achieved, for example by:

- Reuse of construction waste;
- Optimising the use of previously developed land;
- Managing runoff through SuDS;
- Preparation of a Site Waste Management Plan (SWMP)
- Adoption of a Travel plan prepared to assist in the promotion of sustainable transport;
- Development will be designed to meet BREEAM 'Very Good' standards;
- Use of low energy fittings.

6.28 The applicant's have agreed to achieve a BREEAM (Building Research Establishment Environmental Assessment Method) certification of at least 'Very Good'. BREEAM takes into account factors such as contribution of renewable energy technologies to on site energy requirements, sustainable transport methods, grey water recycling, building insulation, solar gain, and sustainable sourcing of building materials and disposal of construction waste to determine their accreditation system.

6.29 Although the above commitments are welcomed, the proposal will be required to demonstrate a reduction of 20% in carbon emission, achieved through the use of onsite renewable energy technology as part of the proposed development. Specific proposals for the inclusion of renewable technology should be included, and justification provided to demonstrate that this requirement will be met; therefore it is recommended that this be conditioned.

6.30 The sustainable measures identified together with the use of renewable technology will represent a satisfactory commitment to measures to combat climate change in accordance with the national, London and local requirements.

Ecology

- 6.31 An Ecological Assessment has been prepared and submitted with the planning application. The Assessment notes that the site has limited ecological value due to its developed nature. Those areas of existing landscape forming the northern boundary of the site, which comprise of several semi mature trees, are to be retained.

Land Contamination

- 6.32 The existing site has been historically used as agricultural land, a clay extraction operation and more recently a goods distribution depot. Therefore the introduction of chemicals into the ground is likely.
- 6.33 Geotechnical laboratory testing was carried out on selected samples recovered from the boreholes. Chemical testing was carried out on 21 soil samples, 6 leachate samples and 6 groundwater samples. The levels of contamination were low which is not considered to pose a significant risk of significant harm to end users. However, inspections for hydrocarbons will be undertaken during demolition works.

Waste Management

- 6.34 As outlined in the previous application each business unit will have its own waste storage facilities and receptacle. The Selco warehouse will have its own waste storage facilities and receptacles, as shown in drawing number 11-068-A003-D Site Plan. This means that the storage of receptacles will be tailored to meet the needs of the Selco operation with responsibility for managing the cleanliness and security of those facilities
- 6.35 The receptacle storage area will be secure and constructed of appropriate materials, and will be of sufficient size to accommodate an appropriate number of receptacles as required by the occupier and waste collection operator.
- 6.36 The receptacle storage area will be located to ensure that it is proximate to the proposed warehouse and to the main means of access to the site, and that it will be accessible in all weathers

Impact on Residential Amenity

- 6..37 As already pointed out the broader Bridisco site is enclosed to the north by a retaining wall approximately 7.5 metres in height at its highest point, above and beyond which is an area of existing established vegetation (including mature trees), which separates the site from these nearby residential properties. The back of the Bridisco site next to the boundary previously contained two warehouse buildings (with a ridge height of between 10 metres and 10.56 metres above ground).

- 6.38 The warehouse unit in question while of a slightly different footprint to that proposed in the recent scheme, it is still considered that the layout and associated building heights will be sensitive to it surrounding and therefore ensuring a satisfactory relationship with the nearby residential properties. The proposal will not have an adverse impact on the amenity of these properties in terms of overshadowing or loss of daylight/ sunlight.
- 6.39 Overall it is considered that by virtue of the siting and design of the proposed industrial unit, there will be no detrimental impact on the visual and residential amenities of surrounding properties.

Planning Obligations/ Section 106 Agreement

- 6.40 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site. In dealing with the recent application for the broader Bridisco site under planning ref: HGY/2011/0814, the LPA secured the following:
- 'Highway Works' – a requirement to enter into a Section 278 Agreement securing £70,000 (seventy thousand pound) contribution for works related to the creation of the ghost island right turn facility and relocation of the vehicle access and bus stop. Additionally, the agreement is to include a scheme to improve street lighting and footway resurfacing within the vicinity of the site and the planting of replacement street trees within the vicinity of the site;
  - 'Haringey Guarantee Sum' - a sum of £60,000 (sixty thousand pounds) to be used by the Council towards the cost of securing training and employment opportunities for residents of Haringey;
  - 'Community Benefits Sum' - a sum of £32,200 (thirty two thousand two pounds) to be used by the Council towards the carrying out of environmental improvements in the vicinity of the site;
  - Monitoring Sum – a sum of £3000 (three thousand pounds) to be used by the Council in monitoring the performance of this Deed.
- 6.41 The LPA recognise that the proposed development could be implemented as a stand alone building; however the applicants have indicated that it is the intention to deliver the proposal alongside the proposals for the remainder of the former Bridisco site. In terms of floorspace the Selco Builder Warehouse represents a third of the floorspace, relative to the proposal for the remainder of the site.

6.42 In the event that the proposal is implemented separate to the rest of the site, the LPA would need to secure the highway works as outlined above as part of a S278 agreement and a third of the other contributions already agreed:

- 'Haringey Guarantee Sum' - a sum of £20,000 (twenty thousand pounds) to be used by the Council towards the cost of securing training and employment opportunities for residents of Haringey;
- 'Community Benefits Sum' - a sum of £10,700 (ten thousand seven hundred pounds) to be used by the Council towards the carrying out of environmental improvements in the vicinity of the Site;
- Monitoring Sum – a sum of £1,000 (one thousand pounds) to be used by the Council in monitoring the performance of this Deed

6.43 However, in the event that the proposed building is delivered alongside the proposals for the remainder of the former Bridisco site, for procedural reasons the LPA can accept a deed of variation to the current agreement to tie in the amended site layout with the signed S106 Agreement.

## 7. CONCLUSION

7.1 The principle of the redevelopment of this site for business, industrial and warehousing uses was recently considered under application ref: HGY/2011/0814. The redevelopment of this former brownfield industrial site for employment purposes is welcomed as it will suitably consolidate the function of this defined employment area and will enhance the economic viability and job creation potential of this part of the Borough. The siting, built form, design and appearance of this proposed industrial unit and its associated access point are considered acceptable. Although this proposal could be considered as a stand-alone application, it is very likely to be delivered alongside the proposals for the remainder of the former Bridisco site. The proposal would also be compatible with adjoining land-use activities and would not detract from current levels of amenity as enjoyed by neighbouring residents.

7.2 The proposal is considered to be consistent with existing national strategic, London Plan and local planning guidance regarding new employment development. It is therefore recommended that planning permission be granted subject to conditions and subject to a S106 Agreement or a deed of variation to the current S106 Agreement for the broader Bridisco site in connection with application reference HGY/2011/0814.

## 8. RECOMMENDATION

### RECOMMENDATION 1

8.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/1566, 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) 'Haringey Guarantee Sum' - a sum of £20,000 (twenty thousand pounds) to be used by the Council towards the cost of securing training and employment opportunities for residents of Haringey;
- (1.2) 'Community Benefits Sum' - a sum of £10,700 (ten thousand seven hundred pounds) to be used by the Council towards the carrying out of environmental improvements in the vicinity of the Site;
- (1.3) Monitoring Sum – a sum of £1000 (one thousand pounds) to be used by the Council in monitoring the performance of this Deed

Or

Subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement for the broader Bridisco site in connection with application reference HGY/2011/0814.

### RECOMMENDATION 2

8.2 That in the absence of the Agreement referred to in the resolution above being completed by 31st January 2012, planning application reference number HGY/2011/1566 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution for highway and access improvements to this site the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

### RECOMMENDATION 3

8.3 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

- 8.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/1566 and the Applicant's drawing No.(s) B001, B002, D001, Yard Plan 4 (Date 21.03.11) and subject to the following conditions:

#### IMPLEMENTATION

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

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

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

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

#### EXTERNAL APPEARANCE / 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 new front boundary treatment, including landscaping, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the residential units hereby approved.

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

4. Notwithstanding the details shown on the approved drawings details of a scheme of hard and soft landscaping including details of the front

boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: To ensure a satisfactory appearance to the development.

5. Prior to the commencement of construction works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

#### CONTROL ON USE/ ACTIVITIES WITHIN THE SITE

- 6 Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

- 7 No deliveries shall be loaded or unloaded within the site between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

- 8 There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the building on site, other than that shown on the approved drawing (Yard Plan 4 – Date 21.03.11), without the prior written approval of the Local Planning Authority.

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

- 9 No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

10. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the roof of any building.

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

11. No external lighting shall be installed on the site without the prior written consent of the local Planning Authority.

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

#### PARKING / TRANSPORTATION

12. The designated Site Travel Plan Co-ordinator shall implement the measures as detailed in the Travel Plan submitted as part of the application.

Reason: To minimise the traffic impact of this development on the adjoining highway network and promote sustainable travel to and from the site.

13. Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Local Planning Authority's standards.

#### SUSTAINABILITY / RENEWABLE ENERGY

14. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- The greatest reduction in surface water runoff rates that is practicably possible, with greenfield rates being the target.
- The maximisation of Sustainable Drainage Systems (SUDS) on site.

Reason: To minimise the risk of flooding, and to improve and protect water quality.

15. Prior to the commencement of development, details of energy efficient design and the potential for the use of renewable energy sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

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

16. Prior to the commencement of development in terms of any unit / building hereby approved, the developer shall provide a copy of the final Building Research Establishment (BRE) certificate confirming that the building design achieves a minimum BREEAM rating of Very Good. The BREEAM Post Construction Assessment shall be carried out on a sample of the development in accordance with an agreed methodology to ensure that the required minimum rating has been achieved.

Reason: In the interests of energy efficiency and sustainability.

#### CONSTRUCTION

17. 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.

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

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

19. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA.

The CLP should show the routing of traffic around the immediate road network and reasonable endeavours ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

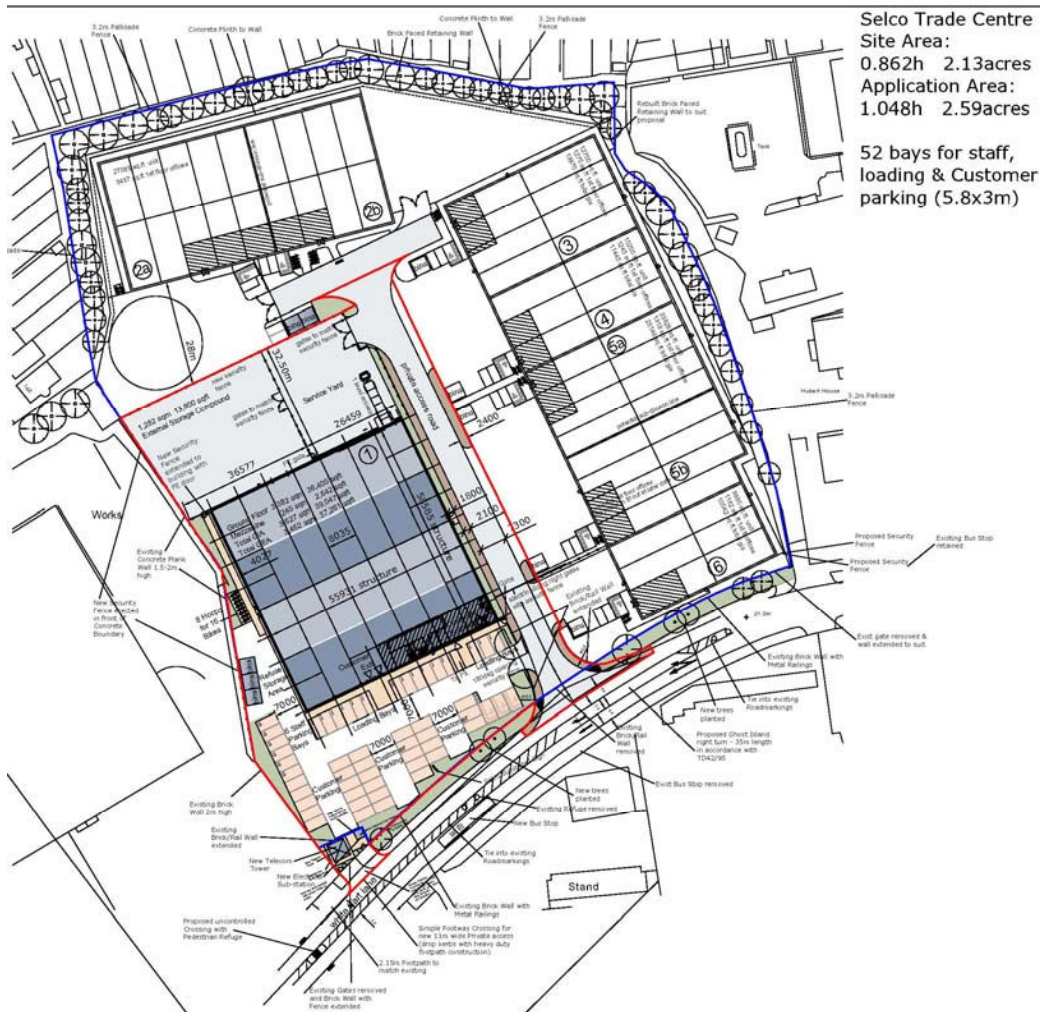
INFORMATIVE: The issue of water supply within the site has been considered and in order to provide an adequate water supply for fire fighting, the London Fire Brigade (LFB) recommends the instillation of 2 Private Fire Hydrants in the position indicated in red on the enclosed map. The hydrants should be numbered P100119 and P109079 respectively.

INFORMATIVE: At the present time the London Fire Brigade has a policy of free annual inspections. If you would like your premises to be included in the test programme then please notify the London Fire Brigade, 169 Union Street, London SE1 0LL Tel 0208 555 1200.

#### REASON FOR APPROVAL

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

- (a.) The proposal is considered to be consistent with existing national strategic, London Plan and local planning policy, namely policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', EMP3 'Defined Employment Area', EMP5 Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and the Councils SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).
- (b.) The proposal is acceptable for the following reasons:
  - I. The siting, built form, design and appearance of this proposed industrial unit and its associated access point are considered acceptable;
  - II. The proposal would also be compatible with adjoining land-use activities and would not detract from current levels of amenity as enjoyed by neighbouring residents.



Selco Trade Centre  
Site Area:  
0.862h 2.13acres  
Application Area:  
1.048h 2.59acres  
  
52 bays for staff,  
loading & Customer  
parking (5.8x3m)

Figure 1: Site Layout Plan



Figure 2: Aerial Photo of Previous Site Layout



Figure 3: Layout Proposed Under Application Ref: HGY/2011/0

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## Site plan

### 550 White Hart Lane N17

## Directorate of Place & Sustainability

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

Tel 020 8489 0000  
 Fax 020 8489 5525

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	Scale	1:1250
	Date	10/10/2011

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Planning Committee 10<sup>th</sup> October 2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/0905	<b>Ward:</b> Muswell Hill
<b>Address:</b> 72 - 96 Park Road N8	
<b>Proposal:</b> Application for a new planning permission to replace an extant planning permission HGY/2006/1839 for the erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units; including alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage; as later amended by planning application HGY/2008/0966.	
<b>Existing Use:</b> Commercial/Residential <b>Proposed Use:</b> Commercial/Residential	
<b>Applicant:</b> MrStephen Oratis Orantez Trading Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 16/05/2011 <b>Last amended date:</b>	
<b>Drawing number of plans:</b> E01-00, 02-00, 02-01, 02-RF, 08-01, 08-02, P02-00B, 02-01B, 02-02B, 02-03B, 02-05A, 02-RF A, 08-04B, 08-05B, P-SCHED, 08-04, CN03-03, 04, 05, 03-03WEST, 03-01 WEST, 03-01 EAST & 03-02.	
<b>Case Officer Contact:</b> Tara Jane Fisher	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: Classified Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions and to a Deed of Variation to the current S106 Agreement.	
<b>SUMMARY OF REPORT:</b> This application is to replace an extant Planning Permission reference number HGY/2006/1839 and later replaced with planning application HGY/2008/0966. This application is considered acceptable and is recommended for approval on the grounds that since the approval of the last application there have not been any overriding changes in Planning Policy or no new material considerations needed to be taken into account. The proposal for two additional floors to create nine residential units and commercial on the ground floor and first floor levels is considered acceptable.	

**1. SITE AND SURROUNDINGS**

- 1.1 The application site is located on Park Road and on the corner with Lynton Road, just outside the Crouch End Conservation Area. At present the site comprises of a

two-storey detached warehouse building, with retail units on the frontage to Park Road which have in the last few years been refurbished. The surrounding area is mixed use and it includes residential, retail and offices.

- 1.2 Adjoining the site to the North-West is a four storey building comprising of retail and other commercial units on the ground floor with flats on the upper floors (Veryan Court). To the North-East of the site is a housing development comprising of 48 flats (The Grove). Directly opposite the site, on the other side of Park Road is residential properties comprising of two-storey flats.
- 1.3 Park Road is a narrow and heavily trafficked road. Lynton Road is used by heavy goods vehicles to gain access to the loading bay on the South-east side of the existing warehouse building to the rear. This road is also used for vehicular access to offices and studios at the rear of the warehouse building. The road is blocked off after that point and there is no direct vehicular access from Park Road to the residential properties along Lynton Road.

## **2. PLANNING HISTORY**

### **2.1 Planning Application History**

Planning-**HGY/2002/1877** -31-03-03-72-96 Park Road London –Erection of five storey building, reducing to three storeys and two-storeys on the north-west and south-east elevations, comprising one commercial unit and 40 residential units, with basement and ground floor parking for 57 cars and raised podium providing amenity area. (Amended scheme) –Resolved to approve subject to Section 106 Legal Agreement; however the Agreement was never signed by the applicant so no permission was granted.

Planning –**HGY/2004/1385**- GTD -31-08-04-72-94 Park Road London –Change of use from warehouse to retail at ground floor level to form 5 retail units and alterations at 1<sup>st</sup> floor level to form 2 separate office areas. Changes to fenestration –Was granted and implemented.

Planning-**HGY/2006/1839**-GTD-11-12-06-72 - 96 Park Road London -Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage.

Planning-**HGY/2008/0966**-GTD-05-08-08-72-96 Park Road London -Amendments to planning application HGY/2006/1839, to include raising the height of the roof, reducing the size of one commercial unit, relocation of commercial waste and other external alterations to the fenestration and front dormer windows.

## **3. RELEVANT PLANNING POLICY**

### **3.1 National Planning Policy**

Planning Policy Statement 1: Delivering Sustainable development  
Planning Policy Statement 2: Housing

3.2 London Plan

- Policy 3A. 1 Increasing London’s Supply of Housing
- Policy 3A. 2 Borough housing targets
- Policy 3A. 4 Housing Choice
- Policy 4B.3 Maximising the potential of sites

3.3 Unitary Development Plan

- G1 Environment
- G2 Development and Urban Design
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD6 Mixed Use Developments
- HSG1 New Housing Development
- HSG10 Dwelling Mix
- M10 Parking for Development

3.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPD Housing

4. CONSULTATION

Statutory	Internal	External
	Ward Councillors	<u>Local Residents</u>  1-6, 59a, 68, 70, 68a, 61, 63, 65, 67, 69, 71, 73, 75, 77, 1-3 59, FFF 1, 2, 3, SFF 1, 2, 3 59, FFF 1-4 59a, SFF 1-6 59a, FF, SFF 68, 68a, Park Road 1-28 (c) Veryan Court Park Road 29-45 (o) Lynton Road Works The Grove Unit @ 47 Lynton Road 1-6 Topsfield Close 1-48 (c) The Grove Lynton Road 37-55 (o) Palace Road

## 5. RESPONSES

5.1 Councillor Jenks has supported the comments of the objections of the local residents.

5.2 Local Residents

There have been objections received from 9 local residents on the following grounds:

- The development would be out of scale with the surrounding buildings and distort the environmental effect.
- The design is bland and would not add to the area.
- Five parking spaces is wholly inadequate
- Would increase the density in the area
- The height would be inappropriate in the area
- Unattractive design
- Will be oppressive and overbearing
- No plans attached

## 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 This application was received by the planning department under the procedure to apply for 'extensions to the time limits for implementing existing planning permissions'. The procedure was brought into force on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order 2009 (SI 2009 No.2261) and the Planning (Listed Building and Conservation Areas) (Amendment) (England) Regulations 2009 (SI 2009 No.2262). This is a temporary measure that only applies to permissions granted before 1 October 2009 and which have not yet been implemented i.e. during the normal 3 year implementation period.

6.2 The accompanying guidance from central Government states that "while these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities should, in making their decisions, focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission." In the light of this advice, the main issue is whether changes to development plan policies or other material considerations are so significant as to justify a different decision to that taken in 2008.

6.3 This application follows on from a previous approval in 2008 which was for amendments to the approved scheme in 2006. In 2006 under reference number HGY/2006/1839 permission was granted for the erection of two further floors to the existing two storey building to create nine residential units and four additional commercial units and the provision of five car parking spaces. In 2008 this permission was superseded under reference HGY/2008/0966 by an application for amendments to Planning application HGY/2006/1839 to include raising the height of the roof, reducing the size of commercial unit, relocation of commercial waste and other external alterations to the fenestration and front dormer windows.

- 6.4 The plans to be approved as part of this current application are the plans submitted in 2008 and there are no changes or amendments to these plans. Since the approval of this previous application there has been no overriding changes to planning policy or new material considerations to take account of. As set out in the Officers report of HGY/2008/0966 the principle a mixed use development incorporating commercial units on the ground and first floors and residential on the two upper floors is accepted and remains the same. In the original application the main issues that were considered were the principle of residential, the height, bulk and scale of the building, the standard of accommodation, impact on adjoining properties, traffic and parking. These issues were extensively addressed and it was considered that overall the proposal would be a truly mixed use scheme that would incorporate residential units and more commercial units to an existing two-storey commercial building. The two additional storeys do not adversely affect the privacy and amenities of any adjoining properties or local residents. The overall bulk and scale of the building will not be out of keeping with the area as Park Road demonstrates many three and four-storey buildings, especially in the immediate locality and back up towards the town centre.
- 6.5 The size of the residential units and the provision of waste and parking have previously been addressed and found to be in compliance with the relevant SPD Housing document. The overall height of 13 metres is quite substantial; however the height of 13 metres will pose little issue with the privacy and amenities of the surrounding properties. The height will still mean that the application site is below the height of the adjoining building Veryan Court and therefore will not adversely affect the streetscene. Given that the building immediately adjacent is still higher than the proposed height and therefore considered acceptable.
- 6.6 There has been some criticism that the building is too bland in terms of design, however the property does not lie within a Conservation Area and the design does not adversely affect the building itself or the streetscene. The proposed building on the prominent corner will have a slightly curved appearance which will lessen any box like design when viewed from Lynton Road. The detailing of things such as fenestration and the dormer windows in the mansard roof do not materially harm the external appearance.

## 7. CONCLUSION

- 7.1 As there have been no changes to the proposed scheme in terms of layout, design and appearance since the previously approved application it is considered that the proposal is in accordance with the relevant planning policies. In addition the concerns and issues raised by local residents have previously been addressed and considered and it is felt that the proposal will pose minimal impact in terms of affect on amenity and the impact of design and the standard of accommodation. The proposal is therefore compliant with Policies UD3 General Principles, UD4 Quality Design, HSG1 New Housing Development, UD6 Mixed Use Development, SPG1a Design Guidance and SPD Housing of the Haringey Unitary Development Plan.

## 8. RECOMMENDATION

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/0905 subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement and following completion planning permission be GRANTED in accordance with planning application no HGY/2011/0905 and the Applicant's drawing No.(s) E01-00, 02-00, 02-01, 02-RF, 08-01, 08-02, P02-00B, 02-01B, 02-02B, 02-03B, 02-05A, 02-RF A, 08-04B, 08-05B, P-SCHED, 08-04, CN03-03, 04, 05, 03-03WEST, 03-01 WEST, 03-01 EAST & 03-02.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The development hereby authorised requires the applicant to provide 2 x 1100 litres refuse and 1 x 1100 recycling bin for domestic purposes and shall not be abused by the commercial units.  
Reason: In order to provide adequate domestic refuse and prevent the abuse of the domestic refuse storage by those in the commercial units.
4. Before the commencement of any works a secure area for 14 bicycles to be parked shall be submitted and approved in writing to the Local Authority.  
Reason: In order to meet the requirement as requested by the Transportation Team.
5. The commercial unit shown on the plans hereby approved shall be used for purposes falling within Class A1 (shops), Class A2 (financial and professional services) or Class B1 (Business) only and shall not be used for any other purpose.  
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because uses within other classes are not necessarily considered to be acceptable.
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
7. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority and these spaces shall



thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing to the Local Planning Authority.

Reason: In order to ensure that adequate provision for car parking is made within the site.

8. Prior to the occupation of the residential units a scheme for the installation of bollards along the adjoining footway abutting the western and southeastern periphery of this site on Park Road and Lynton Road shall be submitted to and approved in writing by the Local Authority.

Reason: In order to prevent parking on the forecourt and improve the condition for pedestrians at this location.

9. The applicants must ensure that servicing lorries enter and exit Lynton Road from and onto Park Road respectively, in forward gear.

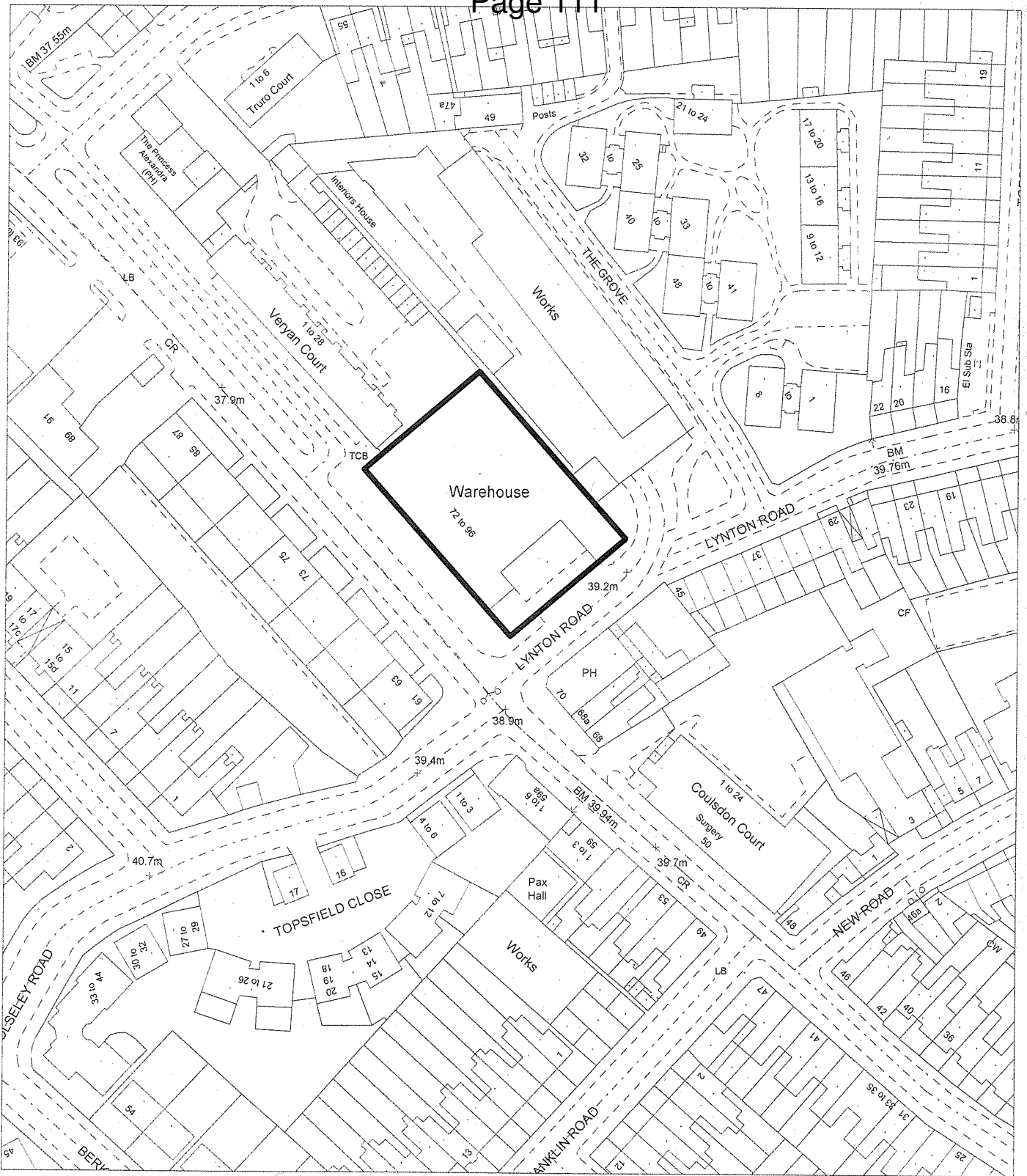
Reason: To minimise disruption to traffic and bus movements on Park Road.

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).

#### REASONS FOR APPROVAL

The proposal is approved on the grounds that since the previous application there have been no overriding changes to Planning Policy or any new material considerations to take account of the proposal is found to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', UD6 'Mixed Use Development', HSG10 'Dwelling Mix' and SPD Housing of the Haringey Unitary Development Plan.

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## Site plan

### 72 - 96 Park Road N8

## Directorate of Place & Sustainability

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 10<sup>th</sup> October 2011

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2011/1172	<b>Ward:</b> Highgate
<b>Address:</b> 270 Archway Road, N6	
<b>Proposal:</b> Front extension to existing first floor, rear extensions to ground and first floor and addition of pitched roof storey to provide commercial space at ground floor level and 5 x one bed flats and 1 x two bed flats at upper floor levels. (Amended description).	
<b>Existing Use:</b> B1 – vacant. Former printer, offices and studio.	
<b>Proposed Use:</b> A1, A2 or B1 with residential above.	
<b>Applicant:</b> Mr Alastair Norton, Norton Mayfield Architects	
<b>Ownership:</b> Private	
<b>PLAN No's:</b> 1011-PL-002a, 1011 003B, 1011-PL-004B, 1011-PL-011H, 1011-PL-010J, 1011-PL-012F, 1011-PL-013F.	
<b>Case Officer Contact:</b> Jill Warren	
<b>PLANNING DESIGNATIONS:</b> Conservation Area, Classified Road, Local Shopping Centre	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions	

**SUMMARY OF REPORT:** The proposal is for the conversion of an existing commercial building on Archway Road into 6 flats (5 x 1bed and 1 x 2 bed) with the addition of a mezzanine floor. A commercial/shop unit will be retained on the ground floor with the potential to divide into two should local demand favour smaller units. The building will be extended to the front with a new, traditionally designed shop front, to the rear and to the roof to facilitate the residential accommodation. The flats to the rear will have small courtyard gardens and the upper flats will have balconies. The scale, design and form of the proposed extension to this building are considered acceptable, will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Archway Road will help improve the appearance of this part of the road as well as its vitality and viability. The detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. This application is therefore recommended for APPROVAL, subject to conditions and subject to S.106 Agreement.

## 1. SITE AND SURROUNDINGS

- 1.1 The site is located on the eastern side of Archway Road, at the end of a purpose built late Victorian terrace of four storey residential properties with a parade of retail units on the ground floor. The adjoining property to the north is a place of worship (Cholmeley Evangelical Church) which is approximately three storeys and was redeveloped in the late 1980's. Immediately to the south is a two storey property with a now vacant car exhaust centre at ground floor, with mock Tudor detailing, above. (No. 260-268).
- 1.2 The Archway Road is predominantly purpose built terraces of Victorian shopping parades and three/four storey residential terraced houses. On the other side of Archway Road, opposite the site, are some detached/semi-detached residential properties, well set back from the road and terraces of residential properties.
- 1.3 The subject property is a three storey yellow 'London stock' brick property with basement. Its primary function was commercial and has been used for various commercial purposes including printers but is now vacant and has recently undergone internal work. The ground floor seems to have been used as offices; it has a simple modern frontage, unlike any other in the parade.
- 1.4 The rear of the property is bounded by a high brick wall. The ground drops considerably to the residential properties of Holmesdale Road, N6. The rear gardens in Holmesdale Road are typically 16m in length from the rear of the original houses. Some of these properties have been extended into their rear gardens.

- 1.5 The site also 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/Edwardian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.

## 2. PLANNING PROPOSAL

- 2.1 The planning application is for a front extension to the existing first floor, for rear extensions to ground and first floors and the addition of pitched roof to provide commercial space at ground floor level and 5 x one bed flats and 1 x two bed flats at upper floor levels.
- 2.2 The original application proposed 4 x 1 bed flats and 2 x two bed flats at upper floor levels. After discussion with the applicant, the layout was adjusted to increase the size of bedrooms for the flats on the first floor by removing a bedroom from one of the flats.
- 2.3 The proposal will extend the property, adding a further storey within a slate tiled pitched roof. The height will be lower than the adjoining church but higher than No. 260-268, resulting in a stepped roof height along the terrace of properties. There will be an extension to the front on the upper floors and to the rear on the ground and mezzanine floor to accommodate the proposed residential units and maximise the commercial space on the ground floor. The two storey plus roof appearance of the frontage has been retained by proposing a mezzanine floor within the property, providing some split level accommodation. The proposal has been amended to retain the existing high wall to the rear of the property in response to comments from neighbours to the rear.

### Commercial

- 2.4 The proposed ground floor frontage is of a traditional design, with two separate entrance doors for the commercial area of 108m<sup>2</sup>. The external materials and finishes will match the existing brick and tile work, with a traditional design frontage to replace the existing minimalist shop/office front. With two doorways, the commercial unit could be subdivided into two should local demand require smaller units at this location. The commercial unit will not have access to the rear of the property.

### Residential

- 2.5 The proposed residential above has a separate access door from the commercial unit. This includes the provision of communal storage for 6 x bicycles.
- 2.6 The rear of the property will have three storeys due to a mezzanine floor plus accommodation in the raised, extended roof. There will be 2 x 1 bed maisonettes on the ground/mezzanine floors, (66.6m<sup>2</sup> and 54.1m<sup>2</sup>), with private

stairs between floors and each will have private courtyard garden areas. The first floor will contain 1 x 1 bed flat (53.3m<sup>2</sup>) and 1 x 2 bed flat (65.7m<sup>2</sup>), these two units will have terraces to the front. The upper floor within the extended roof will have 2 x 1 bed flats (44.7m<sup>2</sup>) which will have small terrace.

- 2.7 The rear of the property will be finished with brick to match the existing with the exception of the ground floor extension where white painted render will be used to reflect all available light within the courtyards. There will be wooden, slatted screens to the rear of the residential to maximise the light into the properties and to minimise overlooking of the residential properties to the rear.
- 2.8 It will be finished with brick to match the existing with the exception of the ground floor extension where to the rear, white painted render will be used to reflect all available light within the courtyards.

### **3. PLANNING HISTORY**

#### **3.1 Planning Application History**

OLD/1965/0021, Change of use from grocery shop & storage to showroom office & studio. Granted 11/08/1965

OLD/1965/0022, Change of use from grocery shop & storage to showroom office & studio. Granted 11/08/1965

OLD/1979/0776, 3/8/79 Change of use to retail car showroom. Refused 1/11/1979

OLD/1979/0777, 3/8/79 Change of use to retail car showroom. Refused 01/11/1979

HGY/2010/2109 Front extension to existing first floor, rear extensions to ground and first floor and addition of pitched roof storey to provide commercial space at ground floor level and 2 x one bed, 3 x two bed and 1 x 3 bed flats at upper floor levels. Refused 06/01/2011

#### **3.2.1 Planning Enforcement History**

UNW/2010/00568 Alleged excavation work – no breach has occurred. Case closed.

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

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

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



4.2 London Plan (2011)

Policy 3.3 Increasing housing supply  
 Policy 3.4 Optimising housing potential  
 Policy 3.5 Quality and design of housing developments  
 Policy 6.13 Parking  
 Policy 7.2 Creating an inclusive environment  
 Policy 7.3 Designing out crime  
 Policy 7.4 Local character  
 Policy 7.6 Architecture

4.3 Haringey Unitary Development Plan (2006)

UD3 General Principles  
 UD4 Quality Design  
 CSV1 Development in Conservation Areas  
 CSV5 Alterations and Extensions in Conservation Areas  
 TCR1 Development in Town and Local Shopping Centres  
 TCR4 Protection of Local Shops  
 EMP4 Non-Employment Generating Uses  
 M3 New Development Location and Accessibility.  
 M9 Car Free Developments

4.4 Supplementary Planning Document (2008)

SPD Housing

4.5 Haringey Supplementary Planning Guidance (2006)

SPG1a Design Guidance  
 SPG2 Conservation and Archaeology

## 5. CONSULTATION

Statutory	Internal	External
TfL	Ward Councillors Haringey Conservation Officer	<u>Amenity Groups</u> The Highgate Society The Highgate CAAC  <u>Local Residents</u> 254-278 (e), 291-229 (o) Archway Road, N6 FFF, SFF, S/TFF 254; S/TFF, TFF 256 Archway Road, N6 Flats 1-3 (c), GFF front, GFF middle, GFF rear, FFF front, FFF rear, SFF, S/TFF, TFF 258 Archway

		Road, N6 260b; GFF, FFF, SFF 278 Archway Road, N6 Flats 1-4 (c) 219 Garden Flat, Upper GFF, FFF, SFF 221 Archway Road, N6 Lower Flat, Upper Flat 221A Archway Road, N6 Flats 1-4 (c) 223 Archway Road, N6 Flat 1A, Flats 1-4 (c) 225 Archway Road, N6 Flats 1 & 2 227 Archway Road, N6 GFF, FFF 229 Archway Road, N6 35-53 (o) Archway Road, N6 Flats 1 & 2 39 Archway Road, N6 GFF, FFF, 41 Holmesdale Road, N6 43 Claremont Road
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## 6. RESPONSES

### Waste Management

- 6.1 The existing refuse and recycling collection arrangements for flats above shops on Archway Road are for residents to put refuse and recycling in tied sacks on the pavement of Archway Road for twice daily collections between 7:30am to 9:00am and 9:30pm to 11:00pm. Any refuse found presented for collection outside of these time slots will be searched and enforcement action taken against offenders. This application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.

### Highgate CAAC

- 6.2 HGY/2011/ 1172 270 Archway Road, Neighbours' views should be taken into account particularly those behind the site in Holmesdale Road.

### Metropolitan Police

- 6.3 We recommend that the new homes are built to Secured by Design standards. The Crime Prevention Design Advisers for Haringey Police can provide free, impartial advice and can be contacted on 020 8345 2167.

Transportation

- 6.4 We welcome the provision of six cycle spaces and we believe this is appropriate location for this car free development.
- 6.5 TfL: For the purpose of this development stopping restrictions within the vicinity of this site should be assumed to remain as they are and should show through a Delivery and Service Plan how vehicular servicing to site will be managed to minimise impact on the TLRN include refuse collection and other regular deliveries. This could be secured by condition and be relatively straightforward statement of intent from the developer provided prior to occupation. TfL preference is that during the construction phase that no stopping on the A1 would be allowed for construction vehicles from this site, no encroachment or stopping on the TLRN footway or carriageway or over sailing of the TLRN highway, except where current restrictions already allow stopping or when explicitly agreed with TfL in written via license or agreement.
- 6.6 • It is likely due to the nature of the site and its location that some use or work on the TLRN will be necessary and suspension of existing controls for a limited time period. We recommend that once a contractor has been appointed that they meet with TfL to discuss the details. We would seek a minimum footway width of 2 metres at all times, no or minimum stopping during red route operating hours (including the existing carriageway and parking bay), and appropriate people on site managing the safe movement of materials between site and the TLRN public highway. The provision of Construction Logistic Plan should be prepared prior to construction to document the overall approach. TfL written agreement/license would be needed for any hoarding that encroaches on TLRN or over sailing of the TLRN highway during the construction of the development, see:  
<http://www.tfl.gov.uk/roadusers/redroutes/11010.aspx>
- 6.7 Any physical measures on the TLRN would require the developer to enter an agreement under section 278 of the Highways Act with TfL (e.g. renewal footway after completion of construction; temporary or permanent relocation of sign or lamp posts) – advice will be provided on request.
- 6.8 Haringey: We do not object to this development proposal. Should the Borough approve this planning application, we understand this development during the construction stage could have some impact on the safe operation of the TLRN as we aware that the only access to the site is from the TLRN. We believe these impacts can be overcome if they meet with TfL highway operational team and discuss their construction methods and logistics issues before they start construction.
- 6.9 In addition to Transport for London comments above, whilst transport for London are the Highways authority for Archway Road, the Impact of the parking generated by the proposed 6 residential units will be on Cholmeley Park. Considering that this area has been identified by the Council's 2006 adopted UDP policy HSG 11 as are an area that suffers from high parking

pressures we will require the applicant to enter in to a S.106 agreement to dedicate the development proposal as a car free development in line with the councils UDP policy M9. We will also require the applicant to contribute to car club scheme to mitigate the impacts of the development. Therefore, the highway and transportation authority would not objection to the above proposals subject to the imposition of a condition requiring the applicant to enter into a S106 agreement to secure that:

1. The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's or visitor's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.
2. The residents of the new development are provided with one years free membership to the "car club scheme" to help mitigate the non provision of off- street parking".

#### 6.12 Conservation Team

In design & conservation terms the proposal is considered acceptable subject to the selection and installation of high quality traditional facing materials to preserve or enhance the character and appearance of Highgate Conservations Area.

#### 6.13 Building Control

No comments were received from Building Control.

#### 6.14 Residents

A petition was received from 23 local residents objecting to the development on the grounds that:

- The current design to the rear fits in well with the Conservation Area;
- The raising of the height of the building will reduce the afternoon sun to the properties to the rear; and
- There will be a significant reduction in light overall to the properties to the rear affecting their "right to light".

- 6.15 Further objections were received from residents of Nos. 45, 41, 43, 45, 51, 47, 39, 49 and 53 Holmesdale Road and 43 Claremont Road, N6.

#### Built Form

- The site is visually intrusive to the rear due to the increase in height.

- The design is poor compared to the existing building, particularly to the rear, and will be detrimental to the character of the building and the Conservation Area.
- The reduction of the existing, original rear boundary wall to the rear of the site will be detrimental to the Conservation Area.

#### Residential Amenity

- The proposal will result in a greater level of overlooking and therefore a loss of privacy.
- The site will reduce sunlight and daylight to the back of the properties to the rear of the proposal site due to the increase in height.
- The development will increase levels of noise to properties to the rear.
- The development will increase levels of artificial light at night to properties to the rear.
- The reduction of the existing, original rear boundary wall to the rear of the site will be result in an increase in noise and overlooking.

#### Parking

- Parking is a concern as the proposal will exacerbate the existing local parking problems.

## **7. ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 7.1 The main issues in respect of this application are considered to be (1) Design, Form & Layout, (2) Impact on the Character and Appearance of the Conservation Area, (3) Impact on Residential Amenity, and (4) Transportation Issues.

#### Design, Form & Layout

- 7.2 The proposal must be considered from both an amenity and design perspective. Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.
- 7.3 Objections have been received regarding the increase in height and its impact on amenity. Haringey's Design SPG states that the Council will take regard of the urban design elements of schemes for new development, alterations and extensions. The scale and design of the extension to the building, with the property located between two larger buildings, maintaining a stepped appearance of the roofs between the buildings is considered appropriate and in keeping with the terrace and the Conservation Area at this location.

- 7.4 The rear of the property is bounded by a high brick wall and the ground drops considerably to the residential properties of Holmesdale Road, N6. The rear gardens in Holmesdale Road are typically 16m in length from the rear of the original houses. Some of these properties have been extended into the rear gardens.
- 7.5 The dwelling mix is in-line with the dwelling mix for conversions and will result in 6 new residential units. The amenity space provided will be small and surrounded by high walls, the treatment of these walls with painted render will maximise the ingress of light into the lower floors. The layout is satisfactory with bedrooms located to the rear. The bedroom sizes are above the minimum required. The aspect and outlook of the properties to the rear are satisfactory, the ground floor being enclosed by walls, the upper floors having partial screening and a raised rear boundary fence/wall to reduce overlooking.
- 7.6 With regard to the commercial/retail unit, this location is not within a designated Employment Area, it is within a Local Shopping Centre, located between a church and a former car maintenance garage which has recently had permission for conversion to a retail unit to the ground floor. There has been concern expressed on the application as to whether the advertising has been sufficient or whether letting it has been difficult due to the building works. There has been information provided with the previous application to show marketing of the property.
- 7.7 The proposal does retain commercial/retail use to the building on the ground floor. The floorspace of the commercial unit has been reduced to allow for the residential accommodation to the rear. The floorspace of this is: 116m<sup>2</sup>. This is a reasonable size for an independent office or retail unit and the flexibility to subdivide if demand for smaller units is also feasible giving an increase in the potential for business to occupy this space in the longer term. It is considered that proposed commercial unit is considerable acceptable and in line with planning policies UD3 General Principles and EMP4 Non-Employment Generating Uses.

#### Character and Appearance of the Conservation Area

- 7.8 The property was of two/three storeys, an extension into the basement, dropping floor levels has created three storeys with a mezzanine floor to the rear. The appearance of two storeys plus a roof has been retained within the design to the front of the property. The commercial unit has level access to the street.
- 7.9 The development should not dominate existing features important to the building. Policies CSV1, CSV5 and SPG2 relate specifically to alterations and extensions within conservation areas and seek to ensure the development preserves or enhances the special character of the area.
- 7.10 The Haringey Conservation officer has commented that the proposals are acceptable subject to the selection and installation of high quality traditional

facing materials. A condition relating to materials has been placed on this application. The replacement of the modernist shopfront with one of a more traditional design and the use of traditional timber fenestration to the floors above is considered in keeping with the buildings in this part of the Conservation Area.

- 7.11 The design and treatment to the frontage onto Archway Road in particular the new shopfront design and treatment to the front elevation of the building, will address the somewhat untidy nature of the site and will serve to enhance the appearance of the street and help improve the vitality and viability of this part of Archway Road.
- 7.12 Subject to the use of appropriate materials and detailing the proposal will serve to enhance the character and appearance of the conservation area. As such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

#### Impact on Residential Amenity

- 7.13 The roof extension will be located at the front and the rear and would be set back from the rear building line at ground and first floor level. The retention of the existing high rear wall and the addition of timber screening associated with the rear windows to the mezzanine and first floors are proposed. As such, the roof and the rear facing windows will not result in any significant overlooking to the rear gardens of Holmesdale Road residents. The screens and retention of the wall will also reduce potential for noise pollution/nuisance and for light pollution at night into the gardens and homes to the rear.
- 7.14 Concern has been expressed at the loss of natural light into the gardens and homes to the rear. The extension to the roof will only result in a slight reduction in afternoon sun to these properties. Therefore it is considered that the development won't have a significant detrimental effect upon light levels and is considered to be acceptable in terms of residential amenity in line with policy UD3 General Principles UD4 Quality Design and SPD Housing.

#### Transportation Issues

- 7.15 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.

Environmental and Sustainability Issues

- 7.16 The scheme is a brownfield development, retaining some of the original building, is accessible by public transport and will meet Code 3 for Sustainable Homes.

Waste Management

- 7.16 The location has a twice daily collection of refuse and recycling, storage is therefore being provided within the residential units.

**8. CONCLUSION**

- 8.1 The scale, bulk, mass and design of the proposed extension to this building are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Archway Road will help improve the appearance of this part of Archway Road as well as its vitality and viability. The detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.

**9. 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/2011/1172 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 6 new residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);



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

#### RECOMMENDATION 2

- 9.2 That in the absence of the Agreement referred to in the resolution above being completed by 31<sup>st</sup> January 2012, planning application reference number HGY/2011/1172 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/2011/1172 and the Applicant's drawing No.(s) 1011-PL-002a, 1011 003B, 1011-PL-004B, 1011-PL-011H, 1011-PL-010J, 1011-PL-012F, 1011-PL-013F. subject to the following conditions:

#### IMPLEMENTATION

- 1 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.

#### TRANSPORTATION

- 3 A Delivery and Service Plan shall be submitted to and approved by the Local Planning Authority prior to occupation - detailing how vehicular servicing to site will be managed to minimise impact on the TLRN of deliveries.

Reason: In order that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

#### MATERIALS

- 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.

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

- 5 Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front shopfronts shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of Highgate Conservation Area.

#### 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.

- 7 The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any

statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

- 8 Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development

- 9 The proposed rear timber screening and existing rear wall hereby approved shall be retained and maintained to the satisfaction of the local authority.

Reason: To safeguard the amenity of neighbouring properties with regard to overlooking.

- 10 Notwithstanding the detail shown on Drawing Ref: 1011-PL-010J, subdivision of the proposed commercial space to the ground floor shall not take place until precise details of the subdivision and the associated facilities to be implemented in connection with the development hereby permitted have been submitted to and approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to maximise viability of the proposed commercial unit.

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

#### REASONS FOR APPROVAL

The scale, bulk, mass and design of the proposed extension to this building are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Archway Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The detailing and materials associated with the proposal

will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.



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## Site plan

### 270 Archway Road N6

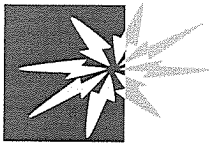
## Directorate of Place & Sustainability

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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Haringey Council

Agenda item: .

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Planning Committee	On 10 <sup>th</sup> October 2011
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Report Title: Town &amp; Country Planning Act 1990

Town &amp; Country Planning (Trees) Regulations 1999

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: Stroud Green,  
Highgate, Tottenham Green

Report for: Planning Committee

**1. Purpose**

The following report recommend Tree Preservation Orders be confirmed.

**2. Summary**

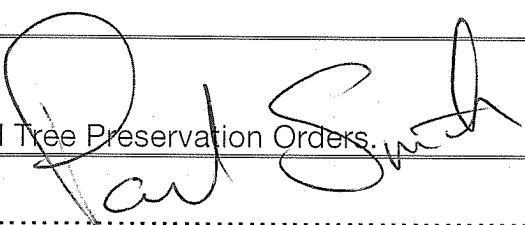
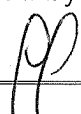
Details of confirmation of Tree Preservation Orders against trees located at:

1. 65 Mount View Road N4
2. 29 Ridge Road N8
3. Southwood Hall, Wood Lane N6

**3. Recommendations**

To confirm the attached Tree Preservation Orders.

Report Authorised by: .....


  

 Marc Dorfman

Assistant Director Planning, Regeneration &amp; Economy

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 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ.

Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 1478.

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

SUMMARY

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

This matter was deferred from the Planning Sub-Committee on 11 July 2011 in order to clarify the location of the tree which was unclear at the time of the previous consideration by the Sub-Committee.

Photographic evidence has now been provided by the Council arboricultural officer to clarify the location of the tree.

REPORT

The tree is 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

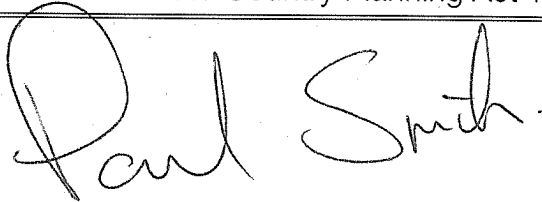
The Council Arboricultural Manager has commented on these objections as follows:

- 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 trees age and size, it creates an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local bio-diversity.

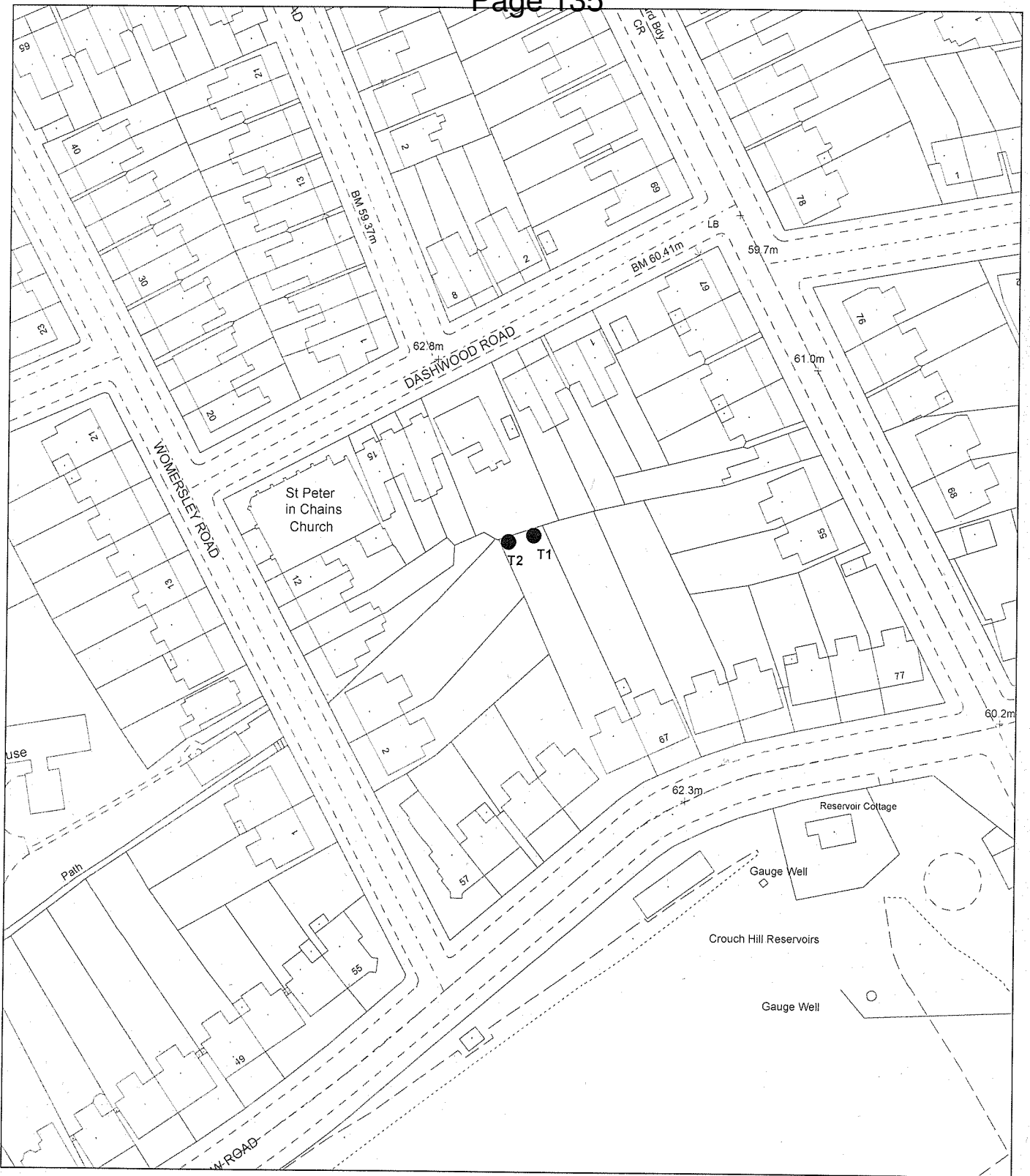
Taking into account the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

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 Place & Sustainability**

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: 29 Ridge Road N4

Species: T1: Pear, T2: Pear

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 visible from a public place.
2. The trees appear healthy for their age and species, and have a predicted life expectancy in excess of 50 years.
3. The trees are is suitable to their location; significantly contributing to local bio-diversity.

3 objection letters were received from 31, 31a and 33 Ridge Road N8 as follows:

- Tree is not maintained, unchecked and densely congested with old wood
- Location of tree is too close to back wall of terraced housing, roots could damage property
- Tree is in back garden and therefore is not of high amenity value

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

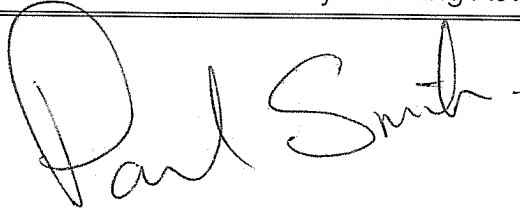
- The trees appear to be in good condition and are healthy for their species and age
- The trees are mature specimens of good form and have been professionally managed on a regular basis in the past
- The trees are clearly visible to local residents and members of the public using Mayfield Road and Inderwick Road

- The trees are of 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 they create an important habitat for a variety of local wildlife, including invertebrates, birds and mammals
- The trees can be managed in future by regular crown reduction and thinning, in order to reduce the risk of damage to nearby buildings and to allow sufficient sunlight to reach the surrounding gardens and living spaces

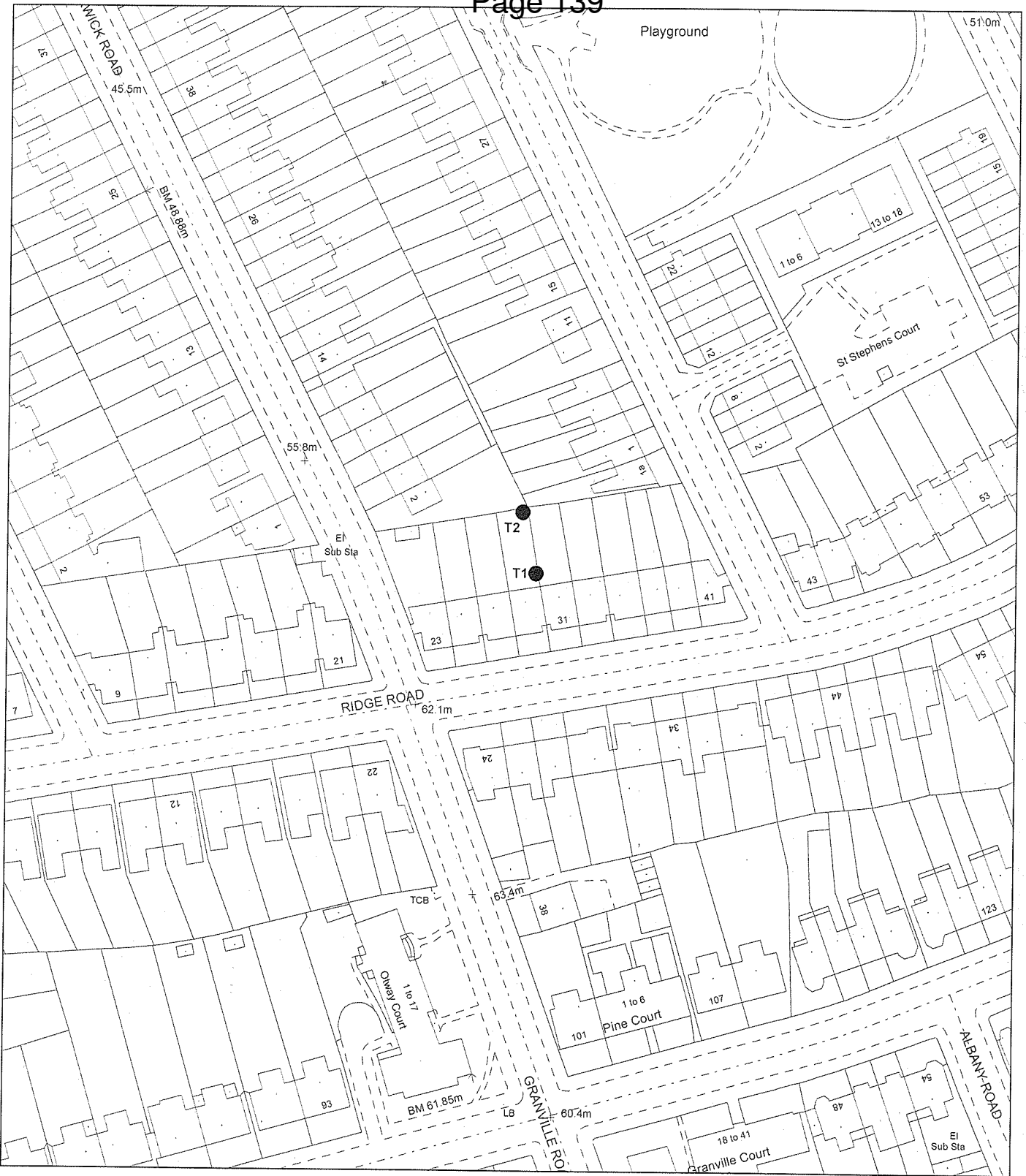
Taking into accounts the comments of the Arboricultural Manager the Planning Sub-Committee is recommended to confirm the Tree Preservation Order.

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  
29 Ridge Road N6  
T1. Pear, T2. Pear**

**Directorate of  
Place &  
Sustainability**

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: Southwood Hall, 1 – 35 Wood Lane N6

Species: T1: Common Oak, T2: Common Oak

Location: Front of 1 - 35

Condition: Fair

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 visible from a public place.
2. The trees appear healthy for their species and age, and has a predicted life expectancy in excess of 100 years.
3. The trees are native species, suitable to the location and contribute significantly to local bio-diversity.

1 letter of support was received from 21 Wood Lane N6

1 objection letter received from 17 Wood Lane N6 as follows:

- The tree being publicly visible does not warrant Tree Preservation Orders
- The trees are under good arboricultural management and therefore do not warrant Tree Preservation Orders

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

- The trees are large mature specimens, of good form and are clearly visible to local residents and members of the public
- The trees are of high landscape value and their removal or disfigurement would have a detrimental effect on the character of the conservation area
- Due to the trees age and size, they create an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local

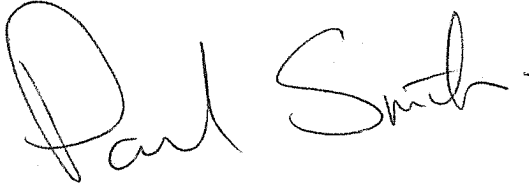
bio-diversity

- The trees can be managed in future by regular pruning to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surround gardens and living spaces within the adjacent properties on Wood Lane

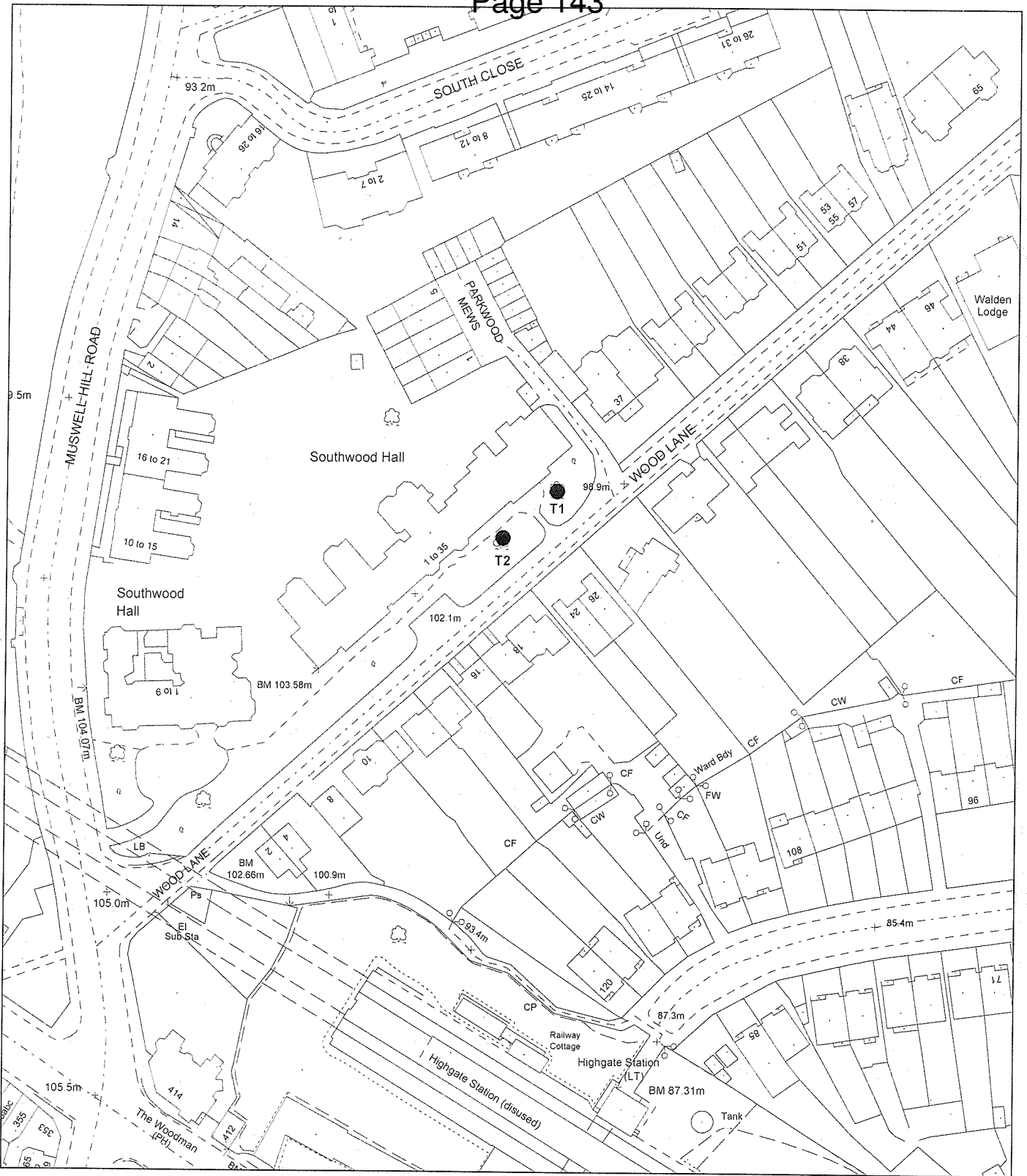
Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

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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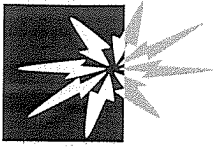
**Site plan  
Southwood Hall, 1 - 35 Wood Lane N6  
T1. Common Oak, T2. Common Oak**

**Directorate of  
Place &  
Sustainability**

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Haringey Council

Agenda item:

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<b>Planning Sub-Committee</b>	<b>On 10<sup>th</sup> October 2011</b>
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Report Title: Appeal decisions determined during August 2011		
Report of: Lyn Garner Director of Place and Sustainability		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Sub-Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Sub-Committee
Wards(s) affected: All	Report for: Planning Sub-Committee	
<p><b>1. Purpose</b></p> <p>To advise the Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during August 2011.</p>		
<p><b>2. Summary</b></p> <p>Reports outcome of 7 planning appeal decisions determined by the Department for Communities and Local Government during August 2011 of which 1 (14%) was allowed and 6 (86%) were dismissed.</p>		
<p><b>3. Recommendations</b></p> <p>That the report be noted.</p>		
<p>Report Authorised by: <i>Paul Smith</i></p> <p><i>PP</i> Marc Dorfman Assistant Director Planning, Regeneration &amp; Economy</p>		
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader      Tel: 020 8489 5114</p>		
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ. 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. 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.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.</p>		

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**APPEAL DECISION AUGUST 2011**

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2011/0344</b>
<b>Decision Level:</b>	<b>Delegated</b>

**33 Clonmell Road N17 6JY****Proposal:**

Create a small roof terrace to the rear of the building

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the surrounding area

The effect of the proposed development on the living conditions of neighbouring residents with particular regard to overlooking and privacy

**Result:**

Appeal – **Dismissed** 16 August 2011

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2011/0652</b>
<b>Decision Level:</b>	<b>Delegated</b>

**38 Stanhope Gardens N6 5TS****Proposal:**

Erection of a rear extension at first floor level to create a new bathroom

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the Highgate Conservation Area

The effect on the living conditions of the adjoining occupiers in terms of loss of light

**Result:**

Appeal - **Dismissed** 8 August 2011

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>HGY/2010/0435</b>
<b>Decision Level:</b>	<b>Delegated</b>

**10 Woollaston Road N4 1SD**

Conversion of five studios into three flats consisting of 2 x 2 bedroom flats and 1 x 1 bedroom flat

**Type of Appeal:**

Written Representation

**Issues:**

Whether or not the proposed would provide adequate accommodation to meet the council planning standards

Whether or not the proposal would preserve the residential amenity of the character of the surrounding area

Whether or not the proposed would result in an increase traffic and excessive pressure for on-street parking

**Result:**

Appeal **Dismissed** 10 August 2011

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2010/1312</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1 The Park N6 4EU****Proposal:**

Renovation and extension of the annex

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the proposal on the living conditions of the occupier of the flat immediately above the proposed extension to the annex, with regard to visual impact.

**Result:** Appeal **Allowed** 11 August 20110



<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2010/1992</b>
<b>Decision Level:</b>	<b>Delegated</b>

**30 Church Crescent N10 3NE****Proposal:**

Alterations to include third bedroom in basement flat

**Type of Appeal:**

Written Representation

**Issues:**

Whether the development would preserve or enhance the character or appearance of the Muswell Hill Conservation Area

The effect of the development on the living conditions of future occupiers, with particular regard to daylight, sunlight and outlook

Whether the development would represent an intensified use of the site

**Result:**

Appeal **Dismissed** 11 August 2011

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2010/1994</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land Rear of 76 St James's Lane N10 3RD****Proposal:**

Demolition of 20 existing garages and erection of three x three bedroom houses (one with attached garage) and two semi-detached garages

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposal would represent a cramped form of development that would adversely affect the living conditions of the occupants of adjoining properties by reason of its visual impact and siting

**Result:**

Appeal **Dismissed** 19 August 2011

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2010/2360</b>
<b>Decision Level:</b>	<b>Delegated</b>

**255 Philip Lane N15 4AE**

**Proposal:**

Demolition of side garage and the splitting up of an existing site to erect of (sic) a two storey, 3 bed dwelling with rear dormer and velux windows

**Type of Appeal:**

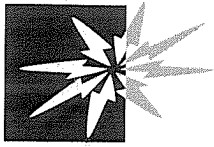
Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the surrounding area

**Result:**

Appeal **Dismissed** 15 August 2011



Haringey Council

Agenda item:

[ ]

<b>Planning Sub-Committee</b>	<b>On 10<sup>th</sup> October 2011</b>
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Report Title: Decisions made under delegated powers between 22 August 2011 and 25 September 2011
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Report of: Lyn Garner Director of Place and Sustainability
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Wards(s) affected: All	Report for: Planning Sub-Committee
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**1. Purpose**

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.

**2. Summary**

The applications listed were determined between 22 August 2011 and 25 September 2011.

**3. Recommendations**

See following reports.

Report Authorised by: .....

Marc Dorfman

Assistant Director Planning, Regeneration & Economy

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 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. 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.

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### **APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/08/2011 AND 25/09/2011**

#### 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 6th Floor, River Park House, Wood Green, London, N22 8HQ. 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 1478, 9.00am - 5.00pm, Monday - Friday.

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**WARD: Alexandra**

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Application No: **HGY/2011/0447** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 14/09/2011  
 Location: 135 Alexandra Park Road N22 7UL  
 Proposal: Redesigning of Community Hall

Application No: **HGY/2011/1208** Officer: Subash Jain  
 Decision: GTD Decision Date: 31/08/2011  
 Location: 2 Coniston Road N10 2BP  
 Proposal: Erection of rear side extension and front light well with windows to basement area

Application No: **HGY/2011/1239** Officer: Valerie Okeiyi  
 Decision: NOT DEV Decision Date: 22/08/2011  
 Location: 31 Methuen Park N10 2JR  
 Proposal: Use of property as single dwellinghouse (certificate of lawfulness for an existing use)

Application No: **HGY/2011/1264** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 07/09/2011  
 Location: 143 Albert Road N22 7AG  
 Proposal: Erection of rear dormer and insertion of three rooflights to front roofslope (householder application)

Application No: **HGY/2011/1269** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 31/08/2011  
 Location: 67 Muswell Road N10 2BS  
 Proposal: Erection of rear dormer

Application No: **HGY/2011/1293** Officer: Subash Jain  
 Decision: GTD Decision Date: 02/09/2011  
 Location: Alexandra Palace, Alexandra Palace Way N22 7AY  
 Proposal: Replacement of existing fibreglass roof of footbridge with steel mesh roof

Application No: **HGY/2011/1418** Officer: Jill Warren  
 Decision: PERM DEV Decision Date: 23/09/2011  
 Location: 226 Victoria Road N22 7XQ  
 Proposal: Erection of rear dormer

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**WARD: Bounds Green**

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Application No: **HGY/2009/0835** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 22/09/2011  
 Location: Garages on Terrick Road, R/O 8-9 Buckingham Road Terrick Road N22  
 Proposal: Approval of details pursuant to Condition 3 (materials), 4 (site levels), 5 (landscaping) and 6 (enclosures) attached to planning reference HGY/2008/2370.

Application No:	<b>HGY/2011/0465</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	15/09/2011
Location:	119 Myddleton Road N22 8NG		
Proposal:	Use of property as three self contained flats		
Application No:	<b>HGY/2011/0688</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/08/2011
Location:	46-50 Tredegar Road N11 2PY		
Proposal:	Approval of Details pursuant to Conditon 3 (renewable energy), Condition 4 (materials), Condition 5 (landscaping), Condition 6 (tree protection), Condition 7 (hard landscaping), Condition 8 (boundary treatment), Condition 9 (artificial lighting), Condition 10 (central arial), Condition 11 (Waste and Refuse); Conditon 12 (fire/emergency) and Condition 14 (construction traffic) attached to planning permission HGY/2009/2128		
Application No:	<b>HGY/2011/1132</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/08/2011
Location:	111 Myddleton Road N22 8NE		
Proposal:	Change of use of part of ground floor from office to 1 x 1 bed self contained flat		
Application No:	<b>HGY/2011/1233</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/09/2011
Location:	100 Palmerston Road N22 8RE		
Proposal:	Use of property as 10 self contained flats.		
Application No:	<b>HGY/2011/1323</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	08/09/2011
Location:	4 Dorset Road N22 7SL		
Proposal:	Certificate of lawfulness for erection of single storey rear ground floor extension		
Application No:	<b>HGY/2011/1349</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/09/2011
Location:	35 Braemar Avenue N22 7BY		
Proposal:	Demolition of existing extension and erection of new single storey rear extension		
Application No:	<b>HGY/2011/1365</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	15/09/2011
Location:	74 Whittington Road N22 8YG		
Proposal:	Erection of rear dormer window with insertion of 2 x rooflights to front roofslope		
Application No:	<b>HGY/2011/1405</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	23/09/2011
Location:	29 Palmerston Road N22 8QH		
Proposal:	Erection of single storey rear extension		

Application No: **HGY/2011/1232** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 22/08/2011  
 Location: 1 Higham Road N17 6NF  
 Proposal: Erection of 2 bedroom single dwelling house

Application No: **HGY/2011/1241** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 24/08/2011  
 Location: 38 Higham Road N17 6NQ  
 Proposal: Demolition of existing garage and rear extension. Erection of two-storey side extension, single and two-storey rear extension, and erection of rear dormer with insertion of front and rear rooflights (householder application)

Application No: **HGY/2011/1270** Officer: Ruma Nowaz  
 Decision: PERM REQ Decision Date: 02/09/2011  
 Location: 125 Clonmell Road N17 6JT  
 Proposal: Erection of rear dormer

Application No: **HGY/2011/1363** Officer: Jill Warren  
 Decision: REF Decision Date: 16/09/2011  
 Location: 363 High Road N17 6QN  
 Proposal: Display of 3 x externally illuminated fascia signs

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WARD: **Crouch End**

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Application No: **HGY/2011/0552** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 24/08/2011  
 Location: 44-50 Coleridge Road N8 8ED  
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (waste management plan) and 6 (energy statement) attached to planning reference HGY/2008/0736

Application No: **HGY/2011/1033** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 24/08/2011  
 Location: 8 The Broadway N8 9SX  
 Proposal: Display of 3 x non-illuminated fascia signs and 1 x non-illuminated hanging sign

Application No: **HGY/2011/1034** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 24/08/2011  
 Location: 8 The Broadway N8 9SX  
 Proposal: Listed building consent for removal of the existing individual letters and projecting signage, installation of new individual letters and signage, new surround and lights over existing ATMs, manifestations applied internally to shopfront glass

Application No: **HGY/2011/1185** Officer: Ruma Nowaz  
 Decision: PERM REQ Decision Date: 09/09/2011  
 Location: 6 Priory Gardens N6 5QS  
 Proposal: Erection of single storey rear extension



Application No:	<b>HGY/2011/1212</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/08/2011
Location:	Flat 3 28 Coolhurst Road N8 8EL		
Proposal:	Insertion of 5 x rooflights to rear roofslope and 2 x rooflight to side roofslope to facilitate a loft conversion (householder application)		
Application No:	<b>HGY/2011/1227</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/08/2011
Location:	Flat 1 8 Christchurch Road N8 9QL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2009/0037 for repositioning of windows and doors to approved application		
Application No:	<b>HGY/2011/1274</b>	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	30/08/2011
Location:	49 Priory Gardens N6 5QU		
Proposal:	Certification of Lawfulness for the erection of rear extension and relocation of decking by approximately 2m.		
Application No:	<b>HGY/2011/1279</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/09/2011
Location:	Flat 3 60 Coolhurst Road N8 8EU		
Proposal:	Formation of rooflights to front and rear roofslopes to facilitate a loft conversion		
Application No:	<b>HGY/2011/1280</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/09/2011
Location:	46 Shepherds Hill N6 5RR		
Proposal:	Erection of single storey ground floor rear extension, exterior refurbishment, and single storey part infill extension to second floor terrace		
Application No:	<b>HGY/2011/1284</b>	Officer:	Jill Warren
Decision:	REF	Decision Date:	02/09/2011
Location:	42 Park Road N8 8TD		
Proposal:	Installation of new shopfront		
Application No:	<b>HGY/2011/1285</b>	Officer:	Jill Warren
Decision:	REF	Decision Date:	02/09/2011
Location:	42 Park Road N8 8TD		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign		
Application No:	<b>HGY/2011/1294</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/09/2011
Location:	Harringay Arms 153 Crouch Hill N8 9QH		
Proposal:	Replacement of existing windows / doors with new windows / doors		
Application No:	<b>HGY/2011/1311</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/09/2011
Location:	19 Crescent Road N8 8AL		
Proposal:	Insertion of rooflights to side and rear roofslopes in order to extend existing 2-bed flat (Apartment 9) into a 3-bed flat further to planning permission HGY/2009/0947 (householder application)		

Application No: **HGY/2011/1356** Officer: Subash Jain  
 Decision: GTD Decision Date: 15/09/2011  
 Location: 10 Landrock Road N8 9HP  
 Proposal: Creation of lightwell to front elevation and enlargement of existing door opening at basement level

Application No: **HGY/2011/1417** Officer: Subash Jain  
 Decision: GTD Decision Date: 23/09/2011  
 Location: 4 Tivoli Road N8 8RE  
 Proposal: Erection of roof extension

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**WARD: Fortis Green**


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Application No: **HGY/2011/1071** Officer: Jill Warren  
 Decision: GTD Decision Date: 07/09/2011  
 Location: 11 Birchwood Avenue N10 3BE  
 Proposal: Enlargement of existing rear extension including insertion of 1 x rooflight to main roof and insertion of 1 x rooflight to front elevation (householder application)

Application No: **HGY/2011/1155** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 24/08/2011  
 Location: 24 Ringwood Avenue N2 9NS  
 Proposal: Erection of first floor side extension (householder application)

Application No: **HGY/2011/1178** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 24/08/2011  
 Location: 34 Lynmouth Road N2 9LS  
 Proposal: Erection of single storey rear extension and erection of rear dormer to facilitate a loft conversion (certificate of lawfulness)

Application No: **HGY/2011/1263** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 21/09/2011  
 Location: 13 Ringwood Avenue N2 9NT  
 Proposal: Erection of single storey studio building in rear garden (householder application) (PLEASE NOTE AMENDED ADDRESS)

Application No: **HGY/2011/1273** Officer: Subash Jain  
 Decision: GTD Decision Date: 31/08/2011  
 Location: 57 Collingwood Avenue N10 3EE  
 Proposal: Erection of rear dormer with front and rear rooflights, and erection of rear single storey ground floor extension

Application No: **HGY/2011/1319** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 07/09/2011  
 Location: 1 Sussex Gardens N6 4LY  
 Proposal: Amendments to planning approvals HGY/2011/0089 and HGY/2011/0829 by way of rear conservatory and alterations to front entrance (householder application) (amended plans)

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Application No:	<b>HGY/2011/1396</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	22/09/2011
Location:	28 Woodside Avenue N6 4SS		
Proposal:	Erection of two storey rear extension and internal alterations with creation of a roof terrace at first floor level		
Application No:	<b>HGY/2011/1404</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/09/2011
Location:	6 Firemans Cottages, Fortis Green N10 3PB		
Proposal:	Erection of rear dormer		
Application No:	<b>HGY/2011/1552</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	19/09/2011
Location:	43 Woodside Avenue N10 3HY		
Proposal:	Replacement of existing conservatory with new single storey rear extension.		

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WARD: **Harringay**


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Application No:	<b>HGY/2011/1190</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	24/08/2011
Location:	38 Raleigh Road N8 0HY		
Proposal:	Demolition of existing conservatory and erection of a new white PVCU double glazed conservatory to rear of property with new base wall (Householder Application)		
Application No:	<b>HGY/2011/1192</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	12/09/2011
Location:	44 Hampden Road N8 0HT		
Proposal:	Replacement of existing windows with uPVC double-glazed windows		
Application No:	<b>HGY/2011/1330</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/09/2011
Location:	81A Cavendish Road N4 1RR		
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2010/2037 for reduction in width and depth of extension and a pitched roof with normal wall heights		
Application No:	<b>HGY/2011/1337</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	14/09/2011
Location:	58 Frobisher Road N8 0QX		
Proposal:	Use of property as two self-contained flats		
Application No:	<b>HGY/2011/1393</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/09/2011
Location:	5 Alfoxton Avenue N15 3DD		
Proposal:	Use of property as mini-cab office		

Application No: **HGY/2011/1395** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 22/09/2011  
 Location: Jennings Court 2-8 Stroud Green Road N4 2DF  
 Proposal: Erection of mansard roof addition to provide 5 additional studio flats

Application No: **HGY/2011/1399** Officer: Subash Jain  
 Decision: REF Decision Date: 15/09/2011  
 Location: 37a Burgoyne Road N4 1AA  
 Proposal: Creation of an amenity terrace on the flat roof

Application No: **HGY/2011/1402** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/09/2011  
 Location: 41 Effingham Road N8 0AA  
 Proposal: Erection of ground floor infill extension

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**WARD: Highgate**


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Application No: **HGY/2011/0235** Officer: Jill Warren  
 Decision: GTD Decision Date: 07/09/2011  
 Location: Flat A, 8 Milton Road N6 5QD  
 Proposal: Installation of rear roof terrace (householder application)

Application No: **HGY/2011/1149** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 12/09/2011  
 Location: 13 Oak House North Grove N6 4SH  
 Proposal: Application for a non-material amendment following a grant of planning permission to omit two sliding folding doors and add four doors on single storey extension

Application No: **HGY/2011/1194** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 21/09/2011  
 Location: 18 Southwood Avenue N6 5RZ  
 Proposal: Erection of rear ground floor extension and rear dormer with juliet balustrades at roof level, with insertion of front and side rooflights and glazing to front gable (householder application)

Application No: **HGY/2011/1213** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 22/08/2011  
 Location: Woodlands Courtenay Avenue N6 4LR  
 Proposal: Tree works to include formative pruning, height reduction by approx. 20% and removal of deadwood from 3 x Fastigiata Hornbeam trees

Application No: **HGY/2011/1244** Officer: Jill Warren  
 Decision: GTD Decision Date: 09/09/2011  
 Location: Flat 5, 6 Milton Road N6 5QD  
 Proposal: Use of property as self-contained flat

Application No:	<b>HGY/2011/1245</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	09/09/2011
Location:	Flat 6, 6 Milton Road N6 5QD		
Proposal:	Use of property as self-contained flat		
Application No:	<b>HGY/2011/1246</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	09/09/2011
Location:	Flat 7, 6 Milton Road N6 5QD		
Proposal:	Use of property as self-contained flat		
Application No:	<b>HGY/2011/1247</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	09/09/2011
Location:	Flat 8, 6 Milton Road N6 5QD		
Proposal:	Use of property as self-contained flat		
Application No:	<b>HGY/2011/1248</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/09/2011
Location:	28-30 Highgate High Street N6 5JG		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x internally illuminated hanging sign, 1 x non-illuminated plaque, 1 x internally illuminated menu box, 1 x internally illuminated take away sign, 1 x internally illuminated poster box and 2 x non-illuminated awnings		
Application No:	<b>HGY/2011/1253</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	30/08/2011
Location:	100 North Hill N6 4RL		
Proposal:	Installation of solar panels on flat roof		
Application No:	<b>HGY/2011/1305</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/09/2011
Location:	28-30 Highgate High Street N6 5JG		
Proposal:	Listed building consent for display of 2 x externally illuminated fascia signs, 1 x internally illuminated hanging sign, 1 x non-illuminated plaque, 1 x internally illuminated menu box, 1 x internally illuminated take away sign, 1 x internally illuminated poster box and 2 x non-illuminated awnings		
Application No:	<b>HGY/2011/1325</b>	Officer:	Jill Warren
Decision:	REF	Decision Date:	08/09/2011
Location:	3 Causton Road N6 5ES		
Proposal:	Replacement of existing rear Juliet balcony with new wrought iron balcony		
Application No:	<b>HGY/2011/1348</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	14/09/2011
Location:	164 Archway Road N6 5BB		
Proposal:	Change of use of storage area to rear of existing shops to 1 x 2 storey two bed dwelling (C3)		
Application No:	<b>HGY/2011/1362</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/09/2011
Location:	Goldsmiths Cottage Denewood Road N6 4AL		

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Proposal:	Non-material amendment following a grant of planning permission HGY/2010/1345 for additional solar panels, minor adjustments to the window/door configuration, grey fascias, sliding timber gate, gravel filled grides, re-align retaining wall and wall-mounted external security lighting		
Application No:	<b>HGY/2011/1368</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	19/09/2011
Location:	12 North Grove N6 4SL		
Proposal:	Tree works to include removal of epicormic growth and reduction back to previous reduction points of 1 x Lombardy Poplar tree		
Application No:	<b>HGY/2011/1382</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/09/2011
Location:	Side of 2A Holmesdale Road N6 5TQ		
Proposal:	Installation of green telecommunications cabinet		
Application No:	<b>HGY/2011/1409</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/09/2011
Location:	52 Sheldon Avenue N6 4ND		
Proposal:	Erection of rear ground floor and basement extension, alterations to front entrance lobby, relocation of chimney and removal of 3no leylandii and 1no conifer from border with 50 Sheldon Avenue (householder application)		

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WARD: **Hornsey**


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Application No:	<b>HGY/2011/0822</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	12/09/2011
Location:	Land rear of 106 High Street N8 7NT		
Proposal:	Erection of 1 x two bed duplex flat to rear of property		
Application No:	<b>HGY/2011/1218</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/08/2011
Location:	Campsbourne Infant School Nightingale Lane N8 7AF		
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2011/0747 to retain existing rear portion of building and demolish only the front section, with recovering of existing roof and removal of rooflights and tank room. Front elevation will be set back from leading edge of existing roof, with finishes to walls and doors as the original		
Application No:	<b>HGY/2011/1260</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/09/2011
Location:	4A Harold Road N8 7DE		
Proposal:	Erection of single storey orangery to rear gable elevation		

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WARD: **Muswell Hill**


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Application No:	<b>HGY/2011/0781</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	07/09/2011
Location:	3 Cranley Gardens N10 3AA		
Proposal:	Alterations to existing lightwells to front of property and construction of summer house/bike store in rear garden (householder application) Reconsulting due to additional drawings.		

Application No:	<b>HGY/2011/0993</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	14/09/2011
Location:	54 Woodland Gardens N10 3UA		
Proposal:	Erection of conservatory in rear garden		
Application No:	<b>HGY/2011/1066</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/09/2011
Location:	2-6 Summerland Gardens N10 3QN		
Proposal:	Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation for : demolition of existing block of five single storey garages/workshops and erection of 4 x 2 storey houses with integral garages (original ref HGY/2008/1340)		
Application No:	<b>HGY/2011/1067</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/09/2011
Location:	2-6 Summerland Gardens N10 3QN		
Proposal:	Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation for: Conservation Area Consent for demoliton of existing block of five single storey garages/workshops and erection of 4 x 2 storey houses with integral garages (original ref HGy/2008/1341)		
Application No:	<b>HGY/2011/1116</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/09/2011
Location:	33A Cranley Gardens N10 3AA		
Proposal:	Replacement of existing rear first floor bay window with bay patio doors, balcony and stairs to rear garden		
Application No:	<b>HGY/2011/1214</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/09/2011
Location:	2 Onslow Gardens N10 3JU		
Proposal:	Erection of roof extension with mansard slopes to back addition.		
Application No:	<b>HGY/2011/1221</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	08/09/2011
Location:	65 Wood Vale N10 3DL		
Proposal:	Erection of single storey rear and front extension. Conversion of existing integral garage to habitable room, alteration of the roof comprising of extending hip to form gable end including erection of rear dormer and installation of rooflights to front and rear elevations		
Application No:	<b>HGY/2011/1225</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/08/2011
Location:	33 The Chine N10 3PX		
Proposal:	Replacement of existing white painted single glazed timber casement windows with white painted double glazed timber casement windows (Householder Application)		
Application No:	<b>HGY/2011/1265</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	31/08/2011
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Replacement of existing security fence incorporating gate to northern part of site.		

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Application No:	<b>HGY/2011/1271</b>	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	01/09/2011
Location:	32 Ellington Road N10 3DG		
Proposal:	Erection of rear dormer		
Application No:	<b>HGY/2011/1317</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/09/2011
Location:	24 Cascade Avenue N10 3PU		
Proposal:	Erection of side and rear dormers		
Application No:	<b>HGY/2011/1436</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	21/09/2011
Location:	1-48 The Grove N8 8ST		
Proposal:	Replacement of existing single-glazed, timber framed windows with new double-glazed windows with PVC-u frames		
Application No:	<b>HGY/2011/1452</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	07/09/2011
Location:	57 Redston Road N8 7HL		
Proposal:	Certificate of Lawfulness for erection of rear conservatory extension		

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**WARD: Noel Park**


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Application No:	<b>HGY/2011/0457</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	24/08/2011
Location:	11 Malvern Road N8 0LE		
Proposal:	Erection of single storey rear extension (Householder Application)		
Application No:	<b>HGY/2011/0839</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	06/09/2011
Location:	221 Gladstone Avenue N22 6LB		
Proposal:	Demolition of existing single storey pre-fabricated POD extension and erection of pre fabricated single storey POD accommodation (householder application)		
Application No:	<b>HGY/2011/0864</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	06/09/2011
Location:	183 Gladstone Avenue N22 6LB		
Proposal:	Demolition of existing two storey pre fabricated POD extension and erection of pre fabricated two storey POD accommodation (householder application)		
Application No:	<b>HGY/2011/1219</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/08/2011
Location:	5 Ravenstone Road N8 0JT		
Proposal:	Erection of single storey rear ground floor extension (householder application)		



Application No: **HGY/2011/1235** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM REQ Decision Date: 22/08/2011  
 Location: 93 Farrant Avenue N22 6PD  
 Proposal: Certificate of Lawfulness for demolition of existing rear lean to extension and erection of new rear ground floor extension

Application No: **HGY/2011/1297** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 19/09/2011  
 Location: 707 Lordship Lane N22 5JY  
 Proposal: Erection of smoking area extension to rear

Application No: **HGY/2011/1300** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 06/09/2011  
 Location: The Mall Shopping City 159 High Road N22 6YD  
 Proposal: Installation of rooftop electronic communications apparatus comprising 3 x panel antennae, 5 x dish antennae and 2 x equipment cabinets

Application No: **HGY/2011/1326** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 09/09/2011  
 Location: 77 Alexandra Road N8 0LG  
 Proposal: Erection of rear ground floor extension

Application No: **HGY/2011/1384** Officer: Subash Jain  
 Decision: PERM DEV Decision Date: 22/09/2011  
 Location: 53 Willingdon Road N22 6SE  
 Proposal: Certificate of Lawfulness for proposed new Garden Room as ancillary domestic use to the main residential dwelling at 53 Willingdon Road

Application No: **HGY/2011/1397** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 22/09/2011  
 Location: 653 Lordship Lane N22 5LA  
 Proposal: Erection of two storey side extension, ground floor rear extension and erection of rear dormer with insertion of 2 x rooflights to front elevation

Application No: **HGY/2011/1412** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 23/09/2011  
 Location: 14 Coombe Road N22 5LB  
 Proposal: Erection of roof extension including insertion of 3 x rooflights to front elevation

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WARD: **Northumberland Park**

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Application No: **HGY/2011/1306** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 05/09/2011  
 Location: First Floor Flat 3 Bromley Road N17 0AR  
 Proposal: Erection of rear dormer and insertion of 2 x rooflights to front roofslope (householder application)

Application No: **HGY/2011/1318** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 06/09/2011  
 Location: Ground Floor Flat 3 Bromley Road N17 0AR  
 Proposal: Erection of rear single storey ground floor extension (householder application)

Application No: **HGY/2011/1407** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 23/09/2011  
 Location: 750 High Road N17 0AL  
 Proposal: Display of 1 x 48-sheet advertisement board on northern elevation of property

Application No: **HGY/2011/1423** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 19/09/2011  
 Location: 45 Asplins Road N17 0NG  
 Proposal: Erection of two dormer roof extensions (certificate of lawfulness)

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**WARD: St Anns**


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Application No: **HGY/2011/1278** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 01/09/2011  
 Location: 19B Salisbury Road N4 1JY  
 Proposal: Insertion of 1 white uPVC rooflight to front roofslope

Application No: **HGY/2011/1321** Officer: Subash Jain  
 Decision: GTD Decision Date: 08/09/2011  
 Location: 46 Black Boy Lane N15 3AR  
 Proposal: Conversion of existing property into 1 x two bed flat and 1 x three bed flat, including erection of rear dormer and insertion of 2 x rooflights to front roofslope and 1 x rooflight to rear roofslope

Application No: **HGY/2011/1340** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 13/09/2011  
 Location: 39-40 Grand Parade, Green Lanes N4 1AQ  
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projection signs

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**WARD: Seven Sisters**


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Application No: **HGY/2011/1205** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/08/2011  
 Location: 22 Candler Street N15 6HS  
 Proposal: Replacement of existing windows and doors with white uPVC windows and black uPVC composite doors (householder application)

Application No: **HGY/2011/1211** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 22/08/2011  
 Location: 102 Fairview Road N15 6TP  
 Proposal: Erection of front and rear dormers (householder application)

Application No:	<b>HGY/2011/1272</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	01/09/2011
Location:	6 Pulford Road N15 6SP		
Proposal:	Erection of rear ground floor conservatory extension and erection of store in rear garden		
Application No:	<b>HGY/2011/1287</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/09/2011
Location:	32 Rostrevor Avenue N15 6LP		
Proposal:	Erection of front and rear dormers (householder application)		
Application No:	<b>HGY/2011/1303</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	05/09/2011
Location:	22 Gladesmore Road N15 6TB		
Proposal:	Addition of second floor to property (householder application)		
Application No:	<b>HGY/2011/1310</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	07/09/2011
Location:	74 Wellington Avenue N15 6BB		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	<b>HGY/2011/1314</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/09/2011
Location:	58 Gladesmore Road N15 6TB		
Proposal:	Erection of front and rear dormers (householder application)		
Application No:	<b>HGY/2011/1357</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	07/09/2011
Location:	19 + 21 Clifton Gardens N15 6AP		
Proposal:	Excavation of basement, enlargement of existing rear single story extension and erection of front and rear dormers (householder application)		
Application No:	<b>HGY/2011/1360</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/09/2011
Location:	15 & 17 Lockmead Road N15 6BX		
Proposal:	Removal of existing pitch roof and construction of rear second floor extension and erection of rear dormer with insertion of 4 x rooflights to front elevation		
Application No:	<b>HGY/2011/1383</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/09/2011
Location:	136 Fairview Road N15 6TR		
Proposal:	Erection of front and rear roof extension		
Application No:	<b>HGY/2011/1390</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/09/2011
Location:	108 Craven Park Road N15 6AB		
Proposal:	Erection of front and rear dormers and erection of single storey rear extension		

Application No: **HGY/2011/1411** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 23/09/2011  
 Location: 42 Fairview Road N15 6LJ  
 Proposal: Erection of 2-storey rear extension (householder application)

Application No: **HGY/2011/1413** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 23/09/2011  
 Location: 42 Fairview Road N15 6LJ  
 Proposal: Erection of front and rear dormer

Application No: **HGY/2011/1420** Officer: Subash Jain  
 Decision: REF Decision Date: 23/09/2011  
 Location: 28 Craven Park Road N15 6AB  
 Proposal: Erection of front and rear dormers to facilitate a loft conversion (householder application)

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WARD: **Stroud Green**

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Application No: **HGY/2011/0717** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 23/09/2011  
 Location: 45 Albert Road N4 3RP  
 Proposal: Erection of 2 rear dormers to facilitate a loft conversion

Application No: **HGY/2011/0941** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 20/09/2011  
 Location: Flat B 4 Nelson Road N8 9RU  
 Proposal: Erection of rear dormer window with insertion of 3 x rooflights to front elevation to facilitate a loft conversion (householder application)

Application No: **HGY/2011/0994** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 19/09/2011  
 Location: 29 Ridge Road N8 9LJ  
 Proposal: Tree works to include reduction of overhang to 31 Ridge Road by 20% of one x Pear tree

Application No: **HGY/2011/1276** Officer: Michelle Bradshaw  
 Decision: PERM DEV Decision Date: 30/08/2011  
 Location: 93 Inderwick Road N8 9LA  
 Proposal: Demolition of existing extension and installation of new folding / sliding doors with small surround and decking area

Application No: **HGY/2011/1304** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 19/09/2011  
 Location: 29 Ridge Road N8 9LJ  
 Proposal: Tree works to include crown reduction by 20% on side of 29 Ridge Road, to rebalance crown after heavy pruning on side of 31 Ridge Road, and crown thin by 15% to 1 x Pear tree

Application No: **HGY/2011/1341** Officer: Subash Jain  
 Decision: REF Decision Date: 13/09/2011  
 Location: 226 Stapleton Hall Road N4 4QR  
 Proposal: Change of use from hostel to 6 x one bed self-contained flats, entailing erection of rear three storey extension and rear balcony at first floor level

Application No: **HGY/2011/1361** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 16/09/2011  
 Location: 6 Ossian Road N4 4EA  
 Proposal: Erection of rear dormer and installation of new timber sash windows to front

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**WARD: Tottenham Green**


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Application No: **HGY/2011/0323** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/09/2011  
 Location: 3 Lawrence Yard N15 4EG  
 Proposal: Approval of Details pursuant to Condition 6 (materials) Condition 8/9 (statement demonstrating energy) and Condition 10 (code level for sustainable homes) attached to planning permission HGY/2010/0090

Application No: **HGY/2011/1236** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 13/09/2011  
 Location: 123 Seaford Road N15 5DX  
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2011/1268** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 22/08/2011  
 Location: 25 Summerhill Road N15 4HF  
 Proposal: Demolition of existing garage and erection of new single storey side extension at ground floor level (Householder Application)

Application No: **HGY/2011/1307** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 07/09/2011  
 Location: 117-119 Stamford Road N15 4PH  
 Proposal: Erection of single storey ground floor rear and side extension, first floor rear extension and rear dormer (householder application)

Application No: **HGY/2011/1344** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 13/09/2011  
 Location: Tesco 230 High Road N15 4AJ  
 Proposal: Installation of temporary 6m x 8m condenser plant compound on top level of existing car park

Application No: **HGY/2011/1391** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 19/09/2011  
 Location: 31 Pembroke Road N15 4NW  
 Proposal: Erection of rear dormer (certificate of lawfulness)

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**WARD: Tottenham Hale**


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Application No:	<b>HGY/2011/1209</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/08/2011
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 18 (Archaeological Evaluation Report) attached to planning permission HGY/2010/0201		
Application No:	<b>HGY/2011/1237</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	22/08/2011
Location:	196-198 Shelbourne Road N17 9YB		
Proposal:	Conversion of two semi-detached dwellings into 1 x 3 bed and 2 x 1 bed flats, with erection of rear ground floor extension		
Application No:	<b>HGY/2011/1364</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	07/09/2011
Location:	147 Seymour Avenue N17 9RH		
Proposal:	Erection of single storey rear extension (certificate of lawfulness)		

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**WARD: West Green**


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Application No:	<b>HGY/2011/1261</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	31/08/2011
Location:	152 Higham Road N17 6NS		
Proposal:	Erection of rear single storey ground floor extension		
Application No:	<b>HGY/2011/1288</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	05/09/2011
Location:	144 Walpole Road N17 6BW		
Proposal:	Certificate of Lawfulness for erection of rear single storey ground floor extension		
Application No:	<b>HGY/2011/1339</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/09/2011
Location:	6 Belmont Avenue N17 6AX		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	<b>HGY/2011/1343</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/09/2011
Location:	173 Downhills Way N17 6AH		
Proposal:	Retrospective application for erection of single storey extension to existing garage		

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**WARD: White Hart Lane**


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Application No:	<b>HGY/2011/1414</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/09/2011
Location:	1A Peabody Cottages Lordship Lane N17 7QJ		
Proposal:	Conversion of estate office into three bedroom self contained house		

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**WARD: Woodside**


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Application No: **HGY/2011/1257** Officer: Jeffrey Holt  
Decision: REF Decision Date: 31/08/2011  
Location: 32 Park Avenue N22 7EX  
Proposal: Retrospective application for erection of a single storey gym / storage unit in rear garden

Application No: **HGY/2011/1308** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 07/09/2011  
Location: Opposite 66 Station Road N22 7SY  
Proposal: Installation of 1 x DSLAM green telecommunications cabinet

Application No: **HGY/2011/1400** Officer: Elizabeth Ennin-Gyasi  
Decision: PERM DEV Decision Date: 19/09/2011  
Location: 112 Woodside Road N22 5HS  
Proposal: Conversion of property from 5 studio flats into House in Multiple Occupation for a maximum of 5 persons (Certificate of Lawfulness).

Application No: **HGY/2011/1570** Officer: Matthew Gunning  
Decision: GTD Decision Date: 14/09/2011  
Location: Rear of 584 Lordship Lane N22 5BY  
Proposal: Non-material amendments following a grant of planning permission HGY/2010/2120 to the dimensions of the development from 8.4m x 8.1m to 8m x 8.5m. Addition of velux windows to front and rear roofslope

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WARD: **Not Applicable - Outside Borough**

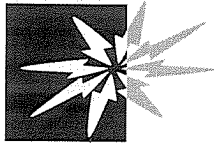
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Application No: **HGY/2009/1966** Officer: Matthew Gunning  
Decision: PENDING Decision Date: 23/09/2011  
Location: 33 Wetherall Road N10 2LT  
Proposal: Observation to London Borough of Barnet for erection of two 2 storey buildings plus rooms in basement and roof space to accommodate seven flats with basement office and storage units to both buildings, following demolition of existing storage buildings

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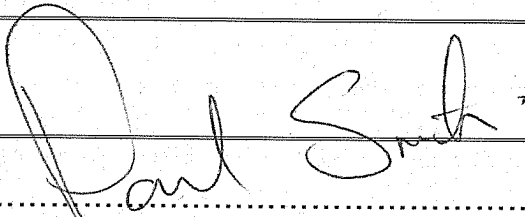


Haringey Council

Agenda item:

[ ]

<b>Planning Sub-Committee</b>	<b>On 10<sup>th</sup> October 2011</b>
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Report Title: Development Management, Building Control and Planning Enforcement work report		
Report of: Lyn Garner Director of Place and Sustainability		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Sub-Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Sub-Committee
Wards(s) affected: All	Report for: Planning Sub-Committee	
<b>1. Purpose</b> To advise the Sub-Committee of performance statistics on Development Management, Building Control and Planning Enforcement.		
<b>2. Summary</b> Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 12 <sup>th</sup> September 2011 Planning Sub-Committee meeting.		
<b>3. Recommendations</b> That the report be noted.		
Report Authorised by: ..... <div style="text-align: center;">               PP Marc Dorfman              Assistant Director Planning, Regeneration &amp; Economy           </div>		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader <span style="float: right;">Tel: 020 8489 5114</span>		
<b>4. Local Government (Access to Information) Act 1985</b> Planning staff and application case files are located at 6 <sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . 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 1478, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 10 October 2011

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**August 2011 Performance**

In August 2011 there were 128 planning applications determined, with performance in each category as follows -

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

83% of minor applications were determined within 8 weeks (20 out of 24 cases)

72% of other applications were determined within 8 weeks (74 out of 103 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 August, there were 694 planning applications determined, with performance in each category as follows -

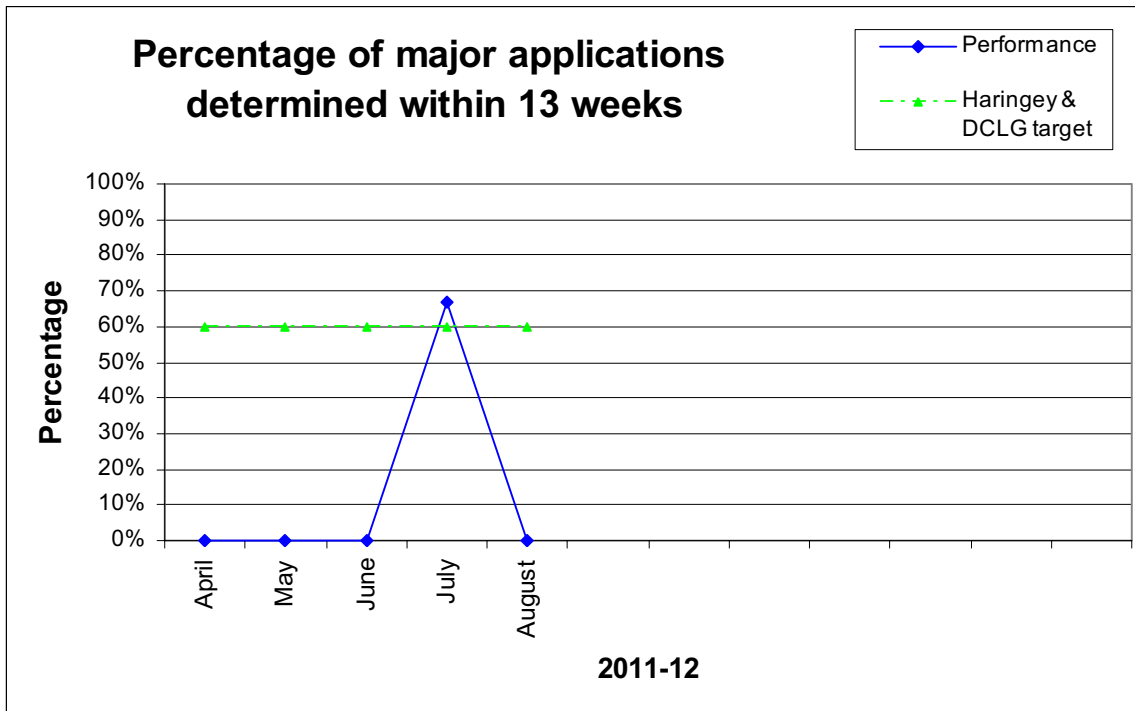
33% of major applications were determined within 13 weeks (2 out of 6)

74% of minor applications were determined within 8 weeks (109 out of 148 cases)

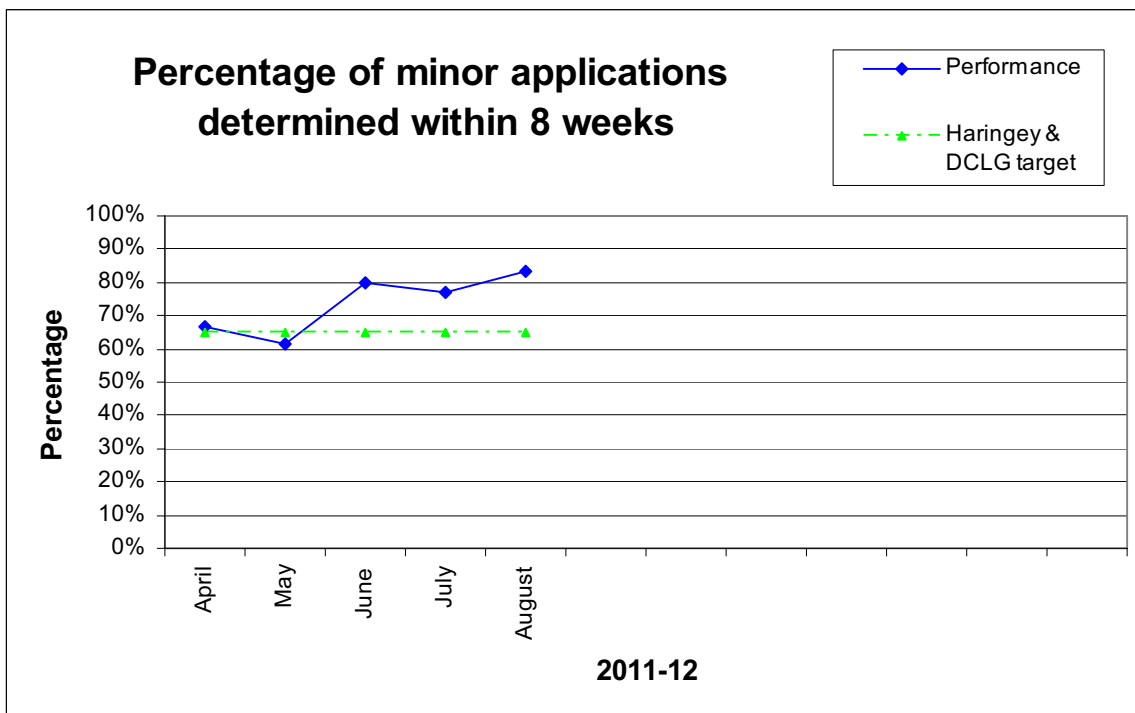
74% of other applications were determined within 8 weeks (400 out of 540 cases)

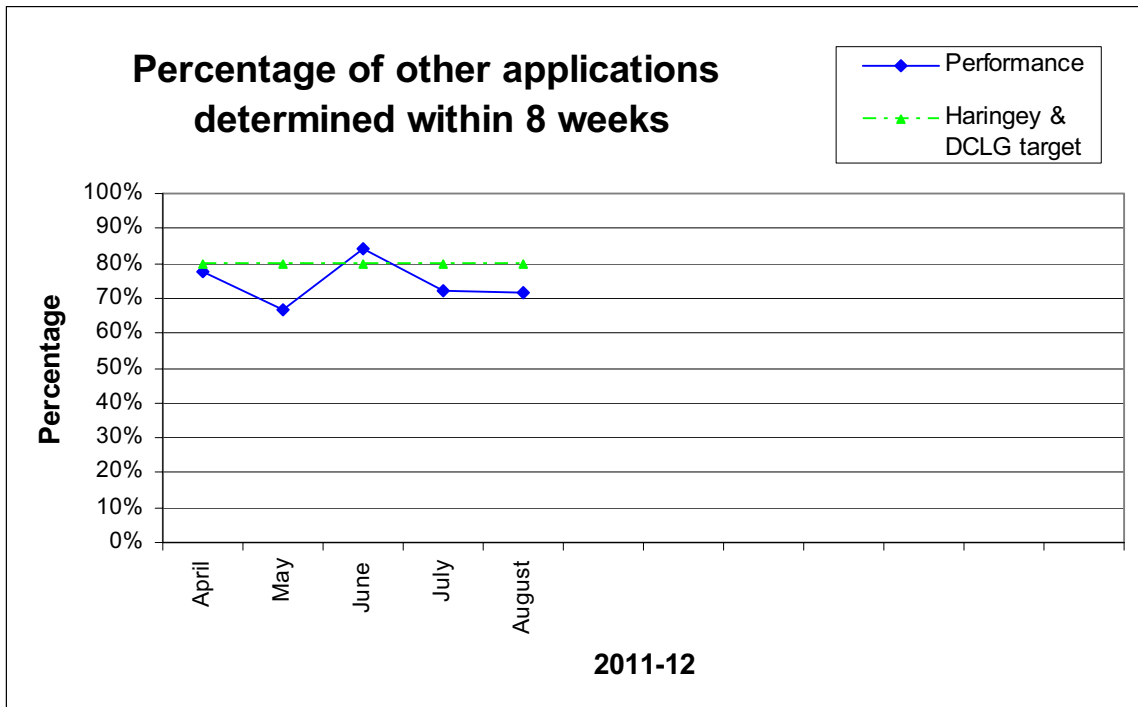
The monthly performance for each of the categories is shown in the following graphs:

**Major Applications 2011/12**



**Minor Applications 2011/12**



**Other applications 2011/12****Last 12 months performance – September 2010 to August 2011**

In the 12 month period September 2010 to August 2011 there were 1751 planning applications determined, with performance in each category as follows -

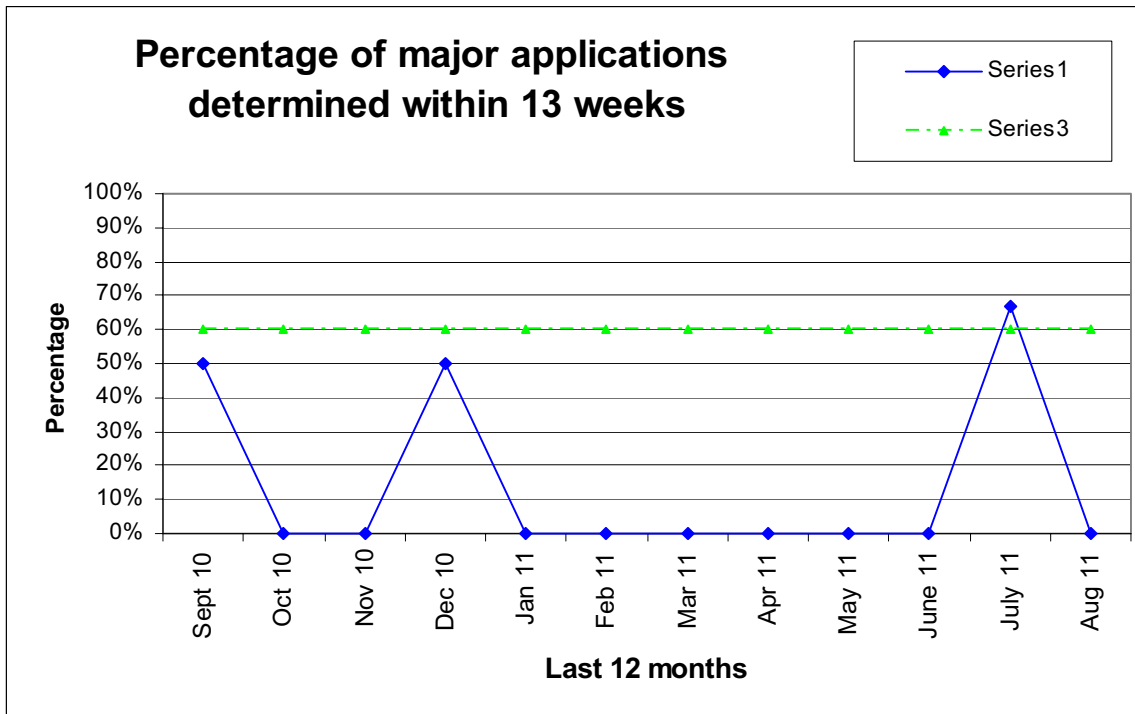
36% of major applications were determined within 13 weeks (4 out of 11)

79% of minor applications were determined within 8 weeks (297 out of 376 cases)

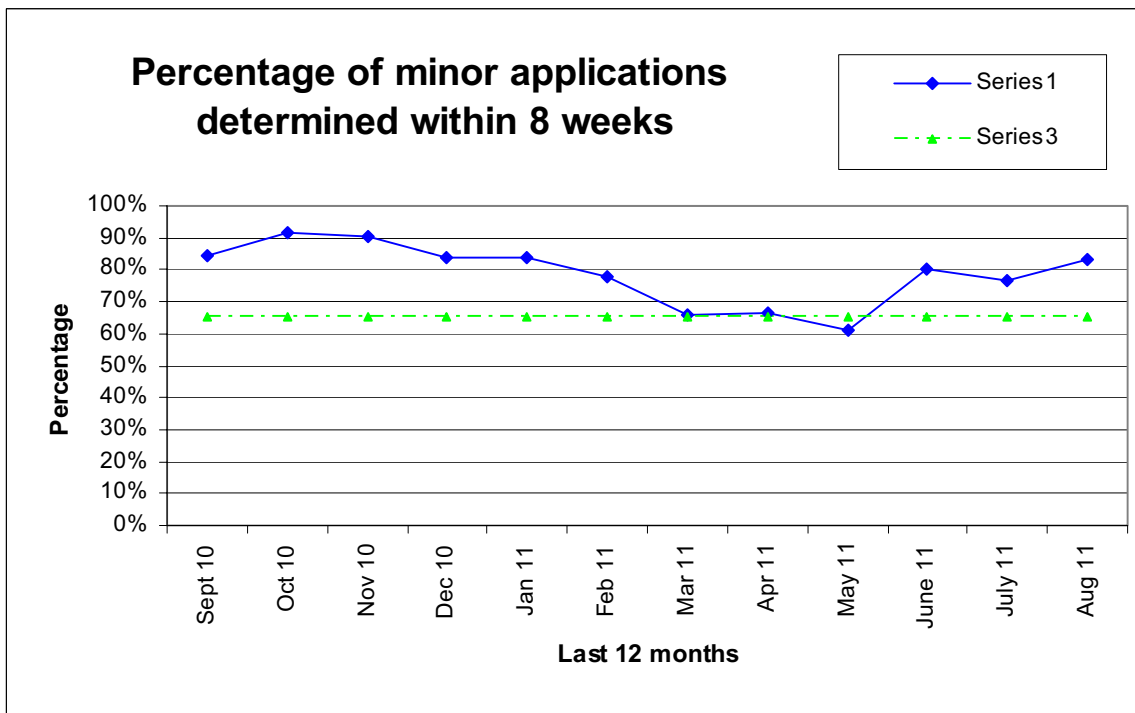
81% of other applications were determined within 8 weeks (1101 out of 1364 cases)

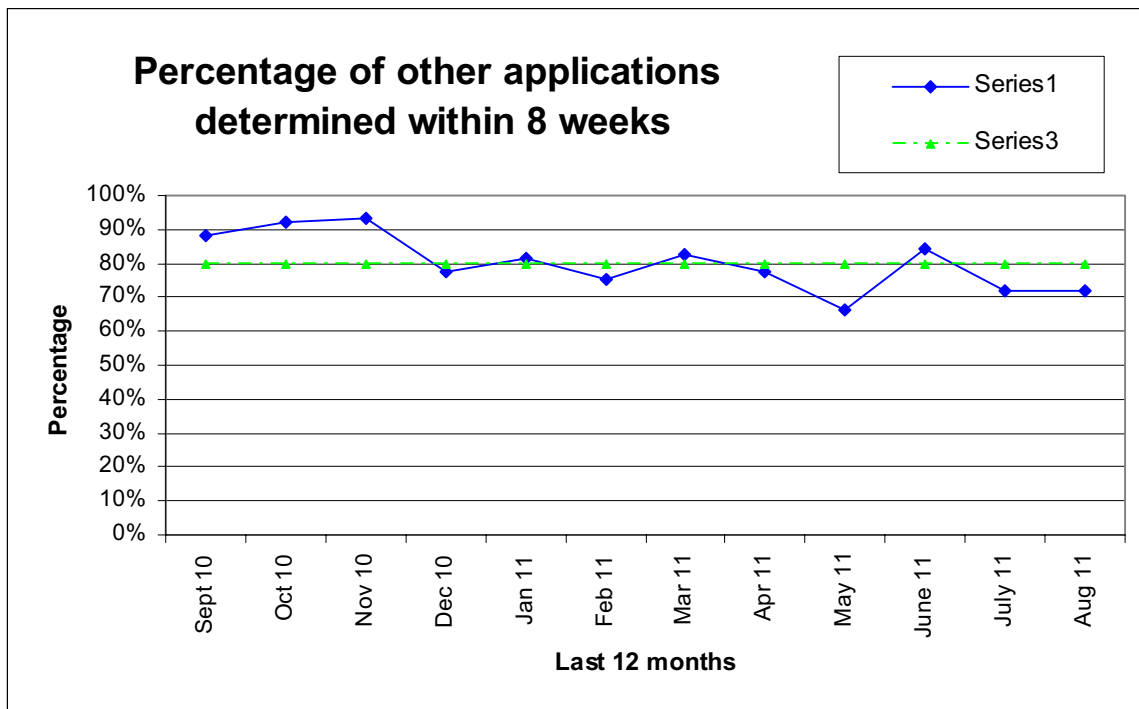
The 12 month performance for each category is shown in the following graphs:

**Major applications – last 12 months**



**Minor applications – last 12 months**



**Other applications – last 12 months****Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2011/12.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own targets for 2011/12 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2010-13 and are to determine:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

## **Appendix I**

### **Explanation of categories**

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more  
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**GRANTED / REFUSAL RATES FOR DECISIONS**

**August 2011 Performance**

In August 2011, excluding Certificate of Lawfulness applications, there were 120 applications determined of which:

79% were granted (82 out of 104)

21% were refused (22 out of 104)

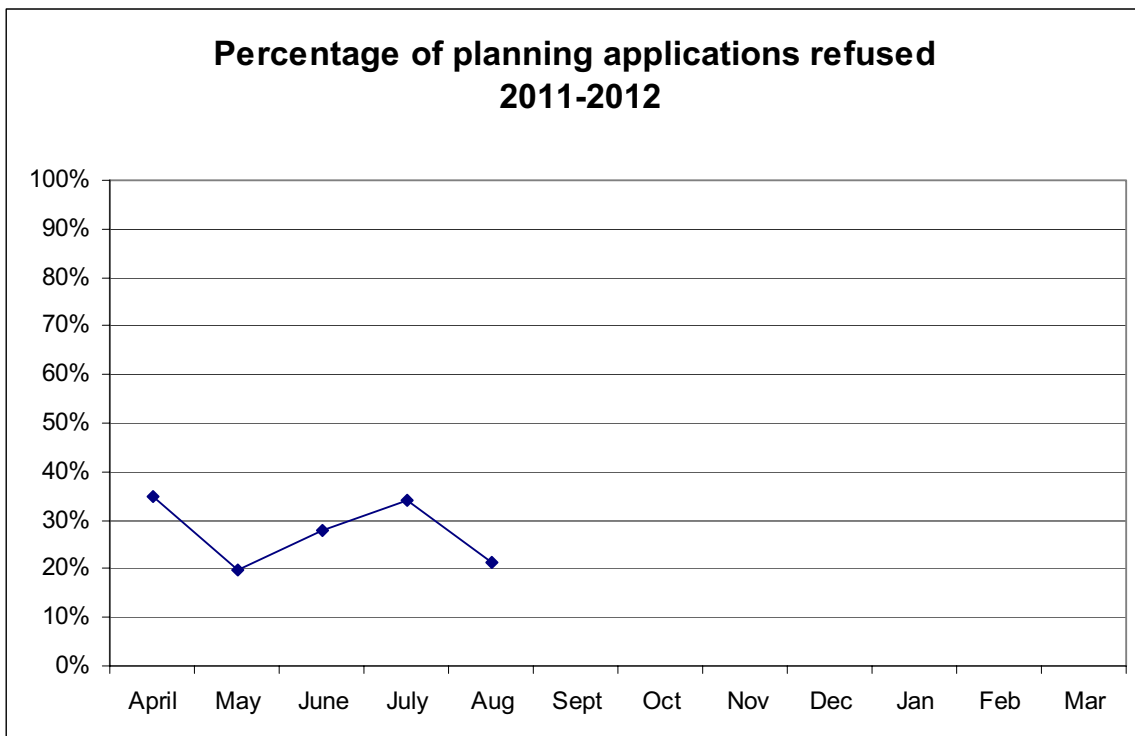
**Year Performance – 2011/12**

In the financial year 2010/11 up to the end of August, excluding Certificate of Lawfulness applications, there were 577 applications determined of which:

73% were granted (420 out of 577)

27% were refused (157 out of 577)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**August 2011 Performance**

In August 2011 there were 7 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

14% of appeals allowed on refusals (1 out of 7 case)

86% of appeals dismissed on refusals (6 out of 7 case)

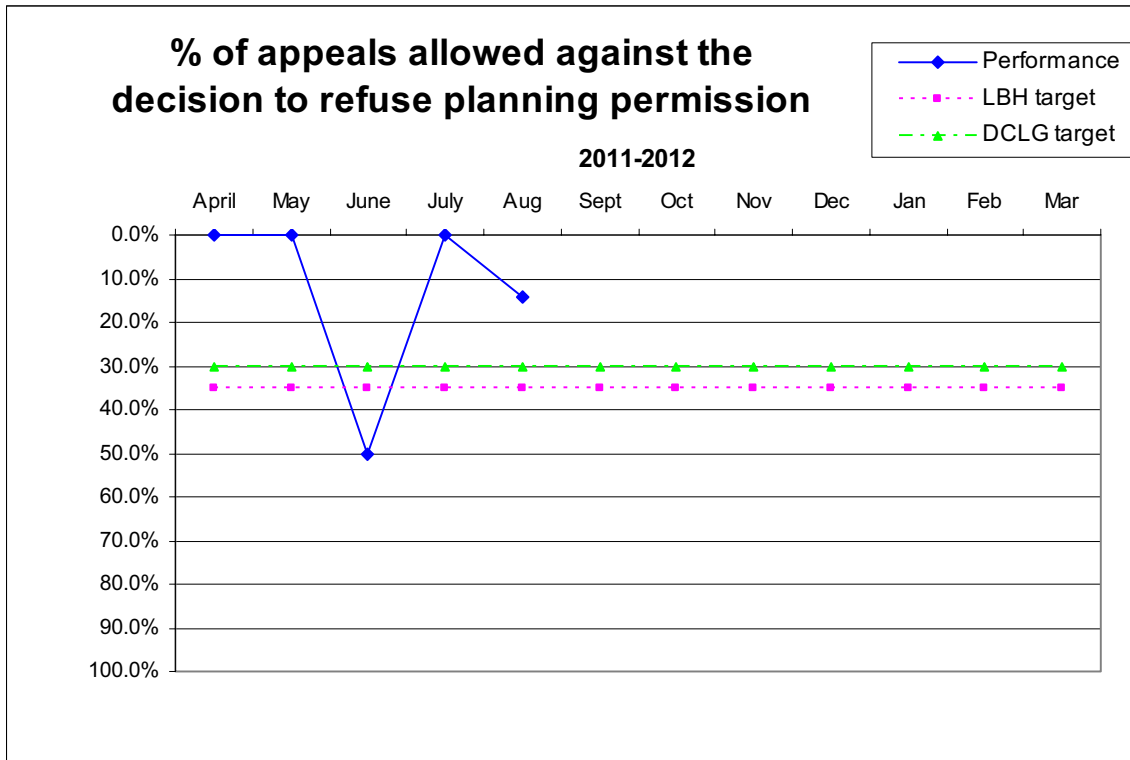
**Year Performance – 2010/11**

In the financial year 2011/12, up to the end of August, there were 20 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

10% of appeals allowed on refusals (2 out of 20 cases)

90% of appeals dismissed on refusals (18 out of 20 cases)

The monthly performance is shown in the following graph:



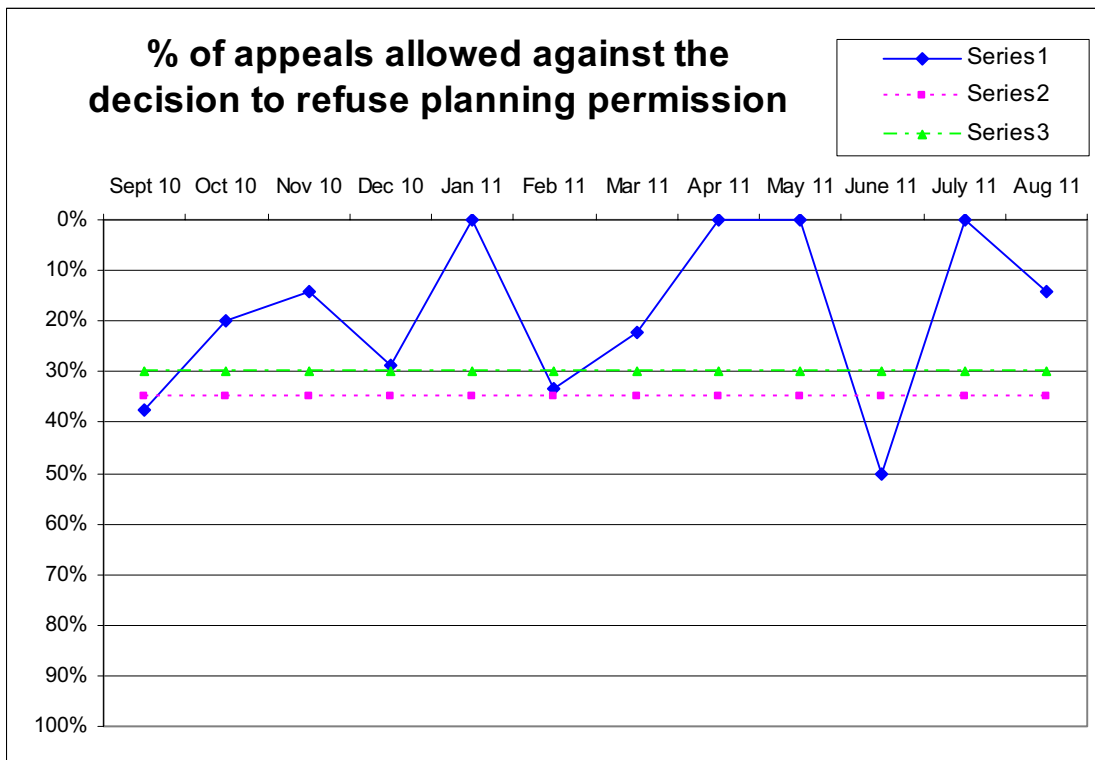
**Last 12 months performance – September 2010 to August 2011**

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

21% of appeals allowed on refusals (17 out of 80 cases)

79% of appeals dismissed on refusals (63 out of 80 cases)

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



**Background/Targets**

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

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

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

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

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

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

Planning Committee 10 October 2011

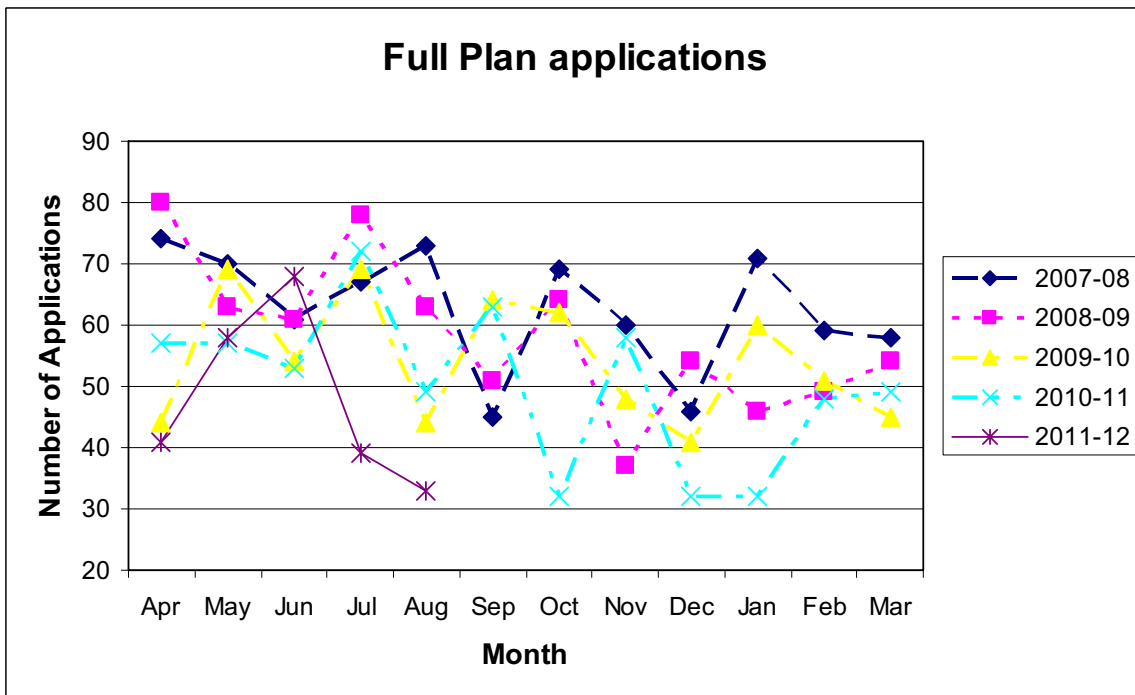
## Building Control Performance Statistics

### August 2011 Performance

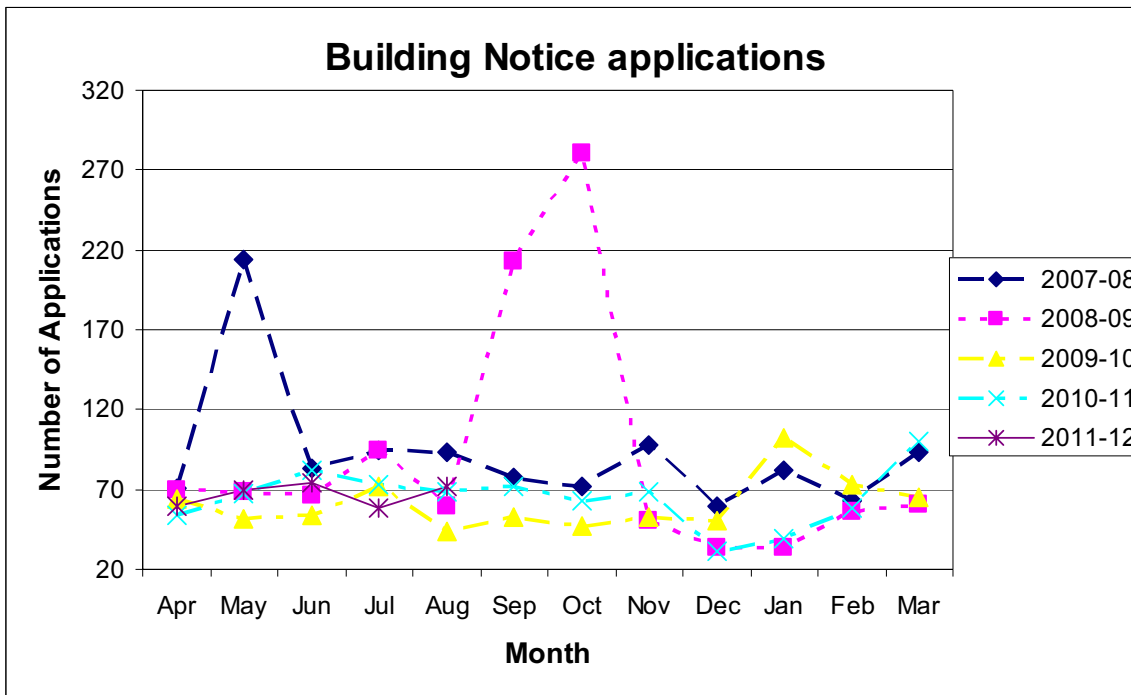
In August 2011 Building Control received 138 applications which were broken down as follows:-

- 33 Full Plans applications;
- 72 Building Notice applications;
- 33 Initial Notices and
- 0 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:



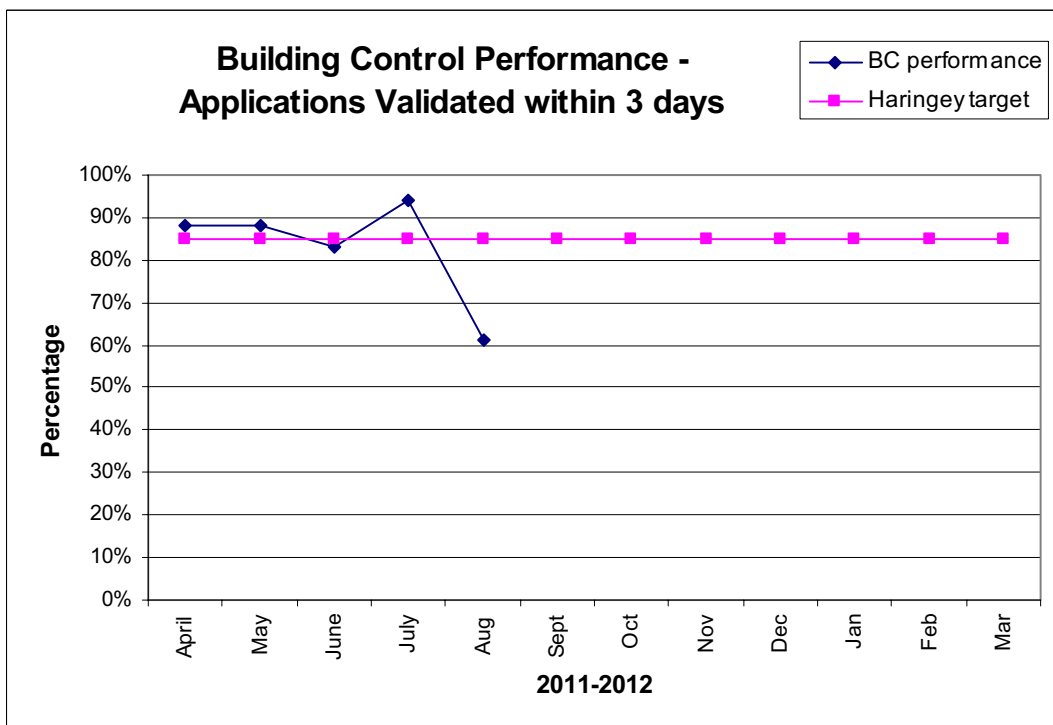
The trend for the number of Building Notice applications received in 2011-12 and for the previous four years is shown on the following graph:



Performance on applications received in August was as follows:

61% of applications were validated within 3 days (against a target of 85%)

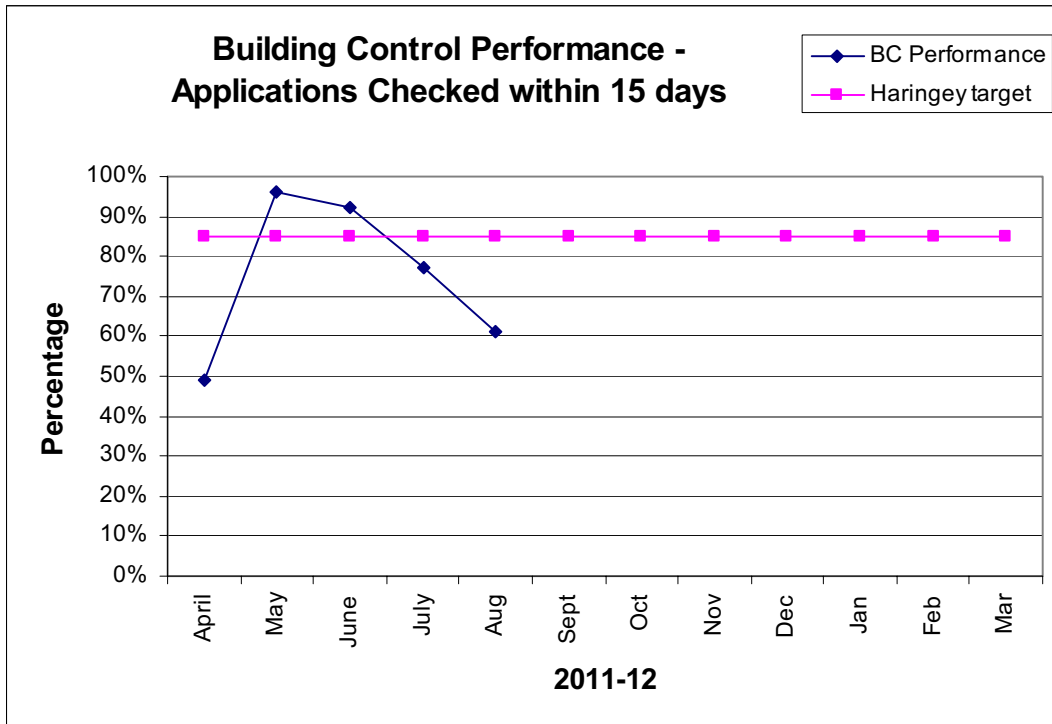
The monthly performance is shown in the following graph:



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

61% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



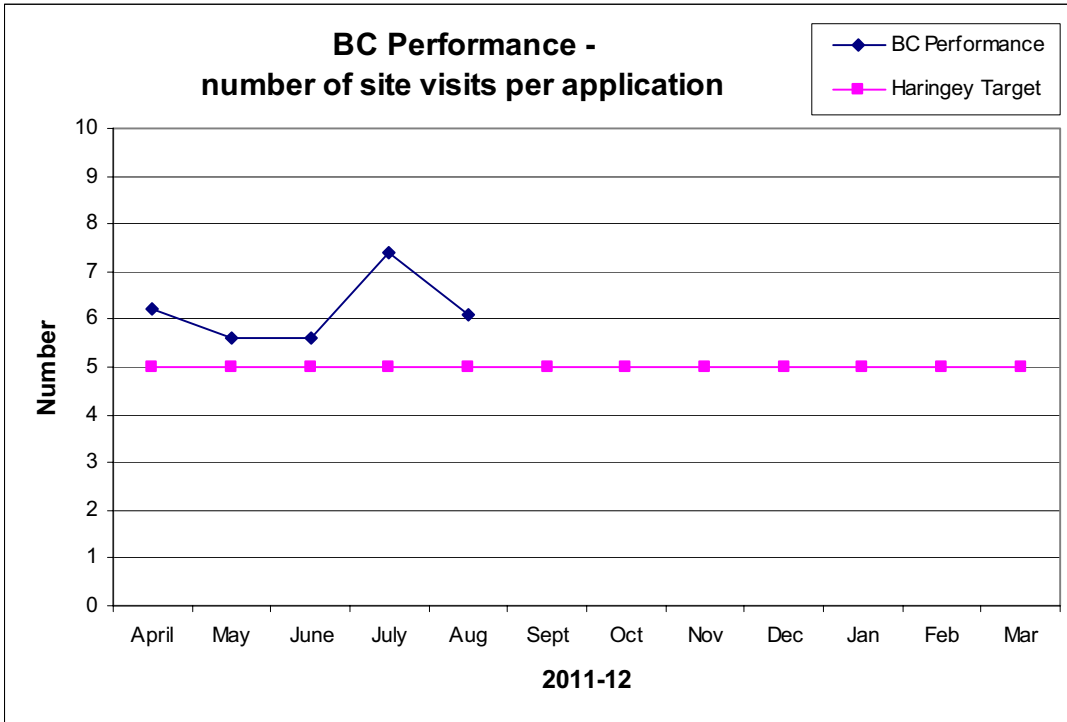
Within the same period, Building Control also received:

Notification of 43 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in August 2011, there were 64 commencements and 644 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in August 2011 the average number of site visits per application was 6.1 (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**  
**August 2011**

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

None

**ENFORCEMENT NOTICES SERVED (S188)**

1. 28 Trulock Road N17- unauthorised development
2. 11 Burgoyne Road- change of use to 9 self-contained flats

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. 124 Walpole Road N17
2. 14 Thackeray Avenue N17
3. 39 Vartry Road N15
4. 1 Eve Road N17
5. 78 Kimberley Gardens N4

**SECTION 215 (Untidy Site) NOTICE SERVED**

None

**PROSECUTIONS SENT TO LEGAL**

None

**APPEAL DECISIONS**

65 Park Ridings N8- change of use to 10 self-contained flats- Appeal Dismissed

**PROSECUTION OUTCOMES**

None

**CAUTIONS**

None

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