
Planning Sub Committee

MONDAY, 14TH NOVEMBER, 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 14 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 24)

To confirm and sign the minutes of the special Planning Sub Committee held on 22 September 2011 **(TO FOLLOW)** and the Planning Sub Committee held on 10 October 2011.

6. PLANNING APPLICATIONS (PAGES 25 - 26)

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. WOOD GREEN POLICE STATION, 347 HIGH ROAD, N22 (PAGES 27 - 82)

Replacement of existing police station with new custody facility and office accommodation in four storey building for police use, including retention of façade of the original building.

RECOMMENDATION: Grant permission subject to conditions.

8. FORMER LYNX DEPOT, COPPETTS ROAD, N10 (PAGES 83 - 98)

Application for a new planning permission to replace an extant planning permission HGY/2008/1484 for erection of new part four storey, part three storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas.

RECOMMENDATION: Grant permission to replace extant consent subject to conditions.

9. 1 TREESIDE PLACE, CRANLEY GARDENS, N10 (PAGES 99 - 114)

Closure of existing access and formation of new access and associated works.

RECOMMENDATION: Grant permission subject to conditions.

10. 7 ORCHARD PLACE, N17 (PAGES 115 - 128)

Application for a new planning permission to replace extant planning permission HGY/2008/0462 for redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no. car parking spaces.

RECOMMENDATION: Grant permission to replace extant consent subject to conditions and a deed of variation to the current S106 Agreement.

11. 677 GREEN LANES, N8 (PAGES 129 - 146)

Erection of 3-storey side extension and insertion of rooflights to front, side and rear roofslopes to facilitate conversion of upper parts to 7 x two bed flats and 1 x three bed flat.

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

12. APPEAL DECISIONS (PAGES 147 - 150)

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

13. DELEGATED DECISIONS (PAGES 151 - 184)

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 26 September 2011 and 30 October 2011.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

Monday, 5 December 2011, 7pm.

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Friday, 04 November 2011

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

Also Present: Councillor Goldberg and Councillor Jenks

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC56.	<p>APOLOGIES</p> <p>At the start of the meeting it was agreed that agenda item 9, 550 White Hart Lane, be moved down the agenda, as no interested parties had registered to speak in respect of this item.</p> <p>There were no apologies for absence.</p>	
PC57.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC58.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest at the start of the meeting.</p> <p>When it came to agenda item 7, Cllr Basu declared a prejudicial interest in the item as, in his capacity as Ward Councillor, he had held discussions with local residents and other Ward Councillors regarding this application in advance of the meeting.</p>	
PC59.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC60.	<p>MINUTES</p> <p>The Committee was advised that point (1.3) of the resolution for item PC42, 550 White Hart Lane, "<i>The applicant to enter into agreement to enter into a Construction training and Local Labour Agreement;</i>" should be deleted.</p> <p>Subject to this amendment it was:</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 12 September 2011 be approved and signed by the Chair.</p>	
PC61.	16-52 HIGH ROAD, N15 6LS.	

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Cllr Basu declared a prejudicial interest in this item as, in his capacity as Ward Councillor, he had held discussions with local residents and other Ward Councillors regarding this application in advance of the meeting. Cllr Basu remained in the room but took no part in the discussion or vote.

The Committee considered a report of the Director of Place and Sustainability on the application for a new planning permission to replace an extant planning permission at 16-52 High Road, N15. The report set out details of the site and surroundings, planning history, relevant planning policy, consultation and responses and assessment of the application, and recommended that the application be granted, subject to conditions and a section 106 agreement. The Planning Officer gave a presentation outlining key aspects of the application and advised on an objection received from Cllr Claire Kober, which should have been included in the report under the section for consultation responses from Ward Councillors. The Committee was advised that Government guidance in respect of applications to extend the time limit of an extant planning permission was that these would be expected to be considered favourably unless there had been a material change in circumstances since the original permission was granted.

The following issues were discussed by the Committee in relation to this item:

- Concerns were raised regarding overlooking and overshadowing, in response to which the Committee was advised that the scheme had been designed so as to minimise overlooking, and the distance at the rear of the property at 1 Rostrevor Avenue was felt to be sufficient to minimise any impact on daylight and sunlight.
- Concerns were expressed by Committee members and by a local resident and Cllr Goldberg, Ward Councillor, regarding traffic levels and the impact that access to and from the site onto Rostrevor Avenue would have on an area under significant existing traffic and parking pressure from residents and people attending the synagogues local to the site. Concerns were expressed that this would lead to an increase in accidents and might preclude the current proposal for Rostrevor Avenue becoming one-way. Officers stated that, from a safety perspective, access onto Rostrevor Avenue was preferable to the High Road and that it was estimated that the development would lead to an increase of just 6 cars per morning peak time, which was considered to have no appreciable impact on safety issues. It was also confirmed that the development would have no impact on whether or not a one-way system was implemented on Rostrevor Avenue. A full road safety

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assessment would be undertaken prior to implementation of any scheme and funding for highways improvements was also included in the proposed section 106 agreement.

- Officers reminded the Committee of the Government guidance in respect of dealing with applications to extend the time limit of extant planning permissions.

Cllr Rice proposed a motion, seconded by Cllr Reid, that this application be deferred to the next meeting of the Committee in order for a full transport report to be prepared to assist the Committee in its deliberations. On a vote of 2 in favour and 5 against, this motion fell.

Additional conditions were proposed in respect of the application;

- 1) Notwithstanding any future amendment to the Town and Country Planning Order 1995 or other relevant legislation, which allows a change from commercial to residential use without the need to apply for planning permission, the commercial units shall not be used for residential use.
- 2) A full transport study is to be submitted to the Planning Authority before work is commenced on construction.

The recommendations of the report, with the additional conditions proposed as above, were moved and on a vote of 6 in favour, 1 against and 1 abstention it was:

RESOLVED

- 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 an Agreement or Agreements with the Council under Section 106 of the Town and 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.
- 2) i) 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) 02, 03, 100, 101, 102, 103, 104, 105, 106,

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107, subject to the following conditions:

ii) 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:

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.

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 and applicant's drawing No.s 02, 03, 100, 101, 102, 103, 104, 105, 106, 107, subject to the following conditions:

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

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

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

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

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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

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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.

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.

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'.

Section 106: Yes

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<p>PC62.</p>	<p>16-52 HIGH ROAD, N15</p> <p>The Committee considered the report of the Director of Place and Sustainability on an application for a new planning permission to replace an extant planning permission in order to extend the time limit for Conservation Area Consent at 16-52 High Road, N15. The report recommended that application reference HGY/2011/1063 be granted subject to conditions and subject to a Section 106 Legal Agreement.</p> <p>RESOLVED</p> <p>That application HGY/2011/1063 be granted, subject to conditions and to a varied section 106 Legal Agreement.</p> <p>Subject to the following conditions:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The buildings being in commercial use comprising of garages does not have any architectural merit. Their demolition therefore would not be of any loss.</p> <p>Section 106: No</p>	
<p>PC63.</p>	<p>72-96 PARK ROAD, N8</p> <p>The Committee considered the report of the Director of Place and Sustainability on an application for a new planning permission to replace an extant planning permission at 72 – 96 Park Road, N8. The report set out the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis of the application. The report recommended that the application</p>	

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be granted, subject to conditions and to a Deed of Variation to the current S106 Agreement. The Planning Officer gave a presentation, outlining key aspects of the application.

- Cllr Jenks addressed the Committee in objection to the application, on the grounds that the extension of the Crouch End CPZ had been overlooked in the report as a material consideration. It was stated that there were existing parking pressures in the area, and that the limited provision of spaces on the site would lead to an increase in cars needing to park in the local area. In response to questions regarding the parking issues, officers clarified that a condition could be added to prevent residents from applying for parking permits for the CPZ area.
- Cllr Jenks also raised objections with regards to the sustainability proposals, and the lack of evidence supporting these. The Committee suggested that a condition could be added regarding sustainable design.
- The Committee expressed concern regarding access, and suggested that a condition should be adding to ensure there was a lift servicing all four floors.

The recommendations of the report were moved, with the addition of three additional conditions to prevent residents from applying for CPZ parking permits, for sustainable design and for a lift servicing all four floors and a variation to the section 106 Agreement regarding residents not being able to apply for parking permits and it was unanimously:

RESOLVED

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, 03-03 WEST, 03-01 WEST, 03-01 EAST & 03-02.

Subject to the following conditions:

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

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

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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.

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	<p>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.</p> <p>Reason: In order to prevent parking on the forecourt and improve the condition for pedestrians at this location.</p> <p>9. The applicants must ensure that servicing lorries enter and exit Lynton Road from and onto Park Road respectively, in forward gear.</p> <p>Reason: To minimise disruption to traffic and bus movements on Park Road.</p> <p>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).</p> <p>REASONS FOR APPROVAL</p> <p>The proposal is approved on the grounds that since the previous application there have been no over riding 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.</p> <p>Section 106: Yes</p>	
PC64.	<p>270 ARCHWAY ROAD, N6</p> <p>The Committee considered the report of the Director of Place and Sustainability on the application for planning permission in respect of 270 Archway Road, N6. The report set out the site and surroundings, planning proposal, planning history, relevant planning policy, consultation and responses and assessment of the application, and recommended that permission be granted, subject to conditions. The Planning Officer gave a presentation setting out key aspects of the application, and advised of a late representation received from Cllr Rachel Allison, expressing concern that the proposal would rival the neighbouring church in height and bulk, and whether this was appropriate as it could detract from a place of worship. The planning officer then answered questions from the Committee.</p> <ul style="list-style-type: none"> • In response to a question from the Committee regarding 	

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materials, it was confirmed that the proposal for use of traditional materials to blend in with the existing structure.

- Cllr Bob Hare spoke on behalf of local residents and expressed concerns regarding the bulk and massing of the proposal and the impact this would have on residents to the rear of the site in respect of loss of daylight and sunlight and views of the sky. The Committee agreed to the submission of some photographs by Cllr Hare illustrating the resident's concerns.
- The Committee asked for greater information in respect of the daylight and sunlight study undertaken and submitted by the applicants, as residents expressed concern that the impact on their light would be greater than that indicated in the report, given the scale of the proposal. The applicant clarified the methodology undertaken for the daylight and sunlight study, and it was stated that the findings were that there would not be significant harm to nearby properties, and that there was compliance with good practice in respect of light issues, including the sky component.

The Committee agreed to suspend standing orders until 2230hrs.

The recommendations of the report were moved and on a vote of 8 in favour and 1 against it was:

RESOLVED

- 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 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) A sum of £1,000.00 towards the management 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 an administration / monitoring cost of £500.00 in connection with this Section 106 Agreement.
- 2) That in the absence of the Agreement referred to in the

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resolution above being completed by 31st 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).

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.

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

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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.

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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

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as it 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.

Section 106: Yes

PC65.

TREE PRESERVATION ORDERS

The Committee considered the report of the Director of Place and Sustainability which recommended that Tree Preservation Orders be confirmed against trees located at; 65 Mountview Road N4, 29 Ridge Road N8 and Southwood Hall, Wood Lane N6.

- A local resident, Mr Whent, addressed the Committee regarding the confirmation of the TPO at 65 Mountview Road. It was clarified that the tree affected by the TPO in question was that marked T1 in the Committee report and that T2 was not the subject of a TPO. Mr Whent advised that, without correct maintenance, the tree in question could pose a threat to his property, as in the past a significant amount of the tree had fallen into his garden. Mr Whent felt that given this fact, and that the tree was not a rare species, a TPO should not be confirmed.
- Officers advised that it was not possible to add a condition to a TPO requiring adequate maintenance, but that there was a statutory duty in law to ensure that trees were maintained so as not to pose any danger, and that an informative could be added to advise that adequate maintenance be undertaken.
- It was clarified that a TPO did not mean that no works could be carried out on a tree, just that the necessary application needed to be made. It was confirmed that the application process was free of charge, although some concern was expressed that the application process might put people off carrying out works.

On a vote of 5 in favour and 3 against, it was:

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RESOLVED

That the TPO against T1 at 65 Mountview Road, N4, be confirmed, with an informative that adequate maintenance to the tree be undertaken.

The Committee advised the objector that the owner of the tree did have a legal responsibility to maintain any tree to prevent it from becoming dangerous, and suggested that he may wish to seek legal advice if necessary to resolve the matter. It was also suggested that he speak to his Ward Councillors.

It was further:

RESOLVED

That authority for the confirmation of the remaining TPOs outlined in the report be delegated to officers.

PC66.

550 WHITE HART LANE N17

The Committee considered the report of the Director of Place and Sustainability regarding the application for planning permission at 550 White Hate Lane, N17. The report set out the site and surroundings, proposal, planning history, relevant planning policy, consultation and responses and analysis of the application, and recommended that the application be granted, subject to conditions and subject to a section 106 Legal Agreement or deed of variation to the current s106 Agreement. The Planning Officer gave a presentation outlining key aspects of the report, and advised that an additional recommendation was proposed such that the Section 106 Agreement could provide for a £70k highways contribution for the works. The agreement would note the intention that only £70k in total be payable as a highways contribution between this and the scheme for the Bridisco site approved on 12 September 2011.

- In response to a question regarding whether the vehicle movement figures given in the report related to the entire site, or just the section covered by this proposal, it was confirmed that they related to the site as a whole. It was clarified that, while the applicant had referred to the morning peak as 9 to 10am, the council defined this as 8 to 9am, which accounted for any discrepancy in the figures regarding the morning peak.
- It was proposed that an additional condition be added regarding local employment.

The Chair moved the recommendations of the report including the additional recommendation that the Section 106 Agreement include a £70k highways contribution and the additional local

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employment condition and it was unanimously:

RESOLVED

- 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) Highways Contribution – a sum of £70,000 (seventy thousand pounds) to be used by the Council towards the cost of highways works.
 - 1.2) '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.
 - 1.3) '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.
 - 1.4) Monitoring Sum – a sum of £1000 (one thousand pounds) to be used by the Council in monitoring the performance of this Deed.
 - 1.5) Local labour – that jobs on the site during construction and after completion be first advertised in the local area before being advertised on a wider basis.

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.

- 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

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contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Policy (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 Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
 - i) there has not been any material change in circumstances in the relevant planning considerations, and
 - ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
 - iii) the relevant parties shall have previously entered into the agreement contemplated in resolution 1) above to secure the obligations specified therein.
- 4) That following completion of the Agreement referred to in 1) above, planning permission be granted in accordance with planning application no. HGY/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

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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.

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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

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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

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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 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 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.

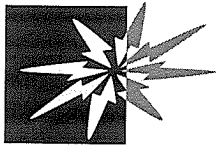
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	Section 106: Yes	
PC67.	APPEAL DECISIONS Report of the Director of Place and Sustainability to advise on Appeal decisions determined by the Department for Communities and Local Government during August 2011. NOTED	
PC68.	DELEGATED DECISIONS Report of the Director of Place and Sustainability to inform the Sub Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the Sub Committee. NOTED	
PC69.	PERFORMANCE STATISTICS Report of the Director of Place and Sustainability to advise the Sub Committee of performance statistics on Development Management, Building Control and Planning Enforcement. NOTED	
PC70.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business.	
PC71.	DATE OF NEXT MEETING Monday, 14 November 2011, 7pm. The meeting closed at 10.20pm.	

COUNCILLOR ALI DEMIRCI

Chair

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Haringey Council

Agenda item:

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Planning Sub-Committee

On 14th November 2011

Report Title: Planning applications reports for determination

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Planning Sub-Committee

1. Purpose

Planning applications submitted to the above Sub-Committee for determination by Members.

2. Summary

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.

3. Recommendations

See following reports.

Report Authorised by: *AM* **AHMET ALTINSOY**

PP

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 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. 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 Sub-Committee 14 November 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1094	Ward: Bounds Green
Address: Wood Green Police Station, 347 High Road N22 Proposal: Replacement of existing police station with new custody facility and office accommodation in four storey building for police use, including retention of façade of the original building Existing Use: Police Station Proposed Use: Police Station Applicant: Mr Ian Mcpherson Metropolitan Police Service Ownership: Metropolitan Police	
Date received: 10/06/2011 Last amended date: N/A Drawing number of plans: 990.P.700 REV P1; 001 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 106 REV P1; 107 REV P1; 110 REV P1; 111 REV P1 and 112 REV P1	
Case Officer Contact: Michelle Bradshaw	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION GRANT PERMISSION subject to conditions	

SUMMARY OF REPORT:

The report summary and conclusion are set out at section 7.0 of this report.

That the Planning Committee be minded to grant planning permission for application HGY/2011/1094 subject to conditions and the signing of a legal agreement pursuant to Section 106 of the Town and Country planning Act 1990 as set out in section 6.7 of this report and in the event that the said legal agreement is not signed and completed by 14th February 2012 the application shall be deemed refused and the Assistant Director of Planning & Regeneration shall issue the appropriate notice of refusal of planning permission.

Along with the relevant plans the applicant has submitted the following documentation in support of the application:

- Design and Access Statement prepared by the Raymond Smith Partnership
- Transport Assessment prepared by WSP
- Energy Assessment & Renewable Technology Strategy prepared by Anderson Green Ltd
- Statement of Community Involvement prepared by London Communications Agency
- Haringey Sustainability Checklist
- BREEAM bespoke Pre-Assessment

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

On balance it is considered that the scheme is consistent with planning policy and in the public interest. Therefore, subject to appropriate conditions and s106 contributions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

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12.2	Appendix 2: Planning Policies
12.3	Appendix 3: Development Management Forum Minutes
12.4	Appendix 4: Design Panel Minutes

1.0 SITE AND SURROUNDINGS

- 1.1 The site is located at 347 High Road, N22 in the Bounds Green ward. The site is located on the corner of the High Road (also known as the A105 Green Lanes) and Nightingale Road. The main police station fronts the High Road and is an attractive red brick period building which is locally listed (as of 27th January 1997). The site is not within a conservation area but is within close proximity to the Bowes Park Conservation Area which includes part of Nightingale Road.
- 1.2 Immediately to the south and abutting the site is a glass fronted, former commercial building now in use as a church. On the opposite side of the High Road are the flank elevations of houses in Earham Grove together with a single storey restaurant building and Woodside Park beyond. On the opposite corner is a 4/5 storey block of flats known as Robin Court and two and three storey houses in Portree Close behind. Immediately to the west of the site is a parking area and beyond it a three storey residential building (two floors of residential above ground floor garaging) fronting Nightingale Road.

- 1.3 The police station at Wood Green has been vacant for over a year since the front counter service was moved to the Safer Neighbourhood Base at Fishmonger Arms, some 100 metres along the High Road to the south and patrol facilities for the borough operating out of Quicksilver Place on Western Road. The site contains a variety of buildings ranging from the original police station to single storey portacabins.
- 1.4 The site has good public transport links being in close proximity to Wood Green Underground Station, Alexandra Palace Overland Railway Station and a number of local bus routes.

2.0 HISTORY

- 2.1 Planning history for the site dates back to 1973 and includes the following applications:
- OLD/1973/0608 Wood Green Police Station 347 High Road N22 - Rebuilding of Wood Green Police Station. GRANTED
 - OLD/1975/0513 Wood Green Police Station 347 High Road N22 Erection of a 4 storey police station at rear of existing station. GRANTED
 - HGY/1992/0302 Metropolitan Police, Wood Green Police Station 347 High Road London N22 8HZ - Erection of an extension to the existing canteen block and a new disabled access ramp to the front of the building. NO DECISION
 - HGY/1999/1229 Metropolitan Police, Wood Green Police Station 347 High Road London N22 8HZ London Metropolitan Police Erection of three portacabins in existing police station car park – GRANTED
 - HGY/2001/1317 Metropolitan Police, Wood Green Police Station 347 High Road London N22 8HZ London Provision of two portacabins and new acoustic housing for generator – GRANTED
 - HGY/2002/1623 Metropolitan Police, Wood Green Police Station 347 High Road London N22 8HZ London Erection of 4 temporary portacabin units GRANTED
 - HGY/2004/1457 Wood Green Police Station 347 High Road London N22 8HZ London Installation of standby generator in yard, 20,000 litre fuel tank and formation of concrete walkway to car park GRANTED
 - HGY/2006/0759 12-09-06 Outside Police Station, High Road London Display of 2 x poster panels (1760mm x 1160mm), internally illuminated, forming an integral part of bus shelter GRANTED

- HGY/2008/0113 07-04-08 Wood Green Police Station, 347 High Road London Demolition of existing police station and associated outbuildings. Erection of part two, part three and part four storey building to provide policing facility with associated parking WITHDRAWN

2.2 Planning Enforcement History

2.2.1 No planning enforcement history exists for this site

3.0 RELEVANT PLANNING POLICY

3.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

- National Planning Policy Guidance
- National Planning Policy Statements
- The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3rd May 2011. The final report was published on 22nd July 2011. The London Plan (July 2011) is now the adopted regional plan.

- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Core Strategy submitted to the Secretary of State in March for Examination in Public (EiP). This EiP commenced on 28th June and concluded on 7th July with the binding Inspector's report expected in October/November 2011. As a matter of law, some weight should be attached to the Core Strategy policies which have been submitted for EiP however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft will be published in summer 2011. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

3.2 A full list of relevant planning policy can be found in Appendix 2.

4.0 CONSULTATION

4.1 The Council has undertaken wide consultation including Statutory Consultees and Internal Consultees, Ward Councillors, Residents Groups and Local Residents. A list of Consultees is provided below.

4.1.1 Statutory Consultees

- London Fire and Emergency Planning Authority (LFEPA)
- Crime Prevention Officer

4.1.2 Internal Consultees

- Haringey Building Control
- Haringey Transportation
- Haringey Waste Management
- Haringey Design and Conservation

4.13 External Consultees–Ward Councillors, Residents Groups & other Stakeholders

- Ward Councillors – Bounds Green
- Ward Councillors – Woodside
- Friends of Woodside Park
- Haringey Association of Voluntary and Community Organisations (HAVCO)

Local Residents

ADAMS MEWS, N22

1 – 5 (c) Adams Mews, N22

CAMERON CLOSE, N22

1 – 6 (c) Cameron Close, N22

CANNING CRESCENT, N22

Flat A, B, C, 1 Canning Crescent, N22

Flat A, FFF, 2 Canning Crescent, N22

Flat A, GFF, 3 Canning Crescent, N22

Flat 1, 2, 4 Canning Crescent, N22

Flat A, 1, 2 5 Canning Crescent, N22

Flat 1 – 4 (c) 6 Canning Crescent, N22

Flat A, 7 Canning Crescent, N22

Flat 1 – 4 (c) 8 Canning Crescent, N22

Flat A 9 Canning Crescent, N22

Flat A, FFF, SFF, TFF 11 Canning Crescent, N22

Flat 1 – 6 (c) 12 Canning Crescent, N22

1 – 4 (c) Canning Crescent House, 13 Canning Crescent, N22

14 Canning Crescent, N22

Flat 1 – 5 (c) 15 Canning Crescent, N22

16 Canning Crescent, N22

Flat 1 – 3 (c) 17 Canning Crescent, N22

18 – 46 (e) Canning Crescent, N22

19, 21, 23, Canning Crescent, N22

GFF, FFF 21 Canning Crescent, N22

Store, Flat 1, Flat 2, 5A Canning Crescent, N22

1 – 12 (c) Janet Court Canning Crescent, N22

Canning Mews Canning Crescent, N22

COMMERCE ROAD, N22

4 – 50 (e) Commerce Road, N22

1 – 85 (c) John Keats House Commerce Road, N22

1 – 85 (c) Thomas Hardy House Commerce Road, N22

14A John Keats House Commerce Road, N22

14A Thomas Hardy House Commerce Road, N22

Commerce Road Social Club John Keats House, Commerce Road N22

Community Centre Commerce Road, N22

CROFTS LANE, N22

1 – 6 (c) Fylan Terrace, Crofts Lane, N22

EARLHAM GROVE, N22

1-15 (c) Earlham Grove, N22
6B Earlham Grove N22
Flat 1 – 6 (c) Earlham Grove N22
Flat A, B 12 Earlham Grove N22
1A, B, C, D, E, F Earlham Grove N22
Caretakers Flat, Earlham Primary School, Earlham Grove N22
Cypriot Community Centre Earlham Grove N22
Earlham Primary School Earlham Grove N22

GLENDALE AVENUE, N22

9 – 15 (c) Glendale Avenue, N22
St Thomas More Catholic School Glendale Avenue N22
The Bungalow Glendale Avenue, N22

HIGH ROAD, N22

272-290 High Road, N22
Flat 1, 272 High Road, N22
Flat 2, 272 High Road, N22
Flat A, 298 High Road, N22
Flat B, 298 High Road, N22
Café, 272 High Road, N22
Shop 274 High Road, N22
Health Centre, 276 High Road, N22
Mushroom House, 296 High Road, N22
351-391 High Road, N22
Nightingale Tavern, 349 High Road, N22
Vehicle Repair Workshop adjoining 349 High Road, N22
Shop 351, 353, 355, 359, 363, 365, 385 High Road, N22
Shop A, 357, 367, 389 High Road, N22
First Floor Rear Flat, 353 High Road, N22
Ground Floor Rear Flat A, 357 High Road, N22
Flat 1, 357, 365, 369, 371, 385, 391 High Road, N22
Flat 2, 355, 357, 365, 371, 385, 391 High Road, N22
Flat 3, 355, 357, 365, 371, 385, 391 High Road, N22
Flat 4, 391 High Road, N22
Flat 5, 391 High Road, N22
Flat A, 359, 361, 363, 377, 379, 381, 387 High Road, N22
Flat B, 359, 361, 377, 379, 381, 387, 389 High Road, N22
Flat C, 361, 377, 379, 387 High Road, N22
Flat D, 387, 389 High Road, N22
Flat E, 387, 389 High Road, N22
Basement Flat, 367, 381 High Road, N22
Ground Floor Flat, 367, 389 High Road, N22
Second Floor Flat, 389 High Road, N22
Top Floor Flat, 367 High Road, N22
Third Floor Flat 369, 389 High Road, N22

Workshop 369 High Road, N22
Flat 1-9 (c) 373 High Road, N22
Flat 1-9 (c) 375 High Road, N22
Surgery, 391 High Road, N22
333 TO 339 High Road, N22
Café, 357 High Road, N22
Upper Flat, 351 High Road, N22
First Floor Rear Flat, 353 High Road, N22
349 A High Road, N22
349C High Road, N22
Unit 1-9 (c) 349C High Road, N22
387B High Road, N22
Flat 1-4, 387B High Road, N22

WOODSIDE PARK, N22

Bowling Pavilion, Woodside Park, High Road, N22
Woodside House, Woodside Park, High Road, N22
Woodside House Depot, Woodside Park, High Road, N22
Woodside House Flat, Woodside Park, High Road, N22

NIGHTINGALE ROAD

1-23 (c) Robin Court, 2 Nightingale Road, N22
2-54 (e) Nightingale Road, N22
1-67 (o) Nightingale Road, N22
Flat A, 42 Nightingale Road, N22
Flat B, Nightingale Road, N22
Ground Floor Flat, 44 Nightingale Road, N22
First and Second Floor Flat, 44 Nightingale Road, N22
Flat 1-6 (c), 46 Nightingale Road, N22
1-22 (c) Mohr Court, Nightingale Road, N22
1-4 (c) St Leonards House, Nightingale Road, N22
1-6 (c) Fuller Almshouses, Nightingale Road, N22
Flat 1-16 (c) Porters and Walters Almshouses, Nightingale Road, N22

NEVILLE PLACE

Unit 1-4, Neville House, Neville Place, N22

MORANT PLACE

1-90 (c) Morant Place, N22

WOODSIDE ROAD, N22

2-26 Woodside Road, N22
Flat A, 4, 6, 8, 10, 14, 16, 18, 22, 24 Woodside Road, N22
Ground Floor Flat, 8 Woodside Road, N22

First Floor Flat, 14 Woodside Road, N22
Ground Floor Flat A, 12 Woodside Road, N22
First Floor Flat B, 12 Woodside Road, N22
First Floor Flat C, 12 Woodside Road, N22

WOODSIDE PARK, N22

Woodside House Depot, Woodside Park, N22
Woodside House Flat, Woodside Park, N22

PORTTREE CLOSE, N22

1-11 (c) Porttree Close, N22

TRURO ROAD, N22

1-39 Truro Road, N22
2-34 Truro Road, N22
The Mews, 1 Truro Road, N22
Ground Floor Shop A, 2 Truro Road, N22
Ground Floor Shop B, 2 Truro Road, N22
Flat A, 2, 18, 23, 30, 31, 32 42, 44, 48, 50, 54 Truro Road, N22
Flat B, 2, 16, 18, 23, 30, 31, 32 42, 44, 48, 50, 52, 54 Truro Road, N22
Flat C, 2, 18, 44, 48, 50, 52 Truro Road, N22
Flat D, 18 Truro Road, N22
Flat E, 18 Truro Road, N22
Ground Floor Flat, 46, 52, 59 Truro Road, N22
First Floor Flat, 46, 53, 59 Truro Road, N22
Second Floor Flat, 59 Truro Road, N22
Flat 1-9 (c) 29 Truro Road, N22
Flat 1-6 (c), 51 Truro Road, N22
1-6 (c) Lloyd Thomas Court, Truro Road, N22
1-9 (c) Marlow House, Truro Road, N22

- 4.2 This application was publicised by a press notice and site notices.
- 4.3 The application was put out to consultation by the London Borough of Haringey in June 2011 following the validation of the application. The consultation generated 5 responses (4 letters from local residents and 1 letter from a local residents association).
- 4.4 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committed.

- 4.5 The scheme was presented to the Haringey Design Panel on 14th April 2011 and the feedback received from the panel was broadly positive. The minutes of the meeting are attached as Appendix 4 of this report.
- 4.6 A Development management Forum was held on the 4th July 2011 at the Cypriot Centre Wood Green. The meeting was attended by 3 Councillors and approximately 6 local residents. The minutes of the Development Management Forum are attached as Appendix 3 of this report.
- 4.7 The agents/applicant have undertaken separate community consultation which has included a public exhibition of the scheme at Wood Green Police Station on 6th and 7th May 2011 and details of the current proposals have been published in local newspapers. Full details are contained within the applicant's "Statement of Community Involvement – June 2011" submitted in support of the application.

5. RESPONSES

- 5.1 A summary of all Statutory Consultees, Internal Consultees and Residents/Stakeholders comments and objections can be found in Appendix 1. The issues raised in the consultation responses raise the following broad issues:
- Design – Only the principle façade is being retained – the interior should be kept
 - Design – Proposed roof form of extension
 - Design – Alignment of proposed building fronting the High Road
 - Design – Original timber windows in the existing façade should be retained and repaired if necessary
 - Bulk and Scale – The new elements would dominate the retained façade
 - Landscaping – Trees should be planted along High Road and Nightingale Road
 - Original Features – The blue lamp and "Police" sign should be retained.
- 5.2 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and where relevant within the analysis/assessment section of this report.

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of Development
- Design, Mass, Bulk and Scale
- Transport, Traffic and Parking
- Waste Management
- Energy and Sustainability
- Equalities Impact Assessment

- Planning Obligations - Section 106

6.1 Principle of Development

- 6.1.1 The London Plan (2011) Policy 3.16 states that “Development proposals should support the provision of additional social infrastructure in light of local and strategic needs assessments”. The commentary accompanying the policy makes clear that policing and other criminal justice or community safety facilities are considered to be social infrastructure for the purpose of the policy.
- 6.1.2 In terms of local planning policy, the Haringey Unitary Development Plan (UDP) (2006) does not have policies specifically relating to policing and emergency services. It does however generally support the provision of community facilities in policy CW1 “New Community/Health Facilities” and CW2 “Protecting Existing Community Facilities”.
- 6.1.3 The emerging Core Strategy contains specific references to emergency services, including the police service. Paragraph 8.1.23 of the Core Strategy states: “Haringey Metropolitan Police Estate Asset Management Plan (2007) sets out future trends and implications for asset management in Haringey. The new long term provision aims to separate functions which are currently delivered in multi function buildings....” It continues “Haringey will work with the Police to help deliver their planned improvements once they have been agreed.”
- 6.1.4 Within the London Borough of Haringey Community Infrastructure Study (Draft March 2010) a section entitled “Future Trends in Policing in Haringey” Paragraph 9.9 acknowledges that the long term plan for the Metropolitan Police Service (MPS) is to separate functions. It states “A consolidated police estate would see a shift from the existing multi site custody cells to a centralised custody cells structure, one patrol centre, and one back office accommodation”. It acknowledges that “The Metropolitan Police has looked at locating a 40 cell Custody centre in the borough”.
- 6.1.5 The MPA have reviewed their estate strategy and are currently in the process of reorganising their facilities to improve policing and custody provision in order to achieve significant operational and environmental benefits. The proposed improvements to the Police Station at Wood Green form an essential part of this initiative and police personnel previously based at the police station have been relocated to another facility in Haringey to enable the necessary improvements to be realised. The continued use of this site as a police facility is required by the Metropolitan Police Service as it is ideally suited in relation to accessibility, availability and is already designated for police use.
- 6.1.6 On this basis, the proposed development is deemed to be acceptable in principle, subject to compliance with other relevant planning policies, as discussed in the following sections of this report.

6.2 Design, Mass, Bulk and Scale

6.2.1 Policies UD3 'General Principles', UD4 'Quality Design' and SPG1a 'Design Guidance' set out the Council's general design principles for new development in the Borough. The applicant has submitted a detailed Design and Access Statement (DAS) in support of the application. The DAS documents the process of determining the current design up to submission including the design response to the comments received following the Haringey Design Panel meeting in April of this year.

6.2.2 A previous application for this site was originally submitted to the Council in January 2008 (Ref: HGY/2008/0113) however was subsequently withdrawn following concerns from the design panel, planning officers and residents. The application proposed demolition and redevelopment of the site for use as a joint custody and patrol facility. The main concerns regarding the previous scheme were:

- Demolition of all buildings including the existing police station
- Use as a joint custody and patrol facility in this location
- Bulk and scale of the development
- Traffic generation

6.2.3 The current application differs from the 2008 application in the following ways:

- A 24 hour patrol service is no longer submitted as part of the development. All patrolling facilities for the borough will continue to operate from the temporary Patrol Base at Quicksilver Place on Western Road.
- The main façade of the original police station will be retained.
- The approach to the design and bulk of the new proposals has been reconsidered and new architects appointed

6.2.4 The current application proposes to demolish the buildings to the rear of the site, including the rear façade and internal fabric of the existing building. A part one/two/three and four storey building would replace those buildings to be demolished and would be connected to the retained building by a three storey glazed link. A curved single storey building would extend along the High Road frontage, set back from the front elevation of the original police station building.

6.2.5 In terms of site layout the lower ground floor will contain car parking and plant areas. The new custody suites (40 cells) would be provided at ground level at the south western end of the site with plant located above. Associated facilities such as consultation and interview rooms, property storage and healthcare areas would also be located on the ground floor level behind the retained police station building. Staff facilities and offices for Prosecution teams, Investigators, CID and Management teams etc would be located on the upper floors. The full details of the internal layouts have not been provided on the submitted plans in the interest of security, given the nature of the proposed use.

- 6.2.6 The existing public entrance of the Police Station will remain the public entrance to the new building. Staff access to the site would remain from Nightingale Road with a separate entrance and exit point for operational vehicles. There would be no public general inquiries front counter and police patrol staff would not be based at this site. As such, low level on-site parking (24 spaces at basement level) is proposed. A service yard to the rear, accessible from Nightingale Road, would be a drop off and collection point for detainees within an enclosed van dock area.
- 6.2.7 In terms of design, the retention of the main façade, including the roof, end gables and the associated chimneys, is welcomed and supported and overcomes one of the principle objections to the previous scheme. As is the retention of other historical features such as the memorial plaque and the traditional blue police lamp will be retained.
- 6.2.8 The alterations to the existing building would include the partial demolition of the side return facing Nightingale Road and significant internal alterations including changes to existing floor levels. It is unfortunate that the existing internal floor levels and partitions could not be retained within the main police station building, a point reiterated by the design panel and residents. However, the applicant argues that the feasibility of retaining the internal floors and partitions behind the original façade has been considered but it was found to be impractical. The DAS states that “The MPA require open plan facilities to enable agile working in order to deliver the anticipated efficiencies and level access with stairs meeting the requirements Part M of the Building Regulations are a minimum requirement for any new MPA building. The retention of the existing floor and stairs would significantly compromise these requirements”.
- 6.2.9 On the High Road elevation, the ground floor accommodation forms a single storey masonry plinth which extends from the gable end of the original police station building. The custody suite to the south-west corner with plant above would be two storeys in height and would be screened from view from both the High Road and Nightingale Road by the rest of proposed development. A three storey glazed link would connect the existing building to the proposed building. The four storey element would extend from Nightingale Road to the opposite side of the site, set back behind the original Police Station building.
- 6.2.10 There has been some debate regarding the design of the proposed building and the current design is considered to be an improvement on the previous 2008 scheme which proposed a somewhat hard, imposing and utilitarian design. The design now under consideration is a much lighter looking structure more in keeping with the original building and surroundings by reason of the variation in heights breaking up the bulk of the building and glazed link along with materials which are to complement the retained façade. The new brick plinth will be constructed from brickwork with cast stone bands to match the materials of the original façade. The upper elevations would be clad with terracotta tiles to match the colour of the original brickwork. The proposed pitched roof would be clad in grey metal to compliment the grey slate roof of

the original building. A condition of consent will require submission of all proposed materials so that the precise details of materials and finishes can be controlled.

- 6.2.11 One of the most contentious aspects of the development is the design of the roof of the four storey building to the rear. The applicants originally sought to have a mansard style roof with small dormers as the top floor roof treatment. On submission to the Design Panel in April the panel members asserted that the mansard form of the roof to the third storey was 'excoriated' as an unnecessary attempt to disguise the top floor. The Panel considered it would be better to be bold and express the building across the middle of the site. Some panel members even felt this element could be higher than the scheme presented to them. These comments informed the design of the scheme subsequently submitted as the planning application. The development now, rather than the original mansard, proposes a "lightweight top floor with predominantly glazed ribbon window treatment under a low pitched metal roof". There are however a number of members of the public who prefer the mansard design submitted to the design panel and have put forward their view on this aspect of the application at both the Development Management Forum and in the consultation letters submitted as part of the consultation process on this planning application.
- 6.2.12 In terms of the scale and massing and the amount of development, the new office building would be set well back from the frontage on the High Road thus allowing a separation from the existing building. The height of this block at four storeys reflects the number of storeys of the residential block on the opposite side of Nightingale Road. Notwithstanding this, the proposed building would be visible above the roofline of the existing police station building, particularly in long views from Woodside Park.
- 6.2.13 The planned building would have an internal floor area of approximately 5100m² split across five floors. The size of the footprint of the building at ground floor level is determined by the Home Office floor area requirement for the custodial facilities required.
- 6.2.14 With regards to landscaping, the new office block is set well back from the High Road frontage providing the opportunity to create green roofs. An extensive green roof will be provided to the first and third floor flat roof terraces which would provide a pleasant outlook from the adjacent office areas and to encourage biodiversity. Existing street tree planting along Nightingale Road will be maintained. One existing tree will be removed as shown on the Site Plan 990.P.001. (The drawing shows the location of all the existing trees on the site). Conditions of consent will require full details of the proposed landscaping scheme to be submitted to and approved in writing by the local planning authority.

- 6.2.15 In relation to the impact on residential amenity the use of the property as a custody suite has been considered in the context of its previous use as a police station with 24 hour activity and patrolling facilities and the associated traffic and frequent blue light and siren noise.
- 6.2.16 While the proposed custody suites would also operate 24 hours a day, operational vehicles arriving at the site would generally not require blue light or sirens and unloading of those being brought into custody will be undertaken within the enclosed dock for security purposes. The location of the custody suites and their proposed design and layout will ensure that there will not be any noise disturbance from within the building. Once operational, the Custody Centre would be staffed by police staff 24 hours a day and the police presence should also help to keep noise to a minimum around the facility. For these reasons, the proposed development is not considered to result in any significant impact on the amenity of residents in terms of disturbance and noise, particularly compared to the most recent use.
- 6.2.17 The new buildings themselves would not cause any significant adverse issues of overlooking or overshadowing/loss of light to any of the existing residential properties around the site. The residential properties to the rear (western) end of the site are of a sufficient distance away to remain unaffected by the development. The relationship of the new buildings to Robin Court on the northern side of Nightingale Avenue would, in the main, be similar to the existing. The four storey building may result in a small decrease in direct sunlight to the flats during the winter months but would not be significantly adverse. The new three storey building plus clerestory element would be higher than the existing building but, in light of the distance across Nightingale Road, would maintain an acceptable relationship. There would be no issues relating to properties across the other side of the High Road or to those to the south of the site, by reason of distance and orientation.
- 6.2.18 There would be some temporary impact on residential amenity during the construction period however a number of requirements, including registration with the Considerate Contractors scheme and submission of a Site Construction Management Plan, will be imposed via conditions of consent, in order to minimise the impacts as far as possible.

6.3 Transport, Traffic and Parking

- 6.3.1 The application is supported by a Transport Assessment and a Travel Plan both prepared by WSP Development and Transportation. The Transport Assessment (TA) considers the effects of the proposed scheme on the surrounding road network.
- 6.3.2 Haringey Transportation Team has been consulted on this application and raise no objection to the development, subject to a number of conditions and s106 obligations.

- 6.3.3 The proposal site is in an area with a high public transport accessibility level (PTAL 5) and is served by some 56 buses per hour (two-way) for regular bus connections to Wood Green town centre; the site is also within 700 metres of Wood Green Underground Station and within close proximity to Alexandra Palace Overland Railway Station.

Highways Impacts

- 6.3.4 The existing facility during the previous use as a police station had some 340 staff and 32 parking spaces plus overspill van parking into the surrounding area. The proposed development is for a custody centre with 40 custody cells which would operate 24 hour a day with 3 shifts which start at 6am, 2pm and 10pm. The majority of the staff trip generated traffic would be outside the peak operational hour of the transport and highway network. However the 6am to 2pm shift may not have the option of the full complement of the public transport services normally available at that time (4:30am to 6am). This will have a greater effect on staff that start their journeys from outer London Boroughs and outside London. Haringey Transportation Team therefore considers that the majority of staff travelling from outer London Boroughs or outside London will use cars as the main mode of transport for their journey to the site for the 6am shift. This statement is further supported by the Transport Assessment, which suggests that some 49% of staff travelled to work by car at the previous facility. However, the previous police use operated with 340 staff and therefore the proposed use would operate with approximately 300 staff it is considered the level of vehicular movements would be reduced in comparison to the previous use and the new development would not materially impact the highway network.

Operational vehicular Trip Generation

- 6.3.5 The vehicular trip generation from the Transport Assessment has been calculated using a similar custody cell facility located in Leyton (London Borough of Waltham Forest). The results of the surveys when applied to the proposed Wood Green facility suggest that the custody cells would generate some 343 vehicular trips per day. The Leyton trip distribution suggests that the maximum number of trips would be generated between 12:00-18:00 with some 121 in/out trips over a 6 hour period, which equates to 20 in/out trips per hour.
- 6.3.6 The Haringey Transportation Team agree with the applicants trip generation forecast. However the trips over the 6 hour period would not be uniform and therefore Haringey Transportation Team require measures to ensure that pedestrian movements are prioritised and safeguarded.

Parking

- 6.3.7 The scheme would provide 31 car parking spaces plus an additional area for van parking. An enclosed parking area for the transfer of detainees has also been proposed. The 31 car parking spaces are for the operational use of the facility only and would not be used as staff car parking. Of the 31 spaces the developer has proposed, only one of the car parking spaces will be for disabled parking. Whilst Haringey Transportation Team acknowledges that the site is constrained and there is limited car parking space available they have requested an increase in the number of disabled parking spaces. A condition of consent will be added to this effect.
- 6.3.8 In addition, the developer also proposes to provide 30 cycle parking spaces. The cycle parking facilities along with lockers, changing rooms, showers and drying facilities will be provided in the new building for those staff who choose to cycle to work. A condition of consent will require the provision of 30 cycle spaces within the development.
- 6.3.9 Most Metropolitan Police staff are eligible for free travel on public transport within the London network and therefore it is expected that the majority of staff would travel to and from work by sustainable means of transport. However, as noted above, this may not be possible for all staff, particularly those officers who live outside of London and/or those who are scheduled to work the early morning, 6am shift. Whilst the Borough accepts the applicant is not proposing to provide staff parking, the site is on the edge of a CPZ and as such does not have sufficient restraint to constrain the trips that would be generated by the proposal. A condition of consent will require the submission and approval of a Travel Plan in order to encourage the use of sustainable modes of transport for journeys to/from the site. Section 106 monies are also sought for the implement of management measures to restrict parking outside the site on Nightingale Road.
- 6.3.10 In addition, the Haringey Transportation Team requires the applicant to enter into a s.106 agreement to provide a raised entry treatment to the site and improved footway conditions on Nightingale Road. To ensure that the forward visibility of the site and the visibility of vehicles exiting the site are not obstructed, enhanced traffic calming measures to reduce vehicular speed and improve lighting in and around the entrances to the site will be required. Furthermore the agreement shall also include a traffic order to restrict parking outside the site on Nightingale Road.
- 6.3.11 The proposal, in terms of transport, traffic, parking and access is deemed to be acceptable and in line with the relevant planning policies subject to the imposition of a number of planning conditions and a section 106 agreement as outlined in sections 6.8 and 10.0 respectively, of this report.

6.5 Waste Management

Demolition and Construction Waste

- 6.5.1 The proposed development would generate waste during demolition and construction. A condition of consent will require the submission and approval of a Construction Environmental Management Plan (CEMP) which is to include a Site Waste Management Plan (SWMP).

Operational Waste

- 6.5.2 The operational waste streams would be similar in nature to the operational waste streams within the previous police use. These are likely to comprise paper and plastics from packaging materials, food waste, glass and cardboard.
- 6.5.3 Haringey Waste Management Team has been consulted and raised no objection to the proposed development. Notwithstanding this, a condition of consent will require full details of the scheme for the provision of refuse, waste storage and recycling within the site, including location, design, screening, and operation, to 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. Arrangements will need to be made with an authorised/ licensed waste carrier for trade to collect refuse and recycling from the premises.
- 6.5.4 On this basis, subject to conditions, the proposal is deemed to comply with policy UD7 “Waste Storage” and SPG8a Waste and Recycling (Adopted 2006).

6.6 Energy and Sustainability

- 6.6.1 PPS1 Delivering Sustainable Development confirms sustainable development as the core principle underpinning planning and sets out the Government’s principles for delivering sustainable development by way of the planning system. PPS1 advises that planning should promote sustainable development and inclusive patterns of development by:

- Making land available for development
- Contributing to sustainable economic development
- Protecting and enhancing the natural and historic environment
- Ensuring high quality development through good and inclusive design
- Ensuring that development supports existing communities

- 6.6.2 The proposed scheme should comply with the requirements of The London Plan (2011) and the Haringey Unitary Development Plan (2006), Supplementary Planning guidance (SPG’s) and Supplementary Planning Documents (SPD’s) in terms of sustainability.

- 6.6.3 Wates Construction has commissioned Anderson Green to prepare an Energy Assessment and Renewables strategy in support of the application.
- 6.6.4 The project aims to reduce carbon emissions by 20% and achieve a BREEAM rating of Excellent for the building. “A” rated materials as categorised in the BRE Green Guide will be specified wherever possible.
- 6.6.5 The new building has been arranged to maximise natural daylighting and ventilation to occupied spaces. A 300 square meters array of Photovoltaic panels will be installed on the roof of the building in addition to an Air Source Heat Pump.
- 6.6.6 Green Roofs have been incorporated to assist with surface water attenuation and an attenuation tank will be provided below ground in the yard (as shown on drawing 990.P.103),
- 6.6.7 By installing both Photo-voltaic panels and an Air Source Heat Pump systems the Energy Assessment and Renewables Strategy calculates that it would be possible to meet 20% reduction in CO2 via renewable technology. Other non-renewable technology improvements are also required in order to pass Part L 2010 building regulations, these include:
- Improved u-values for building fabric
 - Improved air-tightness of building
 - Very efficient ventilation heat-recovery (77%)
 - High efficient gas-fired boilers (with oil back-up boilers to ground floor)
 - Reduced ductwork velocities (reduced fan power consumption)
 - High efficient fan coil units (reduced fan power consumption)
- 6.6.8 The new Part L 2010 building regulations requires a 25% improvement over a building built to 2006 regulations (in terms of reduction of carbon). The proposed building with all the renewable and non-renewable technologies incorporated would achieve an improvement of 2.4% above Part L 2010 which is a 27.4% overall improvement above Part L 2006, therefore the building also achieves the 15% improvement above Part L 2006 set as a target by the MPS.
- 6.6.9 In terms of access the MPS require all their buildings to be fully accessible to the public and staff. Level access would be provided both to the original public entrance and to the new staff entrance. The public reception counter will be designed to suit both ambulant and wheelchair bound staff and visitors. A number of disabled persons parking bays would be located in the car park with access to the adjacent stair and lift which provide access to all floors. Accessible WC facilities and showers are included within the building for use by staff and visitors. The new custody facilities are designed to accommodate disabled detainees.

6.7 Equalities Impact Assessment

- 6.7.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. An Equalities Impact Assessment is undertaken to evaluate the effects of the proposed scheme on people depending on their ethnicity, gender, age, disability, religion and belief or sexual orientation.
- 6.7.2 In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.
- 6.7.3 Some policies, projects, functions, major developments or planning applications may have a greater impact on equality and diversity than others. The Council has developed a screening tool to help identify whether a full Equalities Impact Assessment (EqIA) should be undertaken. An EqIA screening has been undertaken and found that there are no adverse or unequal impacts identified across each of the equality strand and that a full EqIA is not considered necessary for this particular application.

6.7 Planning Obligations - Section 106

- 6.7.1 Policy UD8 requires development, where appropriate, to be subject to a Section 106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10e.
- 6.7.2 The Council is seeking the following s106 contributions:
1. Highway Works including: Creation of a raised entry treatment to the site to improve footway conditions on Nightingale Road; Implementation of management measures to restrict parking outside the site on Nightingale Road; Introduction of traffic calming measures to reduce vehicular speed and improve lighting in and around the entrance, for a sum of sixty eight thousand pounds £68,000.
 2. Administration charge of £2,000 as required by SPG10a.
- 6.7.3 The total amount of s106 contribution would be £70,000

7.0 CONCLUSION

- 7.1 The use of the property as a police facility is considered to be acceptable in principle. The need for the Metropolitan Police Service to develop a more effective centralised custody suite to assist policing is acknowledged by the Council and planning policy. The re-use of an unused former police station for such a purpose is an efficient use of the property. The impact of the proposed use would not be as intrusive as previous fully active police station in terms of noise, disturbance and traffic.
- 7.2 The submitted scheme is considered to address the concerns raised at the time of the 2008 planning application submission. The proposed development includes the retention and refurbishment of the original Police Station façade which is a valued component of the Wood Green High Road. The massing, scale, layout and appearance of the proposed building is considered to be in sympathy with the original Police Station and its neighbours and preserve and enhance the character of the street scene. The roof design as currently proposed has taken into account the comments of the Haringey Design Panel.
- 7.3 The proposed development, which would be used for custody and office based police activities is not considered to result in any significant impact on the highway network or on the amenity of neighbours in terms of noise and disturbance. The design, siting, bulk and scale of the development is not considered to result in any significant adverse impacts in terms of overlooking or overshadowing.
- 7.4 The proposed facility is considered to be acceptable in terms of waste management, sustainability and access, subject to conditions.
- 7.5 The transport, traffic and parking arrangements are considered to be acceptable subject to conditions and a s106 agreement.
- 7.6 Overall, the proposed development would provide a modern Police Building in accordance with the guidance of the Home Office and enable the MPA to deliver a more efficient and effective police service in Haringey for the benefit of the local community.

8.0 HUMAN RIGHTS

- 8.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference HGY/2011/1094 subject to a pre-condition that the applicant shall first have entered 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 following general items:

- Highways, Transport and Access Improvements
- Administration Charge

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.

10.0 RECOMMENDATION 2

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement in accordance with the approved plans and documentation as follows:

Applicant's drawing No's: 990.P.700 REV P1; 001 REV P1; 102 REV P1; 103 REV P1; 104 REV P1; 105 REV P1; 106 REV P1; 107 REV P1; 110 REV P1; 111 REV P1 and 112 REV P1

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 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 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.

LIGHTING PLAN

5. Notwithstanding the details of lighting referred to in the application submission, full details of a lighting plan for the site shall be submitted to and approved in writing by the local planning authority, prior to the occupation of the premises.

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

LANDSCAPING – LANDSCAPING SCHEME

6. Notwithstanding the details of landscaping referred to in the application 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 (including green roofs) with a schedule of species d) hard surfacing.

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

LANDSCAPING – IMPLEMENTATION/MAINTENANCE

7. 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

8. 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 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.

BOUNDARY TREATMENT

9. 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.

WASTE MANAGEMENT AND RECYCLING

10. 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. Arrangements will need to be made with an authorised/ licensed waste carrier for trade to collect refuse and recycling from the premises.

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

HOARDINGS

11. 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

12. 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

13. 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 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.

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

CONSTRUCTION – CONSIDERATE CONTRACTORS

14. 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: In the interest of amenity.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN & CONSTRUCTION LOGISTICS PLAN

15. The development hereby permitted shall not commence until a Construction Traffic Management Plan (incorporating Travel Plan), including a Construction Logistics Plan (CLP) 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 and 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.

CONSTRUCTION HOURS

16. 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.

CCTV AND SECURITY LIGHTING

17. 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.

CYCLE PARKING

18. The development hereby approval shall include the provision of 30 (thirty) cycle racks which shall be enclosed within a lockable shelter.

Reason: To increase the use of sustainable travel modes by staff of this development.

DISABLED PARKING

19. The development hereby approved shall include the provision of 4 (four) disabled car parking bays within the site.

Reason: To assist the mobility-impaired staff and patrons of this development.

TRAVEL PLAN

20. A Travel Plan, in compliance with Transport for London Guidance, shall be submitted to and approved in writing by the local planning authority, at least 3 months in advance of occupation of the development.

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

SIGNAGE

21. 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

22. 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

23. The development hereby permitted shall be built to a minimum standard of “Excellent” under the Building Research Establishment Environmental Assessment Method (BREEAM). 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 “Excellent” 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.

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

24. Prior to the commencement of the development the applicant shall consult the London Fire and Emergency Planning Authority (LFEPA) regarding fire fighting access and arrangements and a letter confirming that the LFEPA is satisfied with the proposal shall be submitted to the local planning authority.

Reason: To ensure suitable fire fighting access and arrangements are provided.

INFORMATIVES:

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.

INFORMATIVE:

The development hereby approved shall include the retention of historic internal features such as the memorial plaque and external historic features such as the traditional blue police lamp.

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 support the provision of social infrastructure, including police facilities.
- b) The building and its proposed use are considered to be suitably located in respect of the surroundings, impact on neighbouring properties and site constraints and it is considered there would be no significant adverse impacts in terms of noise, disturbance, overlooking or overshadowing.
- 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 G1 Environment, G2 'Development and Urban Design', 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', M5 Protection, Improvement & Creation of Pedestrian & Cycle Routes, M10 'Parking for Development', CSV1 Development in Conservation Areas, CSV3 'Locally listed buildings & designated sites of industrial heritage interest '.

12.0 APPENDICES:

- 12.1 Appendix 1: Consultation Responses
- 12.2 Appendix 2: Planning Policies
- 12.3 Appendix 3: Development Management Forum Minutes
- 12.4 Appendix 4: Design Panel Minutes

APPENDIX 1 CONSULTATION RESPONSES

No.	Stakeholder	Question/Comment	Response
	STATUTORY		
1	London Fire and Emergency Planning Authority (LFEPA)	No objection	Noted
2	Crime Prevention Officer	The crime prevention department can give specific advice as required and can be contacted on 02083452167. We have no objection to the proposals.	Noted
	INTERNAL		
1	Haringey Building Control	Comment on Fire Brigade Access B5 only - Fire Brigade access appears satisfactory. Full consultation with the Fire Authority should be carried out with regards to the means of escape in case of fire and the Fire Brigade access.	The London Fire and Emergency Planning Authority has been consulted and raise no objection.
2	Haringey Transportation Team	No objection subject to conditions/s106 legal agreement.	Full details of comments provided in section 6.3 of this report
3	Haringey Waste Management	No objection	Noted
4	Haringey Design and Conservation	Design Panel comments should be included in officer's report	The Design Panel Report is provided in Appendix 4 of this report.
	EXTERNAL		
	<u>Ward Councillors</u>	No comments received	N/A
	<u>Residents/Amenity Groups</u>		
	Avenue Gardens Residents Association	We are pleased to note that the previous application has been withdrawn and a new proposal developed. However, there are significant	Noted

No.	Stakeholder	Question/Comment	Response
		<p>concerns with this new proposal, which should be addressed in the context of the Authority's adopted policies.</p> <p>1. The new proposal retains only the principle facades of the existing building. Given the substantial nature and good structural condition of the existing building it should be retained; this would be more sustainable. Facadism is not a welcome solution. The applicant should address this matter in line with policy on sustainability.</p> <p>2. The new proposal is for a relatively massive building. The application submission does not enable one to assess the proposal in context. There are no perspectives, context photomontages or computer generated images. The location of the building at the bend of the road is a key townscape location. The applicant should be asked to provide images from several different points in the High Road and also from the adjoining street. This is a normal part of such applications.</p> <p>3. The new built elements fronting the High Road are set back at the upper levels from the retained original building. However, the new is not set to align with the original frontage. This is not obvious from the submission a three dimensional view would make this clear. The new being set at an angle to the retained façade will result in poor built form. It should be noted that the building line of buildings on opposite sides of the road make</p>	<p>Design issues are addressed in section 6.2 of this report.</p> <p>The plans and supporting documentation submitted is deemed to be sufficient to undertake a complete assessment of the planning application.</p> <p>Design issues are addressed in section 6.2 of this report. The proposed building line fronting the High Road is deemed to be acceptable.</p>

No.	Stakeholder	Question/Comment	Response
		<p>an ordered street. The new should align so that there is a good relationship with the retained and also with the buildings on the opposite side of the road.</p> <p>4. Approaching the site from the south along the High Road, the pedestrian has a wide view of the entire site, especially from the east side of the High Road. The new elements would dominate the retained facade. This could be mitigated by tree planting along the boundary of the site. This would also have the advantage of improving the environment and aspect from the High Road.</p> <p>5. Tree planting at the Nightingale Road boundary would also mitigate the potentially very harsh aspect of the proposed building in views along the street.</p>	<p>A condition of consent will require full details of proposed landscaping to be submitted to and approved by the local planning authority.</p> <p>As above.</p>
	<u>Local Residents</u>		
1	292 High Road N22	I am in favour of the development. I look forward to the development taking place. I think it will be a benefit to the area.	Noted
	Jasper Woodcock – No address provided	What we object to about the revised roof is not so much the change in architectural style, but the way it increases the bulkiness of the new build in relation to the existing building.	Noted. Issues of Design, Bulk and Scale are addressed in section 6.2 of this report.
	Architect of Jasper Woodcock	The new building should respect the existing building by not dominating it with the new building. To do this it is necessary to do two things: firstly, minimise the actual bulk and height of the new building, and secondly, to use materials and forms that complement the old building. The architectural design of the new building should complement the	Design issues are addressed in section 6.2 of this report.

No.	Stakeholder	Question/Comment	Response
		<p>existing building. However, it should also work in its broader urban context.</p> <p>The police station when built was the tallest building in its immediate vicinity, and its roof forms have been designed to make it appear smaller by the use of a mansard design. Thus, because the new building is a storey taller than the old police station, a roof form should be used that minimises its apparent bulk and height. The architects should seek to minimise the height and bulk.</p> <p>The alternative design being currently presented makes the bulk and height of the new building appear greater than in the previously presented design because it has projecting eaves above a band of vertical window-wall in the topmost storey - it literally is larger, but the aggregation of the windows in the upper storey in this way will create the sense of a larger building compared to breaking them down into smaller units and making them part of a receding roof form of some kind.</p>	
	2 Cornwall Avenue	<p>The plans show that it is intended to replace the windows in the existing facade with metal framed windows, each with a single horizontal glazing bar. The pattern of timber glazing bars is an important part of the character of the original facade and replacement windows will significantly alter its appearance. Regard should be given to the fact that the original building is on the Register of Local Listed Buildings of Merit. The original</p>	<p>The plans do not propose to retain the original windows however other elements of historic interest will be retained where possible such as the internal plaque and the police blue lamp.</p>

No.	Stakeholder	Question/Comment	Response
		timber windows in the existing facade should be retained and repaired if necessary.	
	105 Maryland Road, N22	<p>I welcome the preservation of the exterior of the original building and generally, this is a far better proposal than the previous one.</p> <p>With regard to the old Police Station, I agree with the Design Panel that it is 'lamentable to strip out its interior partitions and even floors, and think also that 'the cellular interior should be kept and suitable cellular uses found'.</p> <p>I also agree that the retention of the blue lamp and 'Police' sign is important and should not confuse people.</p> <p>It requires signage to direct callers to the front desk services a few metres away at The Fishmongers' Arms.</p> <p>The area has local historical significance and should be developed sensitively.</p> <p>The proposed development is in an area which is largely residential and overlooks our local park. I take some issue with the dismissal of the roof design as a 'weak, mock mansard'. On the contrary, I would suggest that the retention of this style of roof is essential if the building is to fit in to its surroundings. It is a very large building which is being proposed here, and the mansard style roof will serve to lessen its visual impact on the local environment. I feel this to be very</p>	<p>Noted</p> <p>Design issues are addressed in section 6.2 of this report.</p> <p>It is proposed to retain historical features such as the blue police lamp.</p> <p>A condition of consent will require the submission and approval of precise details of any signage proposed.</p> <p>Noted</p> <p>Design issues, including roof design are addressed in section 6.2 of this report.</p>

No.	Stakeholder	Question/Comment	Response
		important. Without the mansard roof, the revised design, in my view, is overbearing and overly authoritarian in appearance, one of the main reasons local residents objected to the 2007 plan.	

APPENDIX 2 PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL POLICY

National Planning Policy Statements and Guidance

- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement: Planning and Climate Change-Supplement to PPS1
- Planning Policy Statement 4: Planning for Sustainable Economic Growth
- Planning Policy Statement 5: Planning for the Historic Environment
- Planning Policy Guidance 24: Planning and Noise

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 3.16 Protection and Enhancement of Social Infrastructure
- Policy 5.3 Sustainable design and construction
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.13 Parking
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment
- G2 Development and Urban Design
- G4 Employment
- G9 Community Well Being
- G10 Conservation
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage

- UD8 Planning Obligations
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement & Creation of Pedestrian & Cycle Routes
- M8 Access Roads
- M10 Parking for Development
- CSV1 Development in Conservation Areas
- CSV3 Locally listed buildings & designated sites of industrial heritage interest

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes & Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Obligation (Adopted 2006)
- SPG10e Improvements Public Transport Infrast. & Services (Draft 2006)
- SPD Housing

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP4 Working towards a Low Carbon Haringey
- SP6 Waste and Recycling
- SP8 Employment
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP13 Sustainable Design and Construction
- DMP15 Environmental Protection
- DMP16 Development Within & Outside of Town & Local Shopping Centres
- DMP19 Employment Land & Premises
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage

Draft Sustainable Design and Construction SPD (October 2010)

London Borough of Haringey - Community Infrastructure Study (Draft March 2010)

OTHER DOCUMENTS

CABE Design and Access Statements

Diversity and Equality in Planning: A Good Practice Guide (ODPM)

Planning and Access for disabled people: A Good Practice Guide (ODPM)

Demolition Protocol Developed by London Remade

Secured by Design

APPENDIX 3 DEVELOPMENT MANAGEMENT FORUM MINUTES



**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting	:	Development Management Forum - Wood Green Police Station - 347 High Road; London; N22 8HZ
Date	:	4th July 2011
Place	:	Cypriot Centre, Earlham Grove, Wood Green, N22
Present	:	Paul Smith (Chair), Architect Agent, Cllr Engert, Cllr Newton, Cllr Meehan and approx 6 Local Residents
Minutes by	:	Tay Makoon

Distribution	:	
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		Action
1.	<p>Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p>	
2.	<p>Proposal</p> <p>Replacement of existing police station with new custody facility and office accommodation in four storey building for police use, including retention of façade of the original building</p> <p>Presentation by Architects</p> <p>We are here to present to you the new proposal for Wood Green Police Station to be built on the site of the existing police station which has been empty for over a year. We held pre application consultations in the summer and some of you I know as attended our exhibition in Wood Green. The plans today have been shaped from the previous planning application that we previously wanted to submit 2/3 years ago which was a glass building and it going to be all singing and all dancing site. It was going to have the patrol functions, custody functions everything inside it. To say it went down like a lead balloon with the local community would be an understatement. Before submitting an application everything got shelved, we went away and back to the drawing board to see if we could take on the community concerns and what we could do and this is what we have come back with as a result of those community concerns and issues raised.</p> <p>Why do we need a new custody site?</p> <p>At the moment we have 18 cells for the borough and that is not enough cells for today needs. Haringey is increasing in size and there are more local residents, more residential developments going on and 18 cells is not enough for us to cope. 2/3 times week we are taking detainees to out borough and other stations which means officers are moving out of the borough and not in where they should be which is in the borough. The facilities we've got is Tottenham Police Station which is an aging station and Hornsey Police Station we really need to update and modernise and be able to provide fast speedy access to health services, mental health, drug workers and such like which will be brought in to this new building. The location is that at the moment it will be Tottenham and Hornsey police station locally, we have units that deal with investigations with prisoners based at St Ann's. Regency Chambers Tottenham, Hornsey and all spread about which means everybody has to travel to deal with the prisoners and not economic use of time, this will bring everything into one spot and we will be able to stream line our processes and save time travelling about the borough. We will also bring the Crown prosecution Service in this site where the prisoners are held to speed up face to face conversations and decisions</p>	

for charging people. Those are the benefits for us for the new site.

New future for wood Green Police station, it looks quite a sizable structure on the original plans for the exhibition and on the third slide it shows a different style of roof than this one, this roof has been changed as a result of consultation with the design panel and they wanted us to have this sort of roof instead of the Mansard roof before. It's a high quality design, it keeps the frontage and keeps everything in theme in the front o

of the building which was a major concern of the previous design. It is going to be an additional cell capacity 40 cells which is build to future proof the premises .it is based on Haringey's demands not everywhere else in the service. It will be a highly sustainable building, with 20% by renewable energy and solar panels and heat source pumps and the actual build will be conducted by actual weights contracting who are a considerate building firm even during the build hopefully once we have the planning permission nuisance to local residents will be minimise.

The site carefully selected, we own the land and because it is central to the borough it has easy access to travel, it has underground station near by,

overground station at Alexandra Palace, and regular bus routes up and down the high road bringing in staff and people visiting the station.

The former station has been out of use for over a year and it's right now for redevelopment. This is an opportunity to for us to provide a new policing facility for the borough to bring everything together as well as separating out the victims of crime and the general public from people coming

into custody or returning custody. We have acted on initial feedback and we are keeping the whole of the front of the original building. There is a district link between old original building and the modern structure that sits behind with the open planning office space that we require. The change of the roof come about due Design panel recommendation, and the change from the design of the glass frontage came about from local concerns , so

we are listening and are prepare to listen to your views. We have reviewed the proposed building materials to make sure the facilities fit better with its surroundings

Conclusion this building will enable us to bring everything into one site, it will allow us to provide a more efficient service and use our resources more efficiently. it will allow us to make savings on our energy costs and our vehicle costs and enable us to provide improved service for the community. At present our staff are operating in old style buildings and this facility will provide them with modern way of working with everything under one roof. Better working facilities for staff and for the detainees, we can bring partners, the mental health, the drug workers to bring early intervention

to brake the cycle of re-offending. It's not just about solving the crime but to prevent the crime as well as we can do that with the site. We can also get speedy access to Justice; one thing planned here is a virtual court which will be a TV linked to the magistrate, where offenders with minor offences can be justice dispensed there and then without them leaving the station.

Question from Floor

Q1 You have two versions of the roof which is the one that is preferred?

Ans: The original version is shown on this slide and the design panel asked us to change it to the new roof.

Q2 I am still not clear as to why they prefer the other one, the old design is more infield version as far as I can see.

Ans: The design panel is made up of Architects and applicants and people interested in design, and they felt the block behind would be more modern. They didn't like the mansard roof and felt this is more modern. That is why we changed it. It is in an advisory capacity and they are independent advisors. You can agree to disagree with the design panel. The panel advised that traditional in the front and modern at the back would be best.

Q3: Are you saying the mansard roof is less of a powerful building than the more traditional ridge roof with glazing around it.

Ans: That is why we designed it initially we suspected that would be the opinion of the people living nearby and then we presented it to the design panel and we felt we had to take on those recommendations and made the change to the scheme.

Q5: I suppose you have sunlight and daylight study and you want to maximise the daylight coming in and which design gives you better daylight

Ans: I think it would be a better office to work in with the view all around without it being fully glazed at top level. It does give it a more modern appearance. You still will get enough daylight.

Q6: I would have concerns about the amount of glass being used - is that sustainable?

Ans: We are designing with the highest sustainable standards and are judged by British Research Establishment criteria and they are put in certain categories and it is the highest categories and we will achieve that. Yes with more glass it does allow more natural ventilation and less light. On the ground floor less likely as you cannot open windows for safety reasons.

Paul Smith said - can you say what gives you BREAAAM Excellence and what are the features.

Ans: We have a renewable heat source report. It is an airtight building

and we are having high level of insulation within the envelope we are including 300sqm solar voltaic panels on the roof of the custody block and you can see that from the elevation and couple with the air source heat pump 20% of the energy used will be from sources generated on site. It is of a high standard we are achieving 20% above what the building regulations do in co2 emissions and we also achieving 20% renewable on this site.

Q7: Cllr Engert - what is the fenestration difference on left hand picture of the old building and the right hand picture. what is the fenestration like on the
on the original building?

Ans: There is an inconsistency between the drawing but we are replacing all the existing windows with new windows, They do not have the glazing bard in the planning application which are on the existing, is there a reason why it couldn't have.

Ans: There is no reason why.

Cllr Engert: It seems that if people like the original building with its glazing bars then that is part of its character and it should form part of the new scheme.

Ans: We are trying to have a modern building with the bars.

Paul Smith asked: Do you want the bar re-introduced even though it is a modern building.

Cllr Engert: People like the building it is a pity to encroach on the integrity of the building and the bars are very much a part of its integrity.

Statement from the floor: From a heritage point of view - she has a point , you would try and keep the new building as true to the old building, keep as much of its original features and it should be respected.

Ans The windows do not meet modern standards in terms of airtight, thermal performance. We can certainly replicate the look of the existing windows in the new windows.

Q8: Roof Mansard, Glass, can you not push it a bit and make it a contemporary building?

Ans: Our approach was not to do a contemporary building; we do not want to make an architectural statement with it. It is a police station and it needs to be familiar.

Q9: Local Resident I am interested in the security that goes with it, I was very sad when this building shut down. I am very concerned about the security for this little jail, you are bringing my property value down, you are endangering my safety on the streets we are going to have

police cars bringing people in day and night, reservations about the virtual courts nothing on the plans about what will happen when families are coming to visit, lawyers coming wanting park to visit their clients. What will happen to problems, and now with it's facility it will affect me us who want to go about our daily business. I would have like to see a more active police station instead of this mini jail you are creating and administration building, doesn't make me feel safe to walk around Wood Green.

Ans: Yes, it is an administration building with the detainees a 24hr 7 days a week facility. There will be officers in this building 24hrs, 7days a week

The officers coming to and fro the building will not be using the sirens. people coming in and out, vans come in go up the ramp and when doors are closed

then the detainees come out of the van, the area is totally secured so nobody can escape, no one will open the doors of the van until the doors of yard

is closed. We do not have visiting facilities within the station, it is not a prison people are not detained here people do come and drop clothing off.

Q10. That in itself is worrying; they will park in my road. I am happy there will be officers all the time but will they be outside In case there is ramrading.

Ans: No stations has ever been ramraded, there has been a couple of drive by shooting but not many shooting in Haringey. Haringey is safer than it was 4/5 years ago.

Q11: You have an increase in gangs?

Ans: yes we do, but gangs are against gangs not you and I.

Ans: We have had to call officers as far away as Barnet to attend to emergencies, this is why we need to have this police station here

Detainees are coming and going in the van they are not being released into the community. The dangerous ones will be charged and taken away from here by van to court; they cannot get out of a caged.

Q12: Is there enough parking for lawyers

Ans: There is limited parking inside the facility, 28 vehicles with be housed underneath the custody facility.

Statement: Nightingale road will have parking problems and with this scheme it will affect me greatly.

Ans: We will support any parking measures local residents want to have us look at.

Statement: I am very worried that police will no be readily available, with this station here ,will you be saying we don't need our fair share of officers as police officers will be coming and going.

Ans: No criminal elements will want to hang around a police station; they don't want to be seen so the last place would be outside a Police Station.

Q13: Are there any more building like this elsewhere?
Yes in Leyton, Barking, with 40 cells.

Q14: Why Terracotta bricks?

Ans: The design panel want a more modern appearance.

Q15: Is the glazing mirror glass?

Ans: You will see people moving on upper floors only and the ground floor charging facilities will have film on the windows for security.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting

APPENDIX 4 DESIGN PANEL MINUTES



Haringey Design Panel no. 26 Thursday 14th April 2011

ATTENDANCE

Panel

Ruth Blum
Gordon Forbes
Michael Hammerson
Leo Hammond
Chris Mason
Peter Sanders
Paul Simms

Observers

Marc Dorfman (Chair) Assistant Director, Planning and Regeneration
Haringey Council
Richard Truscott (Facilitator) Haringey Council
Mortimer MacSweeney Haringey Council
Sule Nisancioglu Haringey Council

1) Presentation of proposals for Wood Green Custody Suite (former Police Station)

Simon Whitmill Architect, Raymond Smith Partnership L.L.P
Robert Atkinson Metropolitan Police
Ian McPherson Metropolitan Police

Before and after discussion of the schemes - Panel Format & Terms of Reference:

Marc introduced his proposals for changes to the panel format, possible future links between the panel and the Planning Forum and Conservation Area Advisory Committees, and Richard introduced his draft revised Terms of Reference. After a short discussion it was agreed that both would be considered by all the panel members between this and the next panel, when there would be further discussion and the panel's decision.

1) Presentation of proposals for Wood Green Custody Suite (former Police Station) and questions

Simon Whitmill of Raymond Smith Partnership L.L.P, architects of the latest proposals, presented the scheme, with contributions from Robert Atkinson of the project managers and Ian McPherson of the Metropolitan Police. They were able to show that the new proposals were completely changed from those seen by the panel in 2007, including as specifically requested by the panel, the retention of the main entrance and exterior fabric of the original building.

Panel members questions included whether neighbours were aware of the use of the detention element, high security suspect would be accommodated and retaining the carved sign & “police” blue lamp would be confusing; they confirmed it would only be short term detention for non high security but felt retaining the signs would not be confusing. The extent of the glazed “link” block from an overheating point of view and daylighting to deep spaces was questioned; they demonstrated good provision of rooflights and light wells to satisfy the latter point. On whether relevant different sorts of office accommodation; cellular in the old building, linking / shared uses in the “link” and general office space in the main new block could be possible, they said they had been asked to only provide open plan generic office space throughout for maximum efficiency and internal floors and walls in the existing would not be retained as levels would be inconvenient.

Panel Observations

Concept & Context

1. The panel all agreed this proposal was a *considerable* improvement on that presented to the panel previously (in 2007), in particular for the decision to retain the original late nineteenth century police station building and incorporate it into the proposal.
2. However the approach to incorporating the existing structure was a point of some concern. It forms the main point of reference for context, the surrounding buildings being variable and uninspiring. But panel members felt it was lamentable to strip out its interior partitions and even floors. They suggested the cellular interior should be kept and suitable cellular uses found.

Form, Massing & Materials

3. The overall approach to massing and organisation, of separate clearly articulated existing and new elements, with a differently articulated linking element and ground floor plinth was welcomed. However the panel strongly expressed concern that the glazed link was unconvincing; it did not house linking uses but just more undifferentiated open plan office space, extending an uncomfortable “leg” in front of the main office element and leaving a row of brickwork nervously exposing itself above. If it is a link, the panel urged it be a link. Also a section is essential to demonstrate and resolve integration of existing, new and link.
4. The false mansard of the top floor of main office element was also excoriated as an unnecessary attempt to disguise the top floor. Better to be bold and express the building across the middle of the site, behind the retained old building, as a separate element; not to disguise the top floor in a weak, mock mansard. If the applicants illustrated their proposal in its wider context of the surrounding areas scale, mass and height it would be helpful. The applicants are urged to change

this half hearted “historic” treatment. Some felt this could be a higher element than proposed, others that it should be lower but could be a deeper plan.

5. The ground floor “plinth” element enclosing the site from the street and continuing the forms and materials of the existing was acceptable in principle but the limited fenestration and use of materials and details to match was regretted by some; it can be difficult to match new materials to old and therefore could be better purposely new. Its roof will be highly visible from the link and offices; if it was accessible and/or green that would be welcomed.
6. Panel members understood the preference for the cell block element to be unfenestrated, provided, as proposed, there are extensive generous and effective roof lights giving good daylight to every cell and other spaces in the custody and processing areas. However the appearance of the elevations of the cell block needs consideration; blank masonry walls would probably be unacceptable. Green walls might be the best alternative, especially as an outlook from the neighbouring housing.

Approach & Spaces around the development

7. Whilst there was some concern that retaining the characteristic blue “Police” lamp and carved “Police” in the stonework over the door could be confusing as the building would no longer operate a “neighbourhoods” desk (which has already been relocated a short distance away), it was agreed these historic elements should be retained.
8. Welcoming retention of the existing main entrance for the public (for families and solicitors of detainees; staff would enter from the side and detainees via the vehicle dock), the proposal to insert a ramp was regretted but understood. However the panel would like to see the steps retained.
9. The side “alleyway” where the new building stepped 1m or so away from the property boundary was regretted and questioned for necessity; such spaces are usually neglected and rubbish strewn and should be avoided.

Consensus and Conclusions

10. The panel felt there were welcomed improvements in the proposal but a number of serious shortcomings in the design, particularly in the Form, Massing and Materials, that should be addressed. But *if* these were addressed then the proposal would be worthy of approval.



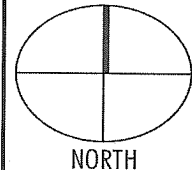
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Site plan

Wood Green Police Station, 347 High Road N22

Directorate of Place & Sustainability

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy
225 High Road
London N22 8HQ
Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	14/11/2011

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1. SITE AND SURROUNDINGS

1.1 The application site is 0.35 hectares in size and is located on the western side of Coppetts Road in between a recently completed residential scheme (known as Gilson Place) and a narrow access route which provide access to Muswell Hill Playing Fields. There is a small terrace of residential properties immediately to the south of this site (Nos 135 – 141 Coppetts Road) as well as a sports pavilion and educational facility. The site is located in the very northern extremity of the Borough.

1.2 In 2004 planning permission was granted for the demolition of the former Lynx Depot buildings (which form part of the site in question) and for the construction of a new residential development comprising 128 residential units with the retention of part of the land for employment purposes.

2. PLANNING HISTORY

HGY/2004/1943 - Demolition of existing buildings and the erection of 128 residential units with associated car parking and landscaping and with retention of land for employment purposes (amended plans) – Approved 15/12/2005 - Subject to S106/Legal Agreement

HGY/2008/0718 - Amendment to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping. – Approved 27/06/2008

HGY/2008/0112 - Erection of new part 4 storey, part 3 storey and 2 storey office buildings (gross floor area 4,400sqm) with ancillary parking and circulation areas. – Refused 31/03/2008

HGY/2008/1484 - Erection of new part 4 storey, part 3 storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas. – Approved 10/09/2008

HGY/2009/0963 - Erection of 4 x four storey new office buildings with 34 parking spaces and screened refuse / recycling bin enclosure - Refused 04/09/2009

HGY/2011/1833 - Residential development comprising 2 x one bed flats, 31 x two bed flats, 2 x three bed houses and 4 x four bed houses, together with open space, parking and access – Pending

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

PPS1 Delivering Sustainable Development (2005)
PPS4: Planning for Sustainable Economic Growth
PPG13: Transport

3.2 London Plan (2011)

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

3.3 Unitary Development Plan (2006)

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

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG7a Vehicle and Pedestrian Movement
 SPG8a Waste and Recycling
 SPG8b Materials
 SPG8f Land Contamination
 SPG9 Sustainability
 SPG10 The Negotiation, Management and Monitoring of Planning Obligations
 SPD 'Housing' – Section dealing with 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

4. CONSULTATION

Internal	External
Ward Councillors Conservation Team Transportation Team Building Control Legal Services Cleansing	London Borough of Barnet Crouch End Vampires Football Club, Coppetts Road, N10 <u>Amenity Groups</u> Muswell Hill & Fortis Green Residents Association <u>Local Residents</u> 133, 135 – 141 Coppetts Road, N10

	<p>1 – 10 Stawberry Terrace, Coppetts Road, N10 Greenfield School, Coppetts Road, N10 137 Coppetts Road, N10 No's 8 – 23 (c) Gibson Place N10 1AF No's 107-117 (c), 118 & 119 Gibson Place. N10 1BF No's 79 – 98 (c) Gibson Place. N10 1BF</p>
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5. RESPONSES

London Fire & Emergency Planning Authority

5.1 Are not satisfied as no information has not been submitted.

Building Control

5.2 Insufficient details provided to comment on Requirement B5 – Fire Fighting Access.

Transportation

5.3 It has been noted that whilst the parking provision for this development exceeds the standard set out within the Haringey Council adopted UDP (2006), the level of provision falls within the maximum parking standards set out within The London Plan (July 2011). Therefore, the highway and transportation authority wishes to remove its objection to this element of the proposal.

5.4 However, the current submission does not address issues previously raised in relation to the narrow footway abutting the eastern periphery of the development. It will therefore be necessary for the applicant to enter into a Section 278 agreement in order to ensure that the relevant footway improvement works are completed. Therefore, the highway and transportation authority do not wish to raise an objection subject to the imposition of the following conditions:

1. Contributes through a Section 278 (£110,000.00) towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites eastern periphery along Coppetts Road.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for pedestrians and cyclists along Coppetts Road.

2. A Travel Plan should be submitted for the approval of the LPA. This Travel Plan should additionally comply with Transport for London Guidance. Reason: In order to encourage the use of sustainable modes of transport for journeys to/from the site.

Local Residents

5.1 Letters of objection have been received from the residents of the following properties: No 135, 137 Coppetts Road, 1, 91, 101 Gilson Place, and are summarised as follows:

- Proximity/overlooking and loss of privacy and amenity have always been at issue;
- High buildings will have impact on local amenities/ have environmental impact;
- This development poses will bring disruption to privacy and amenity of the nearby residents, increased traffic which will create a higher level of risk to both young children as well adults,
- This is a residential area and so offices are not an appropriate use of the land. This development will disrupt the privacy of residents, cause increased traffic and environmental damage;
- Car parking spaces is a major issue already on this for existing residents, .at least with employment use there will be no added residents car parking and evening and weekends there will be freed up space;
- Since Gilson Place has been developed the residents of 141-135 and the football club house have suffered back flooding of sewerage in their front and rear gardens and the ground floor wc of 141 Coppetts Road on a number of occasions. Thames Water are aware of this ongoing issue and an engineer has expressed the view this is as a result of the additional residences built in 2008/09. It is requested that this be properly addressed by the applicants as there is not the infrastructure in place for the efficient outflow of sewerage from the site as it is now

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

6.1 This application was received by the LPA 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 current application follows on from two previous applications for this site; one approved in 2008 and other refused in 2009. Planning application ref: HGY/2008/1484 was approved in September 2008 for the erection of a new part 4 storey, part 3 storey and single storey office buildings with ancillary parking, secure cycle storage and circulation areas. Planning application ref: HGY/2009/0963, while similar to this approved scheme was refused permission on concerns about the increase in bulk and form along the North West (Estate Road) Elevation and the partial infilling of the space in the central car park courtyard. It was considered that the additional form and bulk of the proposed development relative to the previously approved scheme would by virtue of its siting represent a cramped form of development which would be detrimental to the form, pattern, layout and quality of the business/ employment accommodation and would represent an overdevelopment of this site. In addition the proposal would also be poorly related to the design and layout of this new estate and detrimental to the visual and residential amenities of nearby residents.

6.4 The current application is in effect a renewal of the existing 2008 consent for a the erection of new part 4 storey, part 3 storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas. The floor area of the development was reduced from an earlier refused scheme in 2008 (HGY/2008/0112) which proposed a development 4400sqm in floor area.

6.5 The area of the former Lynx Deopot to which the application relates to was set aside for future employment use when planning permission for a Wimpey Homes development (HGY/2004/1943) was approved in 2004. One of the key issues that arose in the processing of this application was the height of the proposed buildings and the potential impact that they could have on the amenity of the residential terrace located at 135 – 141 Coppetts Road.

Design, Form & Layout

6.6 The proposed new buildings would be constructed as four separate blocks with two L-shaped blocks being situated along the eastern side boundary of the property and two larger three and four storey blocks being situated on the western side of the property adjacent the proposed access road. The majority of the L-shaped block closest to Coppetts Road would be two stories in height before reducing in height towards the rear playing field boundary of the site where the first floor accommodation would be contained within the roof of the building. The second L-shaped block would have all of its first floor office accommodation contained within the roof. The formation of first floor accommodation within the roof is an amendment to the previously refused scheme in 2008 that has resulted in a reduction in height along the south-eastern boundary of the site. The gross floor area of the development was also been reduced as a result of this change.

6.7 The existing estate road would provide access to the proposed new office development as well as to the existing houses and flats in Gilson Place. The number of vehicle parking spaces associated with this development would be 34 places.

Impact on residential Amenity

6.8 As set out in the Officer's Report accompanying application HGY/2008/1484 the scheme was amended with the majority of the L-shaped block closest to Coppetts Road being two stories in height before part of this building steps down in height towards the rear boundary of the site. First floor accommodation would be contained within the roof of the building where it steps down. This reduction in the height, scale and massing of these two buildings overcame Officers concerns in respect of the earlier refused scheme in 2008.

6.9 The formation of first floor accommodation within the roof of the south-eastern block resulted in a reduction in height along the south-eastern boundary of the site. At ridge level the height has been reduced from 8.6 metres to the ridge level to 6.3 metres and at eaves level from 6 metres to 3.8 metres. Due to the reduction in the height, scale and massing of this building it was considered that the proposal would not impact the residential amenities of adjoining/ nearby properties.

6.10 The office accommodation located in the roof of the L-shaped blocks would have four dormer windows facing out across the sports field access way to the south-east. The three dormer windows in the rear L-shaped block would face out towards the nearby sports pavilion building and would not overlook the rear gardens of residential properties at 135 – 141 Coppetts Road. One dormer in the other L-shaped block would face out over the very rear of these neighbouring gardens and as per the previous consent was conditioned to have obscure glazing.

6.11 The other larger blocks of the development were considered to be located sufficiently away from the nearest residential dwellings not give rise to adverse impacts on residential amenity.

Parking and Transportation

6.12 As previously considered the application proposed a large amount of office floorspace in a location isolated from a town centre and public transport. The original concept for this part of the former Lynx Depot when set aside for employment use was that it would be developed by an estate of single storey light industrial / warehousing units. This previous application was not originally accompanied by any evidence of demand for small office units in this location, although three letters from local real estate agents were later supplied.

6.13 34 vehicle parking spaces were proposed in the previously approved scheme. The site has a low Public Transport Accessibility Level and such it was considered that 34 vehicle car parks would be an appropriate amount for a development of this size. Such a level of parking was considered to be consistent with Planning Policy

Guidance 13 'Transport'. This guidance sets out maximum parking standards of 1 space per 30 sqm for developments with a gross floor area of over 2500 sqm.

Sustainability

6.14 Policy ENV9 'Mitigating Climate Change: Energy Efficiency' states that the Council will encourage energy efficiency and a reduction in carbon dioxide emissions. A report detailing renewable energy options for the site was previously supplied as part of the approved application. This report recommends Air source Heat Pumps and PV solar technologies as the best options for achieving target on-site renewable energy requirements.

6.15 A condition will be placed on the new consent requiring details of on-site equipment that will ensure at least 20% of the overall power generation will be from renewable sources. This will need to be submitted to and approved by the Local Planning Authority prior to the commencement of works on site.

Planning Obligations

6.16 Section 106 contributions were received as part of the original planning permission for redevelopment of this site (HGY/2004/1943). In light of comments above from the Council's Transportation team, the LPA will be seeking a financial contribution towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites eastern periphery along Coppetts Road by way of S.72 Highways Act 1980.

7. CONCLUSION

7.1 This application for a new planning permission to replace an extant planning consent HGY/2011/1624 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations, other than as outlined above, a need to secure a financial contributions towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites eastern periphery along Coppetts Road.

7.2 The previously approved scheme HGY/2008/1484 was amended with the height of the buildings proposed near the south-eastern boundary of the site reduced in part, meaning that the proposal would not adversely affect the residential and visual amenities of properties located to the south-east of the site.

7.3 The proposal is still considered to be consistent with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', 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', SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008). Given the above this application is recommended for APPROVAL.

8. RECOMMENDATION

GRANT PERMISSION TO REPLACE EXTANT CONSNET subject to 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 hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

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

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

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

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

CONSTRUCTION

6. 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.

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

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

TRANSPORTATION

8. No development shall commence until the developer has entered into an agreement under s278 of the Highways Act 1980 with the Local Highway Authority for works towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites eastern periphery along Coppetts Road. Reason: In the interests of highway and pedestrian safety.

9. Prior to the occupation the buildings hereby approved, a satisfactory Travel Plan, to comply with Transport for London Guidance, shall be 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 within the plan.

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

OTHER

10. The ground, first floor windows and dormer windows in the south-eastern elevation of the two L-shaped buildings as shown on the approved plans shall contain obscure glazing which shall be installed prior to occupation and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

11. 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.

REASONS FOR APPROVAL:

This application for a new planning permission to replace an extant planning consent HGY/2008/1484 is considered acceptable on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations, other than a need to secure a financial contributions towards improving the footway along the adjoining section of Coppetts Road. The proposal is considered to be consistent with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', 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', SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008).

INFORMATIVE: The new development will require numbering. 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.

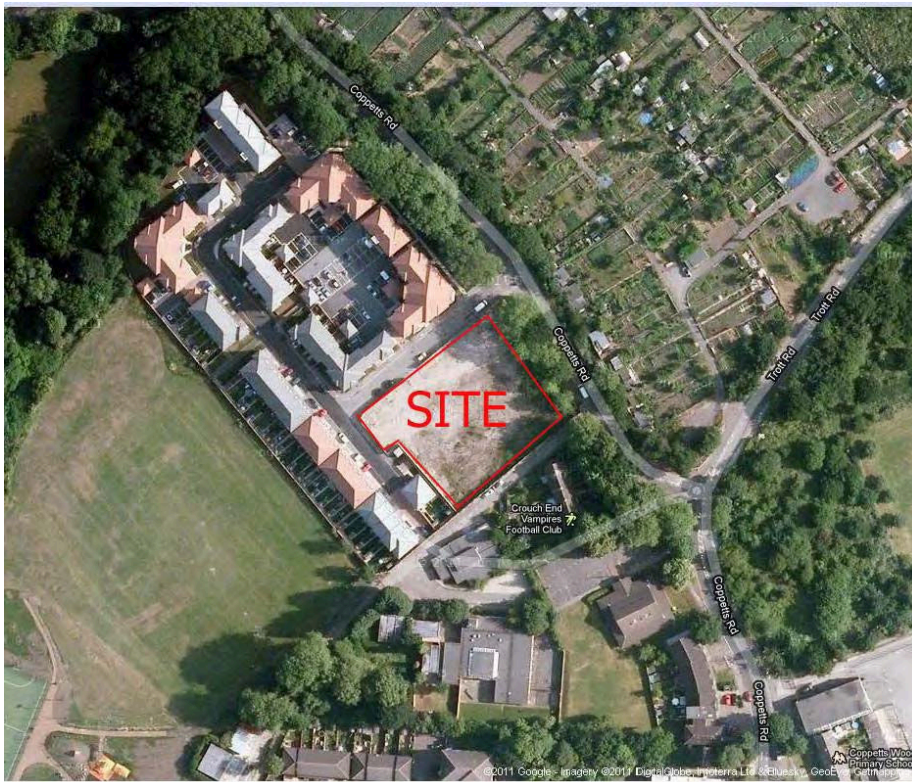
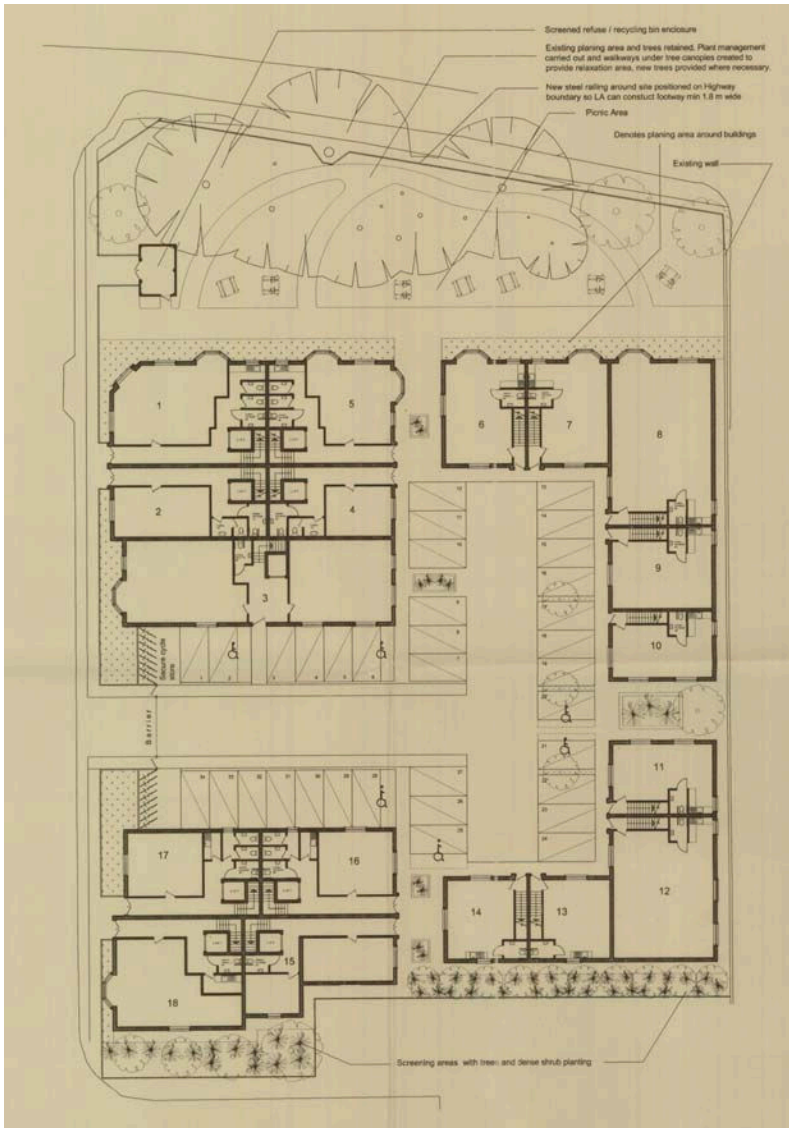


Image 1: Application Site



Drawing 1: Proposed Site Layout



Drawing 2: Frontage on Coppetts Road



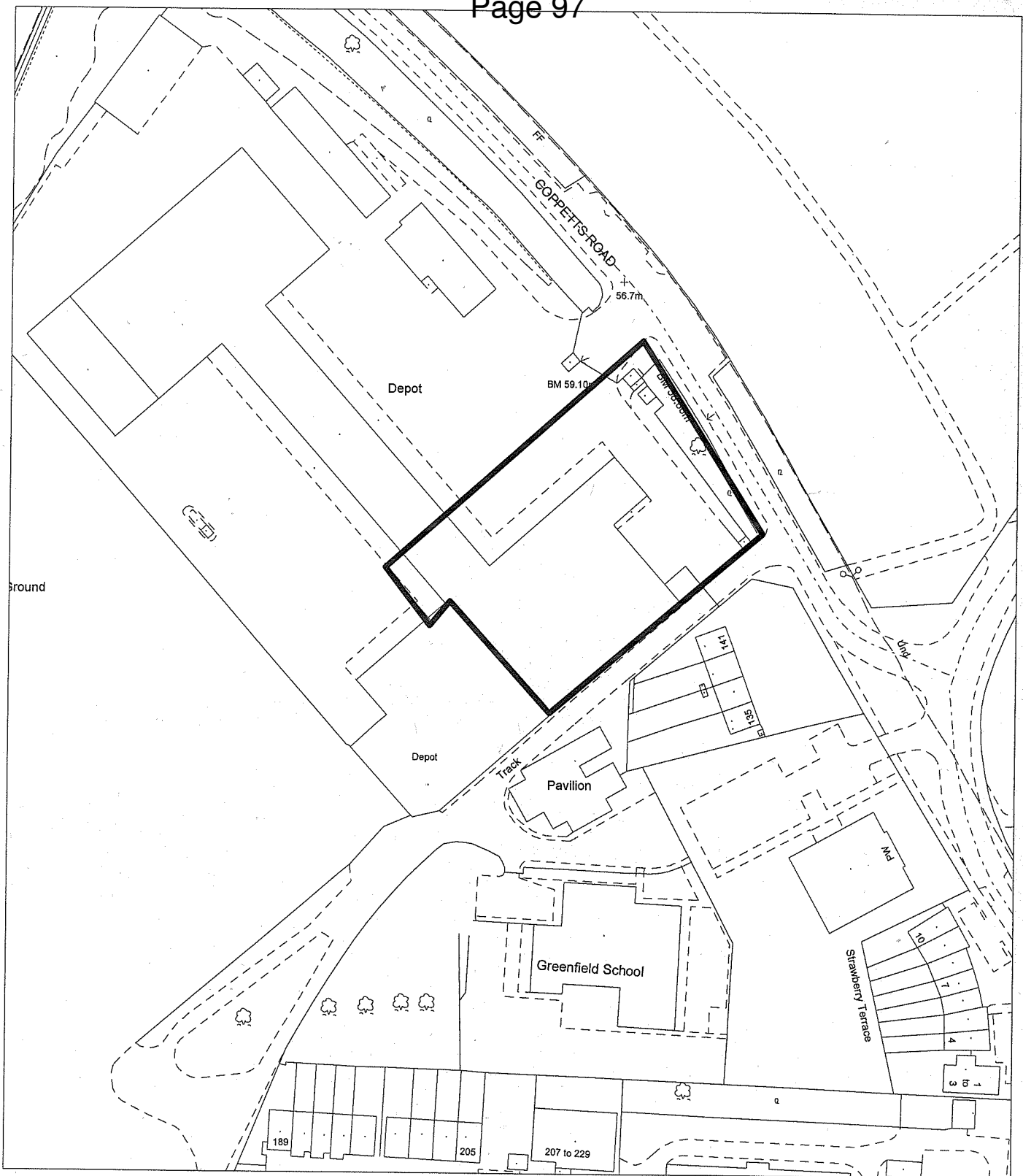
Photo 1: Access road to Gilson Place & Application Site (to left)



Photo 2: view from within the site look towards dwellings/ flats within Gilson Place



Photo 3: View from within the site look towards 135-141 Coppetts Road



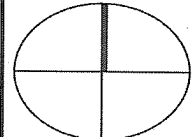
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Site plan

Former Lynx Depot, Coppetts Road N10

Directorate of Place & Sustainability

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy
225 High Road
London N17 8BD
Tel 020 8489 0000
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Planning Sub-Committee 14 November 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/1292	Ward: Muswell Hill
Address: 1 Treeside Place, Cranley Gardens N10	
Proposal: Closure of existing access and formation of new access and associated works	
Existing Use: Residential	Proposed Use: Residential
Applicant: Dr Aristophanes Christodoulou	
Ownership: Private	
Date received: 11/07/2011	Last amended date: 02/11/2011
Drawing number of plans: 300, 301 and 302	
Case Officer Contact: Jeffrey Holt	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION GRANT PERMISSION subject to conditions	

SUMMARY OF REPORT:

The subject site is the western house of a series of 5 semi-detached houses constructed recently on the north side of Cranley Gardens. The area to the north is Parkland Walk which is Metropolitan Open Land Statutory Local Nature Reserve and designated as Metropolitan Importance for Nature Conservation.

Permission is sought for the closure of existing access and formation of new access and associated works.

Objections have been received from local residents, amenity groups and a Ward Councillor broadly on grounds that the development would be detrimental to the streetscene, the Parkland Walk and traffic safety.

Following consideration of relevant planning policy, the objections, previous appeal decisions, on balance the proposed closure of existing access, retention of new access and associated works to the front boundary treatment, due to their design and siting, would be in keeping with the subject property, cause no harm to the character and appearance of the area and have no impact on the safety of drivers, pedestrians and other road users.

Approval is recommended subject to conditions.

1. SITE AND SURROUNDINGS

- 1.1. The site is located on the northern side of Cranley Gardens, close to its junction with Muswell Hill Road. Cranley Gardens is predominantly residential in character. Construction of a residential scheme for 4 semi-detached houses with integral garages provided at its sides is complete. The site was previously used as a garden centre.
- 1.2. The land slopes upwards towards Muswell Hill Road and Church Crescent. The site adjoins to its northern edge by the Parkland Walk and Muswell Hill Conservation Area. The area to the north is also designated as Metropolitan Open Land. The Parkland Walk is a Statutory Local Nature Reserve and designated as Metropolitan Importance for Nature Conservation. The site is located in a predominantly residential area. Immediately to the west of the site are steps leading down to Parkland Walk.

2. PLANNING HISTORY

2.1. Planning Application History

HGY/2010/1982 - Retention of access and sliding gates linked to closure of the existing access – REFUSED – DISMISSED ON APPEAL

HGY/2010/0466 - Retention of access and sliding gates linked to closure of the existing access – REFUSED

HGY/2009/1862 - Certificate of Lawfulness for creation of patio/hardstanding in rear garden – ALLOWED ON APPEAL

HGY/2009/0046 - Erection of new detached garage and creation of vehicle crossover to House 1 from Cranley Gardens. – REFUSED – DISMISSED ON APPEAL

HGY/2008/1123 - Amendments to approved planning permission HGY/2006/1445 and HGY/2008/0358 (Construction of 4 houses) to convert integral garages to habitable accommodation, erection of detached garage and associated amendments to front boundary treatment – REFUSED

HGY/2008/1122 - Amendments to approved planning permission HGY/2006/1445 and HGY/2008/0358 to create light-well at front of each house – ALLOWED ON APPEAL

HGY/2008/0358 - Erection of 4 x 2 storey four bedroom houses with rooms at basement and roof level and with integral garages – GRANTED

HGY/2007/2090 - Approval Of Details of reserved matters to Condition two (materials), Condition three (landscaping and boundary treatment) and Condition four (written method statement) attached to planning permission reference HGY/2006/1445 – GRANTED

HGY/2006/1445 - Erection of 4 x 2 storey four bedroom dwelling houses with rooms at basement and roof level and with integral garages – ALLOWED ON APPEAL

HGY/2004/0609 - Erection of 1 x two storey three bedroom dwelling and 2 x part two, part three storey, three bedroom dwellings with garages – GRANTED

HGY/2003/1669 - Residential development comprising one three bedroom two storey detached house, and three, three bedroom part two/ part three storey houses with integral garages and off-street parking – REFUSED

HGY/2002/1860 - Residential development comprising 1 two storey detached house and 3 part two/part three storey houses, with integral garages and off-street parking – REFUSED

2.2. Planning Enforcement History

6 closed cases:

DEP/2005/00943 – CLOSED

DEP/2007/00637 – CLOSED

DEP/2008/00021 – CLOSED

DEP/2008/00629 – CLOSED
 DEP/2009/00240 – CLOSED
 DEP/2009/00810 – CLOSED
 DEP/2009/00847 – OPEN, closure pending approval of current application and completion of works.

3. PROPOSAL DESCRIPTION

- 3.1. Permission is sought for the closure of existing access and formation of new access and associated works.

4. RELEVANT PLANNING POLICY

4.1. National Planning Policy

PPS 1 Delivering Sustainable Development (2005)
 PPG 13 Transport (2011)

4.2. London Plan

Policy 6.10 Walking
 Policy 7.4 Local Character
 Policy 7.5 Public Realm
 Policy 7.6 Architecture
 Policy 7.17 Metropolitan Open Land

4.2. Unitary Development Plan

UD3 - General Principles
 UD4 - Quality Design
 M10 - Parking for Development
 OS2 – Metropolitan Open Land
 OS5 - Development adjacent to Open Spaces
 OS6 - Ecologically Valuable Sites and Corridors
 OS11 - Biodiversity

4.3. Supplementary Planning Guidance / Documents

SPG1a - Design Guidance
 Housing SPD 2008

4. CONSULTATION

Internal	External
Ward Councillors	<u>Amenity Groups</u> Friends of Parkland Walk
LBH Transportation LBH Nature Conservation LBH Recreation Services	Muswell Hill and Fortis Green Association

	<p>Cranley Garden's Residents Association</p> <p><u>Local Residents</u></p> <p>1 - 11 (odd), 2 - 12 (even) Cranley Gardens, N10 1a, b, c, d, 5a, Flats 1 - 9 (c), 9 Cranley Gardens, N10 2a - 8a (even) Cranley Gardens, N10 Flat 2 Muswell Hill Road, N10 156, 158 Muswell Hill Road, N10 13-17 (odd) Cranley Gardens 66-76 (even) Church Crescent, N10 67-77(odd) Church Crescent, N10 9 Stanhope Gardens, N6 8 Connaught Gardens N10 32 Muswell Road, N10 38 Woodland Gardens, N10</p> <p><u>Total No of Residents Consulted:</u> 58 addressses</p>
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5. RESPONSES

5.1. Local Residents

10 objections

- Sliding gate and front wall are not in keeping with the streetscene. Cranley Gardens is characterised by low walls and front gardens
- Hardstanding is out of keeping
- It will create a 'gated community'
- An opaque gate would exacerbate enclosure
- The gates should be reduced by 50cm
- The wall sections should follow the gradient of the hill
- Planning policy discourages oversupply of parking
- The crossover has been refused numerous times before
- The crossover was intended to be temporary and the presence of bollards shows this
- The crossover location is not in keeping with the house
- Approval would set dangerous precedents
- More than 2 vehicles are likely to be parked
- Constant works at this site is a noise nuisance
- The parking area is contrary to the MOL status of the land
- Will reduce on-street parking provision for public use
- The new internal wall bisects the site and implies future development
- Parking on the raised garden could cause further deteriorate the sleeper wall
- The development as it stands is still not compliant with the original permission or Enforcement Notice

5.2. Local resident 'crossover group'

Restated Previous objection to HGY/2010/1982:

- The access was only for temporary access for construction vehicles. It should have been removed
- Its close proximity to the junction with Muswell Hill Road is hazardous. Traffic on Cranley Gardens is frequently heavy and vehicles manoeuvring over the crossover, or waiting for power-gates to open, will cause back-ups to the junction with associated risks.
- Its close proximity to other crossovers and power-gates only a few metres further south represents an unacceptable further erosion of pedestrian rights and further exacerbates pedestrian-vehicle conflict.
- Cranley Gardens is a popular route for commuting cyclists. This group of road users are particularly at risk from vehicles reversing out over the footway and the clustering of crossovers in this way exacerbates the hazards.
- The power-operated gates that have already been installed are also objectionable - they are large and unsightly and out of keeping with the nearby conservation area - they are also hazardous in that there have been instances of children's limbs being trapped in the sliding mechanism. We note that Cranley Gardens is on the walk-to-school route for a number of local schools. If these gates are unlawful, as we believe they might be, we ask for enforcement action to have them removed.

Additional points:

- Enforcement notice compliance notice has not been completed
- The proposal would still not solve sight line issues
- Landscaping and Hardstanding work should be completed prior to access being granted
- A condition should be applied restricting parking to 2 cars
- The piers at 2-4 Treeside Place are not compliant with policy

5.3. Friends of Parkland Walk

- Objection
- Two plans do not have a scale bar
- The boundary with the Parkland Walk is inaccurate, the application covers part incorrectly includes a part of it
- The application should not have been validated
- Part of the site is MOL and changes of use should be referred to the Mayor
- The openness of the western area of the site should be retained as much as possible

6. Councillor Bloch

- Objection
- The new wall section to replace the previous opening is too high
- The temporary crossover should have been removed. It has already been refused permission
- The location of the temporary crossover would harm the character and appearance of the area
- The gate is likely to be opaque
- The proposed off-street parking would be in lieu of private garden space for the amenity of future occupants.
- Crossovers have been refused elsewhere and this application should be treated consistently
- The crossover is close to the junction and presents a traffic risk
- The openness of the western section of the site was essential in the original permission. It is MOL
- If approval is recommended the decision should be taken by planning committee

6.1. Muswell Hill and Fortis Green Association

- Objection
- The incorrect form was used to submit the application – full planning permission is required
- The ‘existing crossover’ is only temporary. It did not exist when the garden centre was there
- Previous approvals require the western section to remain landscaped
- The Inspector opposed the use of this area for parking in principle
- The developer should be required to comply with the Enforcement Notice
- There would be a net loss of on-street parking spaces
- If however permission were granted the LPA should include Conditions requiring specified the reduction of width of the hardstanding, its reinstatement to turf, maintenance of the garden, and that Class F permitted development rights be removed through an Article 4 Direction.

6.2. Tree Trust for Haringey

- Using the western area for parking would harm views of Parkland Walk
- The drawings show 2 cars, but the more cars could possible park there
- If approved there would be no way of stopping more car parking there

6.3. LBH Nature Conservation

- No objection
- The proposed works do not appear to reduce the amount of open space within the development or impact upon the Parkland Walk LNR. As such I have no objection to the development.

6.4. LBH Transportation Team

The proposal involves the retention and alteration of an existing temporary construction access, which has been the subject of previous planning applications HGY/2010/0466 and HGY/2010/1982. The access arrangements also formed part of appeal reference APP/Y5420/A/11/2143702. Although the appeal was dismissed the Inspector concluded that the access arrangements as proposed “would not cause unacceptable harm to the safety of drivers, pedestrians and other road users”.

On this basis the highway and transportation authority do not wish to object to the above application. Any notice of approval should include the following conditions:

1. Prior to the construction of the crossover the applicant shall install a surface water drainage channel at the boundary of the forecourt with the adjacent footway.

Reason: To ensure surface water from the site is not discharged onto the public highway.

2. The vehicular access hereby permitted shall be laid out in the position shown on the approved plan. The applicant is required to re-instate the redundant section of footway, necessary works falling within the public highway will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In the interests of highway safety.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Application background
- Appearance and impact on street scene
- Impact on adjacent open space
- Traffic and transportation

Application Background

7.2. The subject property was built following the appeal of refused application ref: HGY/2006/1445. That appeal decision permitted the construction of two pairs of semi-detached houses on land formerly occupied by a garden centre. A later application (HGY/2008/0358) amended that scheme by enlarging the basements, adding lightwells and altering the internal layout of each house.

- 7.3. The approved drawings showed each house having an integrated garage and associated crossover. During construction an additional crossover to the west was formed to allow access for construction vehicles. However, following completion and contrary to the original approval, this temporary crossover remained and is now used by the applicant as vehicle access to the open area to the west of the house. In addition, the front boundary treatment was built higher than approved under the original permission and subsequent reserved matters application (ref: HGY/2007/2090).
- 7.4. Permission had been sought to regularise this second crossover and the higher boundary wall however these applications were refused and dismissed on appeal (ref:HGY/2009/0046 and HGY/2010/1982, appeal refs: APP/Y5420/A/09/2102136, APP/Y5420/A/11/2143702 respectively). An Enforcement Notice against the above deviations was also served and appealed. This appeal was also dismissed (appeal ref: APP/Y5420/C/10/2141932). The enforcement notice required the height of the boundary treatment to be reduced to that shown in drawing 1239P 003 A approved under application HGY/2008/0358.
- 7.5. In the above appeals The Inspector considered that the height of the walls and the extent of parking made possible by the crossover detracted from the sense of openness to the west of the property and the character of the street as a whole.
- 7.6. In compliance with the Enforcement Notice, the applicant reduced the height of the wall, railings, brick piers and vehicle and pedestrian gates by 20cm to 50cm, depending on the location. The final height of the wall varies due to the sloping nature of the site but the solid element is generally 80cm to 120cm above pavement level with the railings and piers being 45cm and 70cm higher respectively.
- 7.7. The current applications seeks to regularise these works and seeks permission to retain and reduce the width of the new access and close the originally approved access.

Appearance and impact on street scene

- 7.8. Policies UD3 and UD4 seek to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area.
- 7.9. The revised boundary treatment is reduced in height and retains only the western vehicle access, albeit slightly narrower. The reduction in height has already been undertaken.
- 7.10. The height of the boundary treatment is generally in accordance with that shown in drawing 1239P 003 A approved under application HGY/2008/0358, which was identified by the Inspector as showing the correct height. Towards the eastern end of the property, the boundary treatment is generally 10cm

higher than approved under those applications however when viewed across the width of the site, this deviation is considered minor. Towards the western end where the impact on the sense of enclosure is most critical, the wall is now no higher than approved.

- 7.11. The reduced height decreases the wall's visual impact on the street scene, bringing the character of the boundary treatment more in keeping with that of the other 3 houses in Treeside Place. The reduced height would also improve views toward trees on Parkland Walk thereby preserving the green elements of streets appearance.
- 7.12. The closure of the approved access with a new section of wall is considered to cause no significant impact on the overall appearance of the property. An objection has been raised over the height of the wall in that it does not cascade in accordance with the slope of the site. This is not considered to be harmful as it is gentle slope and only one section of wall is affected. The overall impression across the width of the frontage remains acceptable.
- 7.13. A concern was also raised over the resulting lack of symmetry which would occur when the eastern crossover is removed. As initially approved, the crossovers to these 4 houses were laid out as handed pairs. Closing the access would remove the symmetry for no.'s 1 and 2 Treeside Place. This loss of symmetry is not considered harmful as no. 1 has a wide and irregularly shaped plot which differs from the 3 others in Treeside Place. This characteristic distinguishes this property from the others and therefore the deviation from the pattern caused by the closed access does not appear overly discordant.
- 7.14. Objections were also raised over the visual impact of allowing vehicles to park to the side of the house. It is argued that this would undermine the site's sense of openness and the character of the area. The Planning Inspector stated these same concerns in his decision for appeal ref: APP/Y5420/A/11/2143702. On the submitted drawings, the applicant has shown a hardstanding 2.65m wide and long enough to accommodate two cars. This is 1m narrower than the existing hardstanding built under Permitted Development. Given that the hardstanding is adjacent to the house and only 1 car width wide, it is considered that the proposed parking arrangement would not significantly undermine the openness of the site, especially as views of the cars will be obscured by the front wall even in its lower form.
- 7.15. To preclude expansion of the hardstanding and any increase in parking accommodation, a condition will be applied requiring the extent of the hardstanding to be limited to that shown on the submitted drawings.
- 7.16. In sum, the proposed revisions to the boundary treatment and hardstanding are considered to be in keeping with the subject property and will not cause harm to the character of the area in compliance with Policies UD3 and UD4 of the Unitary Development Plan 2006.

Impact on Adjacent open space

- 7.17. Policy OS5 states that development close to the edge of Metropolitan Open Land or any other valuable open land will only be permitted if it protects or enhances the value and visual character of the open land. In addition Policy OS6 seeks to protect ecological corridors.
- 7.18. Numerous objections have been received on grounds that the proposal would harm the value and visual character of the Parkland Walk, which is designated MOL.
- 7.19. As mentioned previously, the lowered boundary treatment is considered to allow for sufficient views towards the trees on Parkland Walk and the extent of hardstanding is limited with the majority of the open area west of the house remaining as grass. This arrangement allows for views of the trees on Parkland Walk and provides a transition between this greenery and the urban character of Cranley Gardens. The Walk's contribution to the street scene is considered to be preserved to an acceptable degree.
- 7.20. The character of the Parkland Walk itself is considered to be unharmed as the interface between the property and the Walk remains as a 2m high timber fence, permissible under Permitted Development. The Council's Nature Conservation Officer has stated that the development would not significantly reduce the amount of open space within the development nor would it impact upon the Parkland Walk.
- 7.21. The proposal is therefore considered to protect the value and visual character of the Parkland Walk MOL in compliance with Policies OS5 and OS6 of the Unitary Development Plan 2006.

Traffic and transportation

- 7.22. Policy UD3 requires development proposals to have no significant impact on public and private transport networks, including highways or traffic conditions.
- 7.23. Numerous objections were received on grounds that the new western crossover would pose a safety hazard. The Council's Transportation Team have assessed the proposal and do not object. The access arrangements formed part of appeal relating to HGY/2009/0046 and HGY/2010/1982. Although these appeals were dismissed the Inspectors in both cases concluded that the access arrangements as proposed would not cause unacceptable harm to the safety of drivers, pedestrians and other road users. On this basis the Transportation Team raise no objections subject to conditions being applied requiring installation of a drainage channel and reinstatement of the redundant crossover.
- 7.24. The proposed development would therefore be in accordance with Policy UD3 of the Unitary Development Plan 2006.

8. CONCLUSION

- 8.1. The application is for the closure of existing access and formation of new access and associated works.
- 8.2. The site has an extensive planning history beginning from the original approval for the properties known as Treeside Place through to various applications and enforcement relating to boundary treatment and vehicle access. The current application follows Enforcement Action to bring the front wall more in accordance with the approved plan.
- 8.3. The proposed closure of existing access, retention of new access and associated works to the front boundary treatment, due to their design and siting, would be in keeping with the subject property, cause no harm to the character and appearance of the area and have no impact on the safety drivers, pedestrians and other road users.
- 8.4. Objections have been raised from local residents, amenity groups and a local councillor however on balance it is the officers' view that the scheme is largely consistent with planning policy and that subject to appropriate conditions contributions the application should be approved.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 300, 301 and 302

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 vehicular access hereby permitted shall be laid out in the position shown on the approved plan. The applicant is required to re-instate the redundant section of footway, necessary works falling within the public highway will be carried out by the Council at the applicant's expense once all the necessary

internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In the interests of highway safety and amenity.

4. The extent of hardstanding shall be no more than as shown on the submitted drawings and shall be for the parking of no more than 2 private vehicles.

Reason: In order to limit the extent of parking in the interests of visual amenity

5. The existing gate shall be removed and the new enclosing wall built and the redundant drive shall be removed and permanently laid out as a landscaped garden within 6 months of this planning permission being granted and the former hardstanding area shall not in the future be covered in hard landscaping, altered in level or enclosed by a boundary treatment higher than the existing without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

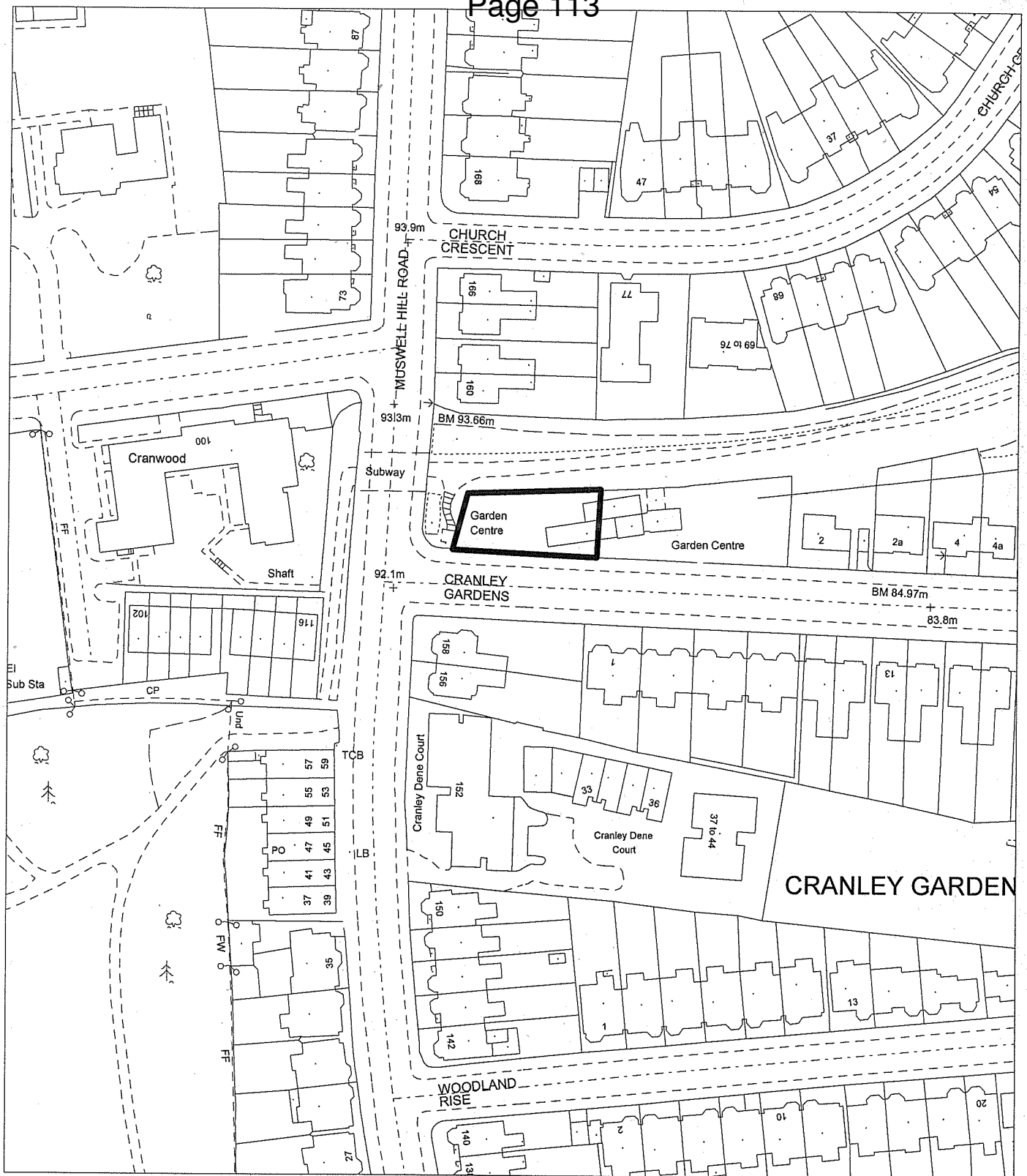
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

REASONS FOR APPROVAL

The proposed closure of existing access, retention of new access and associated works to the front boundary treatment, due to their design and siting, would be in keeping with the subject property, cause no harm to the character and appearance of the area and have no impact on the safety drivers, pedestrians and other road users. The proposal is therefore in compliance with Policies UD3 'General Principles', UD4 'Quality Design', OS5 'Development adjacent to Open Spaces' and OS6 'Ecologically Valuable Sites and Corridors' of the Unitary Development Plan 2006.

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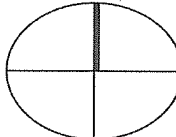
Site plan

1 Treeside Place, Cranley Gardens N10

Directorate of Place & Sustainability

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Planning Sub-Committee 14 November 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1157	Ward: Northumberland Park
Address: 7 Orchard Place N17	
<p>Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/0462 for redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no car parking spaces.</p> <p>Existing Use: Builder's Yard</p> <p>Proposed Use: Residential/ C3</p> <p>Applicant: Mr Ali Mentesh Mems DIY Ltd</p> <p>Ownership: Private</p>	
Drawing number of plans: 01 rev D	
Case Officer Contact: Subash Jain	
PLANNING DESIGNATIONS: Road Network: Borough Road	
RECOMMENDATION GRANT PERMISSION TO REPLACE EXTANT CONSNET subject to conditions and a deed of variation to the current S106 Agreement.	
<p>SUMMARY OF REPORT: The application is to replace an extant planning permission HGY/2008/0462 granted on 6th May 2008. It seeks planning permission for the for redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no car parking spaces.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is situated to the south side of Orchard Place which lies outside the conservation area. The site is currently a two storey builder's office with a single storey extension to the rear, adjacent to a yard for car repairs etc and the railway line to the west and a row of 3 storey residential houses to the east. To the rear of the site, tall conifer trees, 15m in height have grown to provide screening to the site.

2. PLANNING HISTORY

2.1 Planning Application History as retrieved from the Council records.

HGY/2005/2295 for the redevelopment to provide 3 storey building comprising 6 x 2 bed flats with 4 parking spaces and an amenity space was refused permission on 31/01/2006

HGY/2006/0247 for the redevelopment to provide 3 storey building comprising 6 x 2 bed flats with 4 parking spaces and an amenity space was refused on 04/04/2006

HGY/2008/0462 for the redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no car parking spaces was granted approval on 06/05/2008.

HGY/2009/0558 for the retention of the existing first floor and rear roof extension was refused permission on 19/05/2009

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing

3.2 London Plan

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Efficient use of stock
Policy 3A.4 Housing choice
Policy 4B.3 Maximising the potential of sites
Policy 4B.6 Sustainable design and construction
Policy 6A.5 Planning obligations

3.3 Unitary Development Plan

G2 Development and Urban Design
UDI Planning Statements
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
M10 Parking for Development
HSG1 New Housing Development
HSG4 Affordable Housing
HSG9 Density Standards
HSG10 Dwelling Mix
M10 Parking for Development

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements

Housing SPD 2008

SPG7a Parking Standards

SPG8b Materials

SPG10 The Negotiation, Management and Monitoring of Planning Obligations

SPG 12 Educational Needs Generated by New Housing Development

4. **CONSULTATION**

Internal	External
Transportation Group Environmental Health Ward Councillors Building Control	Transportation Group Thames Water Network Rail 5 Orchard Place 1 - 12 (c) Nursery Court, Nursery Street 1 - 8 (c) Williams House, Orchard Place 37 - 50 (c) Tenterden Road 66 - 88 (e) Church Road London Fire Brigade

5. **RESPONSES**Councillor Bevan's

- 5.1 "I observe that the applicant is the same person / business that is at present using the site illegally to operate a building materials supply business. Enforcement action is in hand against this site and has been upheld by the planning inspectorate at Bristol. It has been put to me by local residents that this application has been submitted to try and defer the enforcement and demolition of the present illegal construction / use and will in fact encourage the present illegal use etc to continue. Extension of the time limit for this planning permission will give a perverse incentive for the illegal use to continue. Refusal of the planning permission would give a greater incentive to ensure works for the already existing planning permission would start prior to the existing planning permission expiry date, thus ceasing the illegal use at this site."

Transportation

- 5.2 There are no principle objections to the renewal of planning permission for the above proposal subject to the imposition of a planning condition relating to access arrangements and Section 106/278 agreement towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites frontage onto Orchard Place.

Environmental Health

- 5.3 It is a contaminated land and before development commences other than for investigative work, the desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

Thames Water

- 5.4 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 attended or regulated into the receiving public network through on or off site storage

Local Resident

- 5.5 The resident of 26 Nursery Street N17 has submitted an objection on the following grounds: The Site is the location of an illegal structure. This structure has been the subject of legal action and the owner has been obliged by law to remove it. The owner has not complied with the findings of the Local Authority or the decision of the Appeal heard in Bristol to remove the illegal structure.

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 The main issues are considered to be the same as those considered in respect of the previous application; namely; (1) Principle of residential development of the subject site (2) Layout (3) Design and appearance of the proposal (4) Impact on residential properties (5) Parking (6) Sustainability (7) Section 106 Head of Terms.

Principle of residential development

- 6.4 The proposal is to redevelop the site and erect a 3 storey residential dwelling comprising 2 x 3 bed flats and 4 x 2 bed flats with no car parking spaces. Although the change of use of the site to residential will mean the loss of office space but there was evidence submitted earlier which showed that the building had been advertised on a regular basis since 2005. A specimen copy of the advert dated the 25th of April 2007 was submitted earlier with the scheme. The use is operational at the present time although it is partly used. The architect states that the applicant has a builders merchants business at 24 Moorefield Road, Tottenham, London N17 and 7 Orchard Place is used for the storage of building materials ancillary to Moorefield Road site. The applicant fully intends to comply with the enforcement notice but is currently trying to find a suitable site within the area where he can relocate the storage of the materials and then commence the residential development (HGY/2008/0462).
- 6.5 The surrounding environment is residential in character. A site visit was carried out to show the proportions and proximity to the railway line but revealed many developments adjoining Council flats and flats to the rear of the site with similar distances. The proposal has a flank wall facing the railway, with bathrooms windows and just one ground floor bedroom facing the railway, it is considered that it would be difficult to sustain an objection based on proximity to the railway line alone.
- 6.6 The scheme has also been altered to provide two larger flats on the ground floor. Overall it was considered that the previous reasons for refusal had been overcome and the proposal under HGY 2008 / 0642 was approved.

Layout

- 6.7 Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with Housing Supplementary Guidance 2008. The layout of the self contained units is as follows:
- Flat 1 is a three bedroom flat on the ground floor (65sqm)
 - Flat 2 is a three bedroom flat on the ground floor (65sqm)
 - Flat 3 is a two bedroom flat on the ground floor (56 sqm)
 - Flat 4 is a two bedroom flat on the first floor (56 sqm)
 - Flat 5 is a two bedroom flat on the first floor (56 sqm)
 - Flat 6 is a two bedroom flat on the first floor (56 sqm)
- 6.8 Although there is a slight shortfall to the minimum floor areas set out in table 4 of Housing Supplementary Planning Document 2008, the overall internal layout is satisfactory. The flats are also well lit and are of a good standard of accommodation.

Design and appearance of the proposal

- 6.9 Policy UD4 states that the Council will require development to be of a good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused and a new development will often fill a gap and so needs to fit into its surrounding.

- 6.10 The proposed residential block provides sufficient amenity space to the rear with adequate landscaping aspects. It also provides a very small front garden most of which would be used for off-street parking purposes. The rear private amenity area is 272 sq. metres, which is well above the minimum standard for this number of flats (55 sq.metres). Adjacent to the site is a two storey residential block (at a raised level relative to application site on northern side) and further east is a four storey block. The bulk of the proposed development has already been reduced in the previously refused application. Therefore overdevelopment will not be an issue and the proposal would relate satisfactorily to the scale and character of the existing adjacent block.

Impact on residential properties

- 6.11 Policy UD3 seeks to ensure that the amenities of adjacent occupiers and the area as a whole are not materially harmed and will not approve applications which have unacceptable effects on the amenities of residents. As the overall bulk and scale of the development is satisfactory due to past amendments the proposed three storey residential block would have only minimal impact on the street scene and occupiers residing at Nursery Court, Nursery Road N17.

7. CONCLUSION

- 7.1 This application for a planning permission to replace an extant planning permission HGY/2008/0462 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, UD2 Sustainable Design and Construction, HSG 1 New Housing Developments, HSG 2 Change of Use to Residential,, M10 Parking for Development and the Councils SPG 1 Design Guidance and Housing SPD 2008 requirements. It is therefore appropriate to recommend that planning permission be GRANTED for a further period of 3 years.

8. RECOMMENDATION

- 8.1 The Sub-Committee is recommended to RESOLVE to grant permission to replace extant Planning Permission reference number HGY/2008/0462 subject to the conditions (as set out below) continuing to apply in all respects other than as modified by the approval of this Planning Permission and subject to Section 106 agreement attached to this previous consent also continuing to apply other than any variation to Section 106 Agreement considered necessary to the Councils Legal Department.

IMPLEMENTATION

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

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

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

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

MATERIALS & EXTERNAL APPEARANCE

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

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

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

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

5. Details of the hard surfacing for the car parking area and footpaths in front of the proposed building shall be submitted to and approved by the Local Planning Authority prior to commencement of the development; such details shall include the provision of permeable paving or surfacing.

Reason: In order that the Council shall be satisfied as to the external appearance of the frontage to the property.

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

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

PERMITTED DEVELOPMENT RIGHTS

7. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial 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.

CONSTRUCTION

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

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

9. Prior to commencement of development, details of a scheme of sound insulation between the ground floor commercial floorspace and the residential accommodation above shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the residential accommodation.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a result of inadequate insulation & soundproofing.

10. The desktop study and Conceptual Model covering risk assessment, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements shall be submitted to the Local Planning Authority until approved in writing by the Local Planning Authority.

Reason: In order to protect the environmental aspects of the site & the locality.

TRANSPORTATION

11. The parking and access arrangement shall be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and thereafter retained for that specific use.

Reason: To protect pedestrian amenity and in the interests of highway safety.

REASONS FOR APPROVAL

The application for a new planning permission to replace an extant planning permission HGY/2008/0462 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. It is felt that residential development is an appropriate use on the subject site as other existing residential buildings are in close proximity to the yard and the railway line. The overall layout is satisfactory, the proposal would relate satisfactorily to the scale and character of the existing adjacent block, there would be no adverse impact on the neighbouring properties, there is reasonable car parking and cycle stands provided on the site. As such the proposal is in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 1 'New Housing Developments', HSG 2 'Change of Use to Residential', M10 'Parking for Development' and the Council's SPG 1 'Design Guidance' and Housing SPD 2008 of the Haringey Unitary Development Plan and Haringey Supplementary Planning Guidance Document contexts.

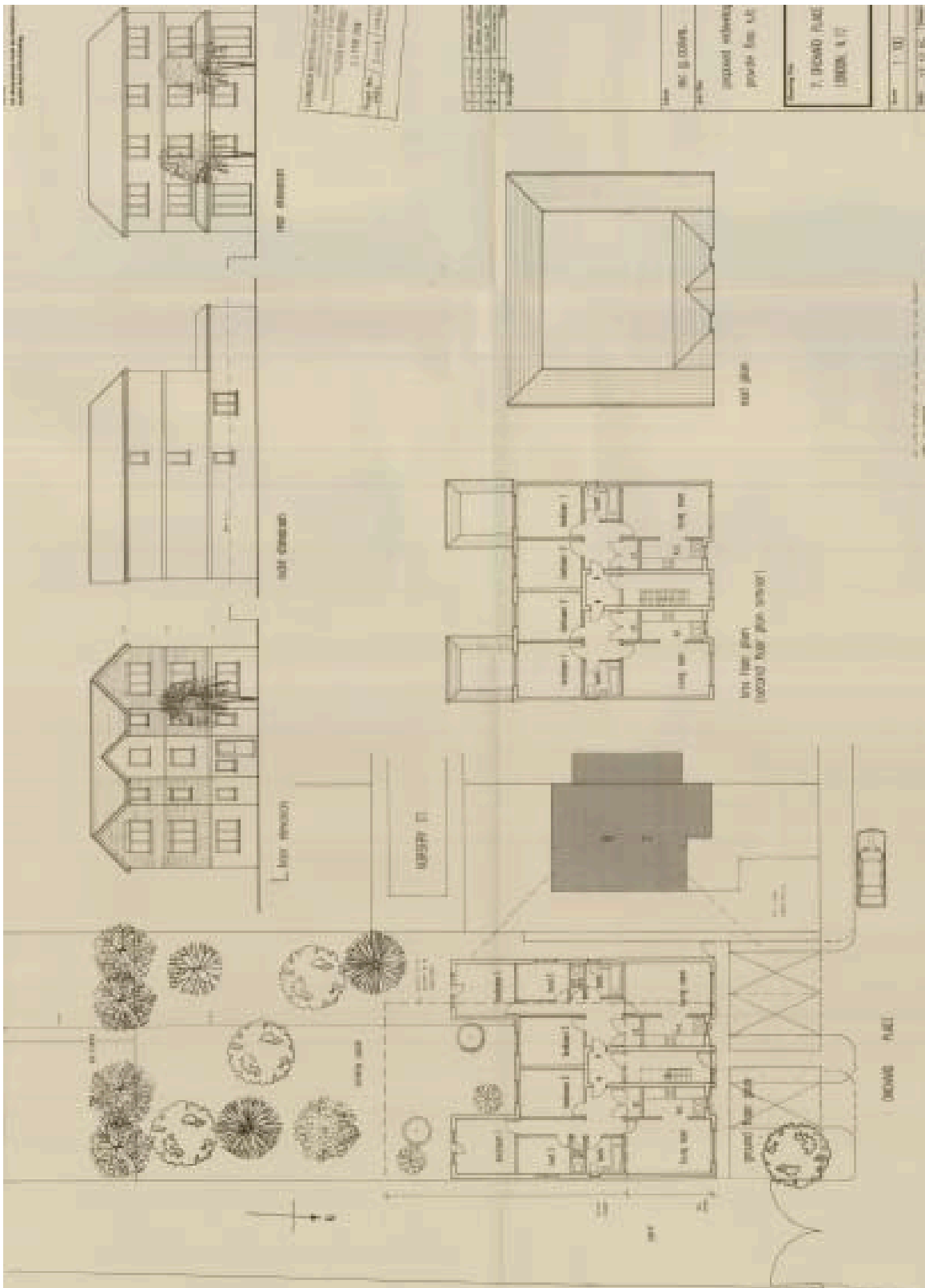
INFORMATIVE: Prior to demolition existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction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

INFORMATIVE: No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust as specified in condition 10. The site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)

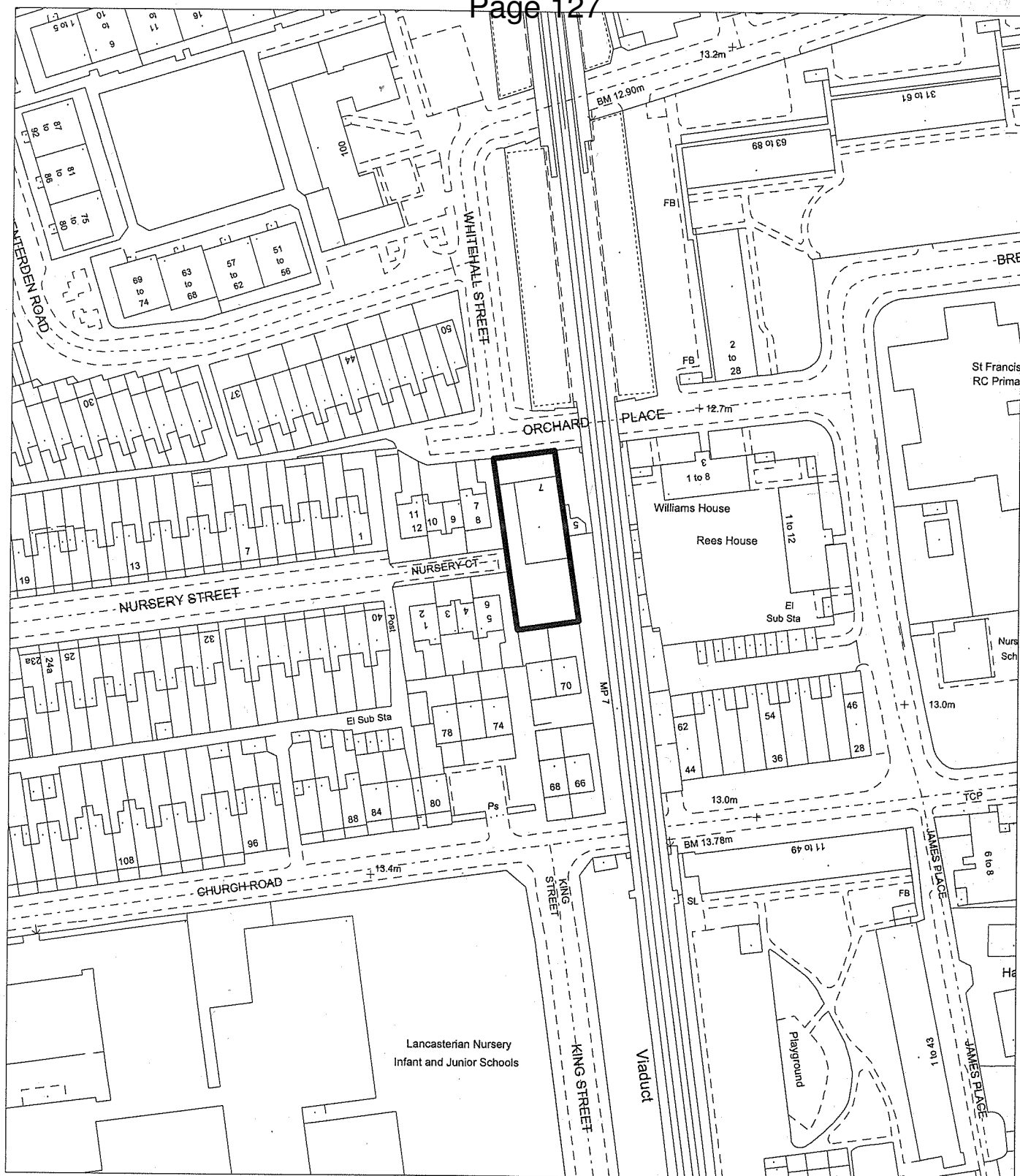


Site Photos



Drawing 2: Proposed Floor Plans/ Elevations

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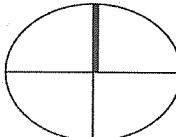
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

7 Orchard Place N17

Directorate of Place & Sustainability

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy
225 High Road
London N22 8HQ
Tel 020 8489 0000
Fax 020 8489 5525

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	Date	14/11/2011

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Planning Sub-Committee 14 November 2011

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1358	Ward: Haringey
Address: 677 Green Lanes N8 Proposal: Erection of 3-storey side extension and insertion of rooflights to front, side and rear roofslopes to facilitate conversion of upper parts to 7 x two bed flats and 1 x three bed flat Existing Use: Public House Proposed Use: Public House & self-contained flats Applicant: Docklock Ltd Ownership: Private	
Date received: 14/07/2011	Last amended date: N / A
Drawing number of plans: 121-A0-101, JDD/QHPH-03, 04, 06, 01, 07, 02, 10, 08, 09, 05, 01, 121-A0-006-09 & 121-A0-002-005	
Case Officer Contact: Subash Jain	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement	
SUMMARY OF REPORT: The site is the former Public House known as 'Queens Head', located at 677 Green Lane which has been un-occupied from the last 2 years. It is a Locally Listed building situated at the corner of Green Lanes and Frobisher Road and comprises of a three storey premises with a basement floor. The proposal is for a mixed use development. It is proposed to retain the option for a ground floor commercial space for A1 / A2 ,A3 or A4 uses whilst the upper floors would be converted to 8 self-contained flats (7 two bed self-contained flats and 1 x three bed flat) involving a 3-storey side extension. The proposed extension and conversion of this building is considered acceptable and will relate satisfactorily to the scale and character of the existing building and its surroundings with no adverse impact on the neighbouring properties. The proposed residential units will be secured as 'car free' development.	

1 SITE AND SURROUNDINGS

- 1.1 The application site is located to the west side of Green Lanes. The site is the former Public House known as 'Queens Head', located on a prominent corner with Frobisher Road. The building comprises of a three storey building with a basement floor. It adjoins a car showroom on Green Lanes frontage and overlooks Duckett's Common. The site is currently vacant and has been boarded up from the last 2 years. The upper floors of which building were used as bed-sit accommodations.
- 1.2 The building is a locally listed building and records show that there has been a pub on this site since 1794 with the building later modernised in 1898. The site is not located in a conservation area. The surrounding area characterised by Victorian terraced houses, blocks of flats and commercial frontages on the Green Lanes. The site is conveniently located for public transport with several bus links and Turnpike Lane and Wood Green underground stations are in close proximity. The site lies in a PTAL 6a area.

2. PLANNING HISTORY

HGY/2000/1553-Laying out new paving and erection of walls, fences and railings to enclose and renew the surfacing of the existing front terrace and resurfacing side access and the erection of a new terrace in existing rear beer garden -Granted 27/12 /2000

HGY/2000/1571-Display of externally illuminated fascia sign and other associated signage- Granted 5/12/2000

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy

3.2 London Plan (2011)

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites
Policy 3A.4 Efficient use of stock
Policy 4A.5 Housing choice
Policy 4A.6 Quality of new Housing provision

3.3 Adopted Unitary Development Plan 2006

Policy G3 Housing Supply
 Policy UD1 Planning Statements
 Policy UD2 Sustainable Design and construction
 Policy UD3 General Principles
 Policy UD4 Quality Design
 Policy UD7 Waste Storage
 Policy UD8 Planning Obligations
 Policy HSG1 New Housing Development
 Policy HSG2 Change of use to Residential
 Policy HSG9 Density Standards
 Policy HSG10 Dwelling Mix
 Policy OS15 Open Space Deficiency and New Developments
 Policy CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest
 Policy M9 Car-Free Residential Developments
 Policy M10 Parking for Development

3.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG 2 Conservation & Archaeology
 Housing Supplementary Planning Documents (adopted October 2008)
 SPG4 Access for All - Mobility Standards
 SPG5 Safety by Design
 SPG8a Waste and Recycling
 SPG8b Materials
 SPG9 Sustainability Statement
 SPG10a the Negotiation, Management and Monitoring of Planning Obligations
 SPG10c Education needs generated by new housing

4. CONSULTATION

Internal	External
Transportation Group Waste Management Building Control Thames Water Environmental Health Ward Councillors	<u>Amenity Groups</u> Haringey Ladder CSP <u>Local Residents</u> 53 <u>Total No of Residents</u> <u>Consulted:54</u>

5. RESPONSES

Transportation

- 5.1 The proposed development is located where the public transport accessibility level (PTAL) is high, with Turnpike Lane underground station and bus interchange within easy walking distance. We have therefore considered that the majority of the prospective residents of this site would travel by public transport, especially given the proximity of the underground station. There is also the presence of Wood Green inner and outer controlled parking zones (CPZ), operating Monday to Sunday from 08:00am to 10:00pm and Monday to Saturday from 08:00am to 06:30pm respectively, which provide adequate on-street car parking control at this location.
- 5.2 Given the good links to public transport and presence of the CPZ, the development fulfils the criteria for designation as a 'car free' development. Furthermore, the application makes provision for secure cycle storage in line with standards set out in the adopted UDP (2006). However, the location could benefit from improvement of the uneven footway along the sites frontage onto green Lanes and Frobisher Road. To further encourage journeys by foot and cycle the applicant should be required to contribute towards a scheme to remove redundant vehicle accesses and relay the paving slabs to the sites frontage.
- 5.3 The Highway and Transportation Authority do not wish to raise any objections to the proposed development subject to the applicant entering Section 106 Agreement with the Council.

Waste Management

- 5.4 The commercial section of this proposed development requires storage for waste & re-cycling either internally or externally, arrangements for scheduled collections with a commercial waste contractor to be appointed. This application has been given RAG traffic light status of AMBER for waste storage and collection arrangements.

Conservation

- 5.5 The Council's concerns regarding the alterations to the subject building were raised with the architects and the following clarifications have been received. In our email of the 1st of September 2011, we attempted to clarify that the existing building is untouched externally and that this is to be refurbished. It was noted that the turret has been wrongfully illustrated in our elevational photomontage but this was corrected and reissued and I believe the correct drawing is now on the portal. I hope that this further clarifies that the proposal does not

involve the demolition of any parts of the original building in any way whatsoever and it proposes to only refurbish and enhance these facades.

- 5.6 I also further clarify that the application is for self-contained apartments and not for a house in multiple occupation and neither a series of bed-sits. The existing building currently is divided into a 'hostel' type arrangement however the application is for the conversion of the upper parts to self contained apartments which is far more favourable in planning and community terms as it increases ownership of the site and surrounding areas.
- 5.7 The elevational treatment of the building has been the subject of much debate and the final form and design is one that has been borne out of extensive discussions with the Conservation area officer as stated in our email of the 1st of September 2011. The entire basis of the design is for the extension to act and look subservient to the main building and appear as a later addition hence its simple and modern design language. This is again in line with the relevant UPD policies that exist.

Local Residents

- 5.8 There have been representations made by 20 local residents. These objections have been summarised as follows:
- Car parking problems & extra traffic pressures;
 - Damage to the appearance of the prominent building;
 - Loss of an established Public House;
 - Historical context of the building;
 - No need for another retail outlet.

6 ANALYSIS / ASSESSMENT OF THE APPLICATION

Design, Form & Layout

- 6.1 The application is for the use of the ground floor and basement floor within one of the A use classes (A1 – Shops, A2 - Financial and Professional Services, A3 - Restaurants and cafés or A4 - Drinking Establishments) The current authorised use of the ground is an A4 Drinking Establishments, which ceased trading over 2 year ago. The loss of the public house, which inevitably has performed a valuable social function for the community, is regrettable and is a concern raised by a number of local residents. Officers would point out that the Use Classes Order 2005 allows the changes of A4 uses to A3, A2 or A1 and as such control to prevent this spaces being used for other such uses falls outside the scope of the Local Planning Authority's control. It is apparent that the applicants are trying to market the ground floor use in order to secure occupancy of the commercial space and to bring this building back into active use.

- 6.2 In terms of the uppers floor the proposal is to refurbish and convert this space into 8 self contained flats with the addition of side extension fronting Green Lanes. The upper floors of the building were used for residential purposes. There were 12 rooms which were let on multiple occupation bases.
- 6.3 Bike and bin stores area are proposed via the opening up of an existing door opening that is currently bricked up off Frobisher Road. The 4 openings currently boarded off on Frobisher Road are proposed to be reinstated to bring back the original feature of this locally listed building.
- 6.4 The access for residential units will be as existing from Frobisher Road. The commercial unit will be accessed from Green Lanes. To the rear /side elevation there is an access to the remainder of the site which is proposed to be used for the fire escape doors for the retail unit. The commercial space located on the ground floor will have level or ramped access and doorways as appropriate width for the disabled access.
- 6.5 The basement plan will accommodate all the electrical meters and water meters for the retail unit on the ground floor and for the residential units on the upper floors.
- 6.6 The Council's UDP Policy CSV3 identifies that locally listed buildings of architectural or historic interest 'often play a crucial role in anchoring local visual and historic identity', and confirms that the Council will use its planning powers to ensure that the special character of such buildings is protected and enhanced.
- 6.7 The Council's planning guidance SPG2 sets out the importance of the protection of historic buildings, and recommends that in change of use or conversion the proposals should minimise the loss of character, fabric, interior or setting. Wherever possible all existing fabric, detailing and architectural features of the historic building should be preserved. Any alterations and extensions to the historic building will need to maintain its architectural and historic integrity. The original plan to a large degree has been preserved and the new side extension has been assessed to be complementary to the subject building.
- 6.8 The Council's planning guidance SPG1a requires that extensions or alterations should be subordinate in scale to the original building and should respect its architectural character. Thus the extension should either fit in to the character of the house, or if in contrasting design, should by its independence and smallness of scale not undermine the architectural effect as a whole. The proposed extension is considered acceptable and will not undermine the

existing uniformity of the building, nor over balance or dominate existing features important to the building.

- 6.9 The external facades of the existing building are to be retained and refurbished. The 3 storey side extension will house 2 duplex units; with the existing upper parts of the building housing 2 apartments on the 3 proposed floors that exist hence provide the 8 residential units in total. The extension will measures 5.5m in width and 9m in length with the façade being set back from the existing frontage by 1.2m. Furthermore, the proposal has evolved via pre-application discussions with the Local Planning Authority and Conservation Team. The hipped end roof fronting Frobisher Road is to be altered to provide a gable end roof so as to allow the adequate access to the roof void space. This also enables a brick pier that would cloak any future kitchen vent and the gable end would allow the scale of the vent to cease to be prominent in the visual context. The main focus has been on refurbishing the external facades of the building and taking care in the positioning of the service penetrations in the roof such that they are in concealed locations so as to not detract from the architectural quality of the building. The proposal also seeks to match the existing windows so as to maintain the architectural merits of the building. The conservation roof lights are proposed on the front rear and side planes of the roof.
- 6.10 Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with Housing Supplementary Planning Guidance 2008. The overall internal layout is satisfactory. As outlined above the scheme will provide 7 x 2 bedroom and 1 x 3 bedroom flats While a slightly higher proportion of 3 bed units would be preferable the general constraints in respect of creating family size units above commercial/ retail space is noted. The flats will be well lit and will prove a good standard of accommodation.
- 6.11 The subject building will provide some amenity space in the form of roof terraces to the rear / side of the building. The building is located next to Ducketts Common open space. The scheme also provides a front garden area most of which would be used in conjunction with the ground floor use.
- 6.12 The first floor roof terrace will be divided between a private amenity space for apartment 1 and a communal roof garden. The parapet walls will be raised by 1.1 meters so as to make access safe for this communal garden. This space will also have a timber screen with planting behind.

Impact on Residential Amenity

- 6.13 Policy UD3 seeks to ensure that the amenities of adjacent occupiers and the area as a whole are not materially harmed and will not approve applications which have unacceptable effects on the amenities of residents. As the overall bulk and scale of the development remains mostly as existing, it is considered that set back design of the new small side extension will have minimal impact on the street scene and nearby residential properties.

Transportation & Car Parking

- 6.14 Transportation Group does not object to the submitted proposal and recognise that the proposal meets the criteria for a 'car free' scheme. The scheme will provide cycle racks on site therefore encouraging cycling as a means of transport.

Planning Obligations

- 6.15 Planning Obligations/ Section 106 Under Section 106 of the Town and Country Planning Act, 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.
- 6.16 In line with Supplementary Planning Guidance SPG 10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution sought is £24,000.00
- 6.17 As outlined above the Local Planning Authority will be seeking a contribution towards a scheme to remove redundant vehicle accesses and relay the paving slabs to the sites frontage. This has been calculated at £6,500 (six thousand five hundred pounds). In addition a sum of £1,000.00 will be required to amend the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free'.

7. CONCLUSION

- 7.1 The conversion of upper floors of the locally listed building from shared multiple accommodations to self-contained flats is appropriate use. The proposed three storey side extension is also considered acceptable and will not detract from the appearance of this locally listed building. The authorised ground floor use of the subject site is

A4 and can be changed to an A1, A2 or A3 without the consent of the Local Planning Authority. The proposal will not result in the loss of this commercial/ retail space. As outlined in the application the site has been advertised on the market for occupation over a period of 2 years.

- 7.2 The overall layout of the proposal is considered satisfactory and the proposed extension will relate satisfactorily to the scale and character of the existing locally listed building and will not adversely affect the amenities of neighbouring properties. The residential flats will be 'car free' therefore the proposal will not adversely affect the parking conditions in immediate vicinity.
- 7.3 Overall, the proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', HSG1 'New Housing Development', HSG2 'Change of use to Residential', HSG10 'Dwelling Mix' and CSV3 'Locally Listed Buildings' and Policy M9 'Car-Free Residential Developments' of adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance' and the 'Housing' Supplementary Planning Documents (adopted October 2008). Given the above this application is recommended for APPROVAL.

8. RECOMMENDATIONS

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/2011/1358 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 contribution of £24,000.00 towards educational facilities within the Borough according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

1.2 A sum of £ £6,500 (six thousand five hundred pounds) towards an improvement scheme aimed encouraging and assisting the residents of the development to walk and cycle. The works will include the removal of a redundant crossover and service road entrance and footway resurfacing to the sites frontage onto Greens Lanes and Frobisher Road;

1.3 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 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);

1.4 Plus a recovery costs / administration / monitoring of £1,000.00.
This gives a total amount for the contribution of £31,500.00.

RECOMMENDATION 2

- 8.2 That in the absence of the Agreement referred to in the resolution above being completed by 30th March 2012, planning application reference number HGY/2011/1358 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education 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' and SPG10c 'Educational Needs Generated by New Housing Development'

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/2011/1358 and the Applicant's drawing No's 121-A0-101, JDD/QHPH-03, 04, 06, 01, 07, 02, 10, 08, 09, 05, 01, 121-A0-006-09 & 121-A0-002-005 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.

3. The details of a scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

4. Before first occupation of any part of the residential accommodation secure cycle parking shall be provided in accordance with a scheme that shall previously have been submitted to and approved in writing with the local planning authority. Development shall only be carried out in accordance with the approved details.

Reason: To encourage cycling as a means of transport and to protect pedestrian amenity and in the interests of highway safety.

MATERIALS & EXTERNAL APPEARANCE

5. 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.

PERMITTED DEVELOPMENT RIGHTS

6. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial 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.

CONSTRUCTION

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

8. Prior to commencement of development, details of a scheme of sound insulation between the ground floor commercial floorspace and the residential accommodation above shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the residential accommodation.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a result of inadequate insulation & soundproofing.

REASONS FOR APPROVAL

The proposed extension and conversion of this building is considered acceptable and will relate satisfactorily to the scale and character of the existing building and its surroundings with no adverse impact on the neighbouring properties. The proposed residential units will be secured as 'car free' development. The proposal is in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', HSG1 'New Housing Development', HSG2 'Change of use to Residential', HSG10 'Dwelling Mix' and CSV3 'Locally Listed Buildings' and Policy M9 'Car-Free Residential Developments' of adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance' and the 'Housing' Supplementary Planning Documents (adopted October 2008).

Fig 1: View from Green Lanes



Photos 1: View from Green Lanes

Fig 2: View from Frobisher Road



Photos 2: View from Frobisher Road



Photos 3: Proposed Side Extension



Drawing 1: Proposed Front Elevation showing Side Extension

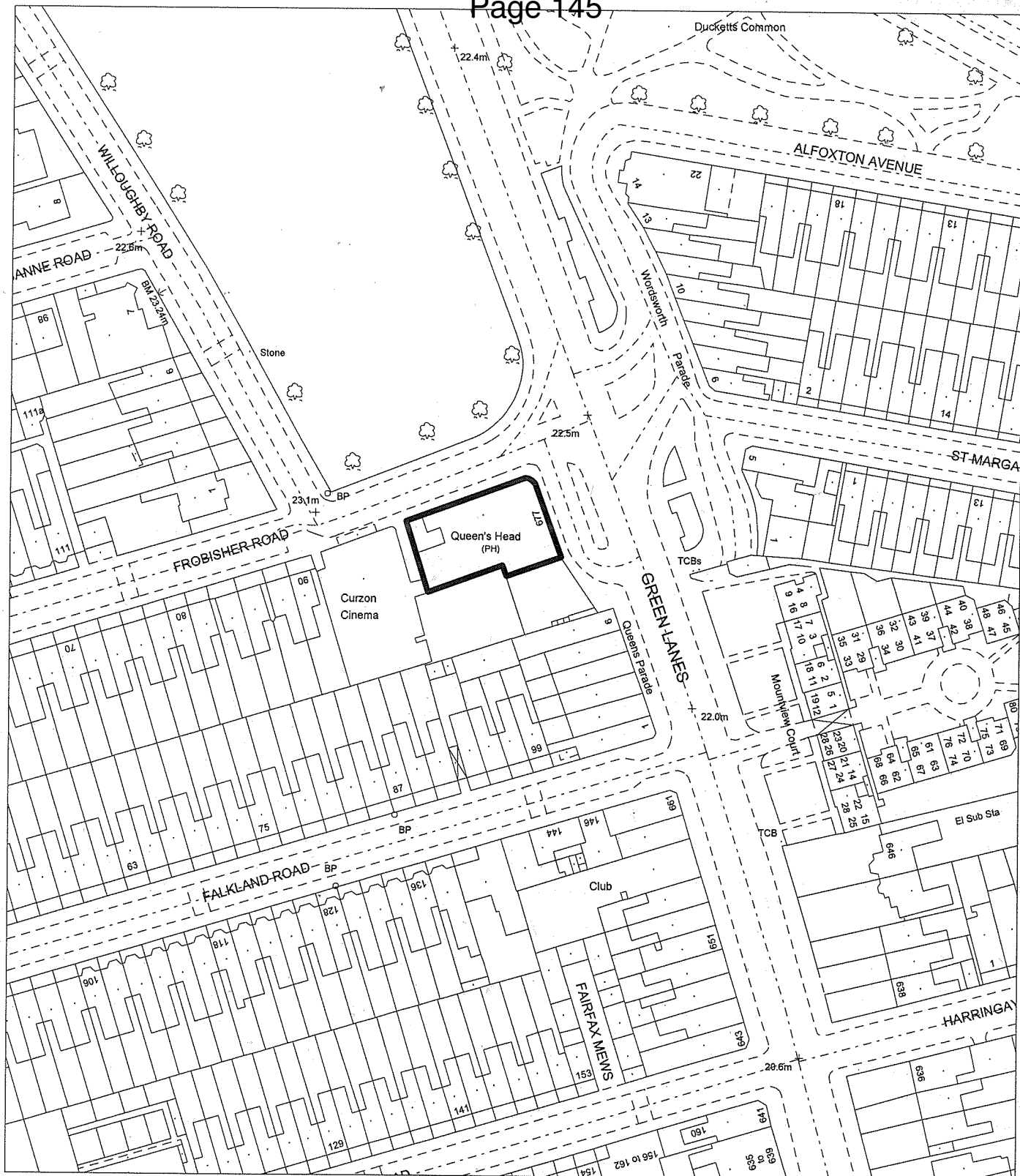


Drawing 2: Proposed Rear Elevation showing Roof Terrace



Drawing 3: Proposed Side Elevation showing Roof Terrace

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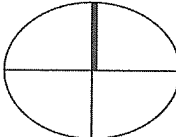
Site plan

677 Green Lanes N8

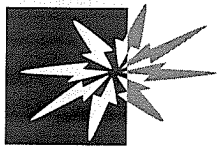
Directorate of Place & Sustainability

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy
225 High Road
London N22 8HQ

Tel 020 8489 0000
Fax 020 8489 5525

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Haringey Council

Agenda item:

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Planning Sub-Committee

On 14th November 2011

Report Title: Appeal decisions determined during September 2011

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Planning Sub-Committee

1. Purpose

To advise the Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during September 2011.

2. Summary

Reports outcome of 2 planning appeal decisions determined by the Department for Communities and Local Government during September 2011 of which 0 (0%) was allowed and 2 (100%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:  AHMET ALTINSOY.....

pp.

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 6th 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: 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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APPEAL DECISION SEPTEMBER 2011

Ward:	Fortis Green
Reference Number:	HGY/2011/0474
Decision Level:	Delegated

85 Woodside Avenue N10 3HF

Proposal:

Change of use from a builders depot to residential and the construction of three detached dwellings comprised of 1 no. two bed house and 2 no. three bed houses

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character and appearance of the locality and whether the development proposed would run counter to the aims of the site's designation as Significant Local Open Lane

The effect of the development on the living conditions of neighbouring occupiers

Whether the site would be retained for employment use

Result:

Appeal - **Dismissed** 29 September 2011

Ward:	Woodside
Reference Number:	HGY/2010/1614
Decision Level:	Delegated

Land to the North of 108 Station Road N22 7SX

Proposal:

Erection of a single storey three bedroom dwelling house with green roof and associated landscaping

Type of Appeal:

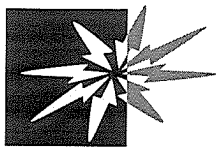
Written Representation

Issues:

Whether the proposal preserves or enhances the character or appearance of the Wood Green Common conservation Area, along with its effect on the living conditions of surrounding residents

Result:

Appeal **Dismissed** 16 September 2011



Agenda item:

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Planning Sub-Committee

On 14th November 2011

Report Title: Decisions made under delegated powers between 26 September 2011 and 30 October 2011

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Planning Sub-Committee

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 26 September 2011 and 30 October 2011.

3. Recommendations

See following reports.

Report Authorised by:  AHMET ALTINSOY

pp. 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 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. 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 26/09/2011 AND 30/10/2011

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

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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9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No:	HGY/2011/1259	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/09/2011
Location:	Land Rear of 23 Alexandra Park Road N10 2DD		
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2010/0964 for five new rooflights, alterations to fenestration, enlargement of basement by 2sqm and glass bridge to rear lightwell		
Application No:	HGY/2011/1281	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	28/10/2011
Location:	19 Outram Road N22 7AB		
Proposal:	Erection of rear dormer and insertion of 2 x rooflights to front roofslope		
Application No:	HGY/2011/1286	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/09/2011
Location:	77 Grasmere Road N10 2DH		
Proposal:	Erection of side and rear dormer with Juliet balcony		
Application No:	HGY/2011/1371	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/10/2011
Location:	11 Windermere Road N10 2RD		
Proposal:	Erection of single storey side extension (householder application)		
Application No:	HGY/2011/1379	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/09/2011
Location:	63 Windermere Road N10 2RD		
Proposal:	Erection of single storey side ground floor extension (householder application)		
Application No:	HGY/2011/1419	Officer:	Jill Warren
Decision:	GTD	Decision Date:	27/10/2011
Location:	226-228 Victoria Road N22 7XQ		
Proposal:	Erection of single storey rear extensions to nos. 226 & 228 Victoria Road, N22		
Application No:	HGY/2011/1457	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/10/2011
Location:	42 Lansdowne Road N10 2AU		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	HGY/2011/1553	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/10/2011
Location:	29A Alexandra Park Road N10 2DD		
Proposal:	Erection of rear single storey ground floor infill extension		

Application No: **HGY/2011/1621** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 25/10/2011
 Location: 21 Winton Avenue N11 2AS
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front elevation

Application No: **HGY/2011/1632** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 17/10/2011
 Location: 74 Crescent Road N22 7RZ
 Proposal: Conversion of side garage into habitable room and associated alterations to front elevation (householder application)

Application No: **HGY/2011/1641** Officer: Subash Jain
 Decision: GTD Decision Date: 03/10/2011
 Location: 9 Elms Avenue N10 2JN
 Proposal: Erection of rear dormer and installation of 3 rooflights to front roofslope (householder application)

WARD: Bounds Green

Application No: **HGY/2011/0840** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 30/09/2011
 Location: Bounds Green Industrial Estate, Ring Way N11 2UD
 Proposal: Non-material amendments following a grant of planning permission HGY/2010/2189 for alterations to cladding colours and configuration. Omission of external access units, new forklift entrance door, alteration to canopy and reconfiguration of window and door arrangements / layout.

Application No: **HGY/2011/0984** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 30/09/2011
 Location: Bounds Green Industrial Estate Ring Way N11 2NA
 Proposal: Approval of Details pursuant to Condition 3 (materials), Condition 7 (surface water drainage), Condition 9 (construction management plan), Condition 10 (waste / refuse provision) and Condition 12 (onsite renewable) attached to planning reference HGY/2010/2189

Application No: **HGY/2011/1487** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/10/2011
 Location: Opposite Kingsley Court Palmerston Road N22 8RQ
 Proposal: Installation of 1 x DSLAM green telecommunication cabinet

Application No: **HGY/2011/1496** Officer: Subash Jain
 Decision: REF Decision Date: 30/09/2011
 Location: 4 Whittington Road N22 8YD
 Proposal: Erection of rear dormer window and conversion of property into two self contained flats.

Application No: **HGY/2011/1607** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 26/10/2011
 Location: 41 Palace Road N11 2PU
 Proposal: Conversion of existing property to provide 1x 2 bedroom flat and 1x 3 bedroom flat

WARD: Bruce Grove

Application No:	HGY/2011/0501	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	30/09/2011
Location:	497B High Road N17 6QA		
Proposal:	Change of use from A1 (Retail) to A2 (Financial and professional services)		
Application No:	HGY/2011/0819	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/09/2011
Location:	1-3 Mount Pleasant Road N17 6TR		
Proposal:	Addition of basement and solar panels to approved scheme HGY/2009/1858 (householder application)		
Application No:	HGY/2011/1210	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	28/10/2011
Location:	10 Downhills Avenue N17 6LG		
Proposal:	Erection of rear dormer		
Application No:	HGY/2011/1335	Officer:	Jill Warren
Decision:	GTD	Decision Date:	30/09/2011
Location:	Tottenham Fire Station 49 St Loys Road N17 6UE		
Proposal:	Replacement of existing appliance bay doors to front of building with new 'bi-fold' type doors		
Application No:	HGY/2011/1465	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	03/10/2011
Location:	96 St Loys Road N17 6UD		
Proposal:	Extension of current decking area to rear garden to provide wheelchair access. Erection of storage cabin in rear garden.		
Application No:	HGY/2011/1471	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	03/10/2011
Location:	17 Pembury Road N17 6SR		
Proposal:	Certificate of Lawfulness for erection of rear dormer and insertion of three rooflights to front roofslope		
Application No:	HGY/2011/1495	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	03/10/2011
Location:	82 Mount Pleasant Road N17 6TN		
Proposal:	Erection of rear dormer to provide habitable space (Certificate of Lawfulness)		
Application No:	HGY/2011/1530	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	12/10/2011
Location:	130 Arnold Road N15 4JH		
Proposal:	Erection of two storey rear extension		
Application No:	HGY/2011/1536	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	12/10/2011
Location:	47 Broadwater Road N17 6EP		
Proposal:	Formation of porch to front elevation		

Application No: **HGY/2011/1715** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 26/10/2011
 Location: 1 Higham Road N17 6NF
 Proposal: Erection of one bedroom single dwelling house

WARD: **Crouch End**

Application No: **HGY/2011/0683** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/10/2011
 Location: 1 Hurst Avenue N6 5TX
 Proposal: Erection of single storey study annex (Householder Application)

Application No: **HGY/2011/1022** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/09/2011
 Location: Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2010/1365

Application No: **HGY/2011/1243** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 29/09/2011
 Location: R/O 62-70 Coolhurst Road N8 8EU
 Proposal: Erection of 6 bedroom single dwelling house

Application No: **HGY/2011/1295** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/09/2011
 Location: 2D Wolseley Road N8 8RP
 Proposal: Conversion of existing single garage into habitable room

Application No: **HGY/2011/1296** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/10/2011
 Location: 37 Avenue Road N6 5DF
 Proposal: Erection of ground floor side extension, erection of roof extension, replacement of existing west facing dormer with new corner dormer, extension to east facing dormer and alterations to fenestration

Application No: **HGY/2011/1338** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/09/2011
 Location: Flat 1 80 Shepherds Hill N6 5RH
 Proposal: Replacement of existing windows with new white aluminium windows (householder application)

Application No: **HGY/2011/1351** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 11/10/2011
 Location: 14-16 Shepherds Hill N6 5AQ
 Proposal: Change of use of No.14 Shepherds Hill from a religious study centre / temporary student accommodation to two residential properties, removal of the connection to the common parts of No.16 Shepherds Hill, including the enlargement of Flats 16a and 16b and their use as a single maisonette, the separation of the rear gardens and provision of car parking (amendment to planning approval HGY/2011/0800)

Application No:	HGY/2011/1354	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	03/10/2011	
Location:	21 Coolhurst Road N8 8EP			
Proposal:	Removal of existing conservatory and erection of new rear conservatory extension (householder application)			
Application No:	HGY/2011/1389	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	26/10/2011	
Location:	3 Womersley Road N8 9AE			
Proposal:	Tree works to include reduce crown by 20% of 1 x Oak tree			
Application No:	HGY/2011/1425	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	26/09/2011	
Location:	Flat 6, 12 Christchurch Road N8 9QL			
Proposal:	Erection of a single storey garden studio			
Application No:	HGY/2011/1438	Officer:	Subash Jain	
Decision:	REF	Decision Date:	27/09/2011	
Location:	124A Crouch Hill N8 9DY			
Proposal:	Erection of rear ground floor conservatory extension			
Application No:	HGY/2011/1449	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	28/09/2011	
Location:	25 Wolseley Road N8 8RS			
Proposal:	Replacement of existing entrance gates			
Application No:	HGY/2011/1469	Officer:	Matthew Gunning	
Decision:	RNO	Decision Date:	29/09/2011	
Location:	1 Bishops Avenue N2 0BN			
Proposal:	Observation to London Borough of Barnet for demolition of existing buildings and construction of a part two and part three storey detached house with basement level swimming pool, car parking and associated landscaping. (Amendment to F/01911/09)			
Application No:	HGY/2011/1470	Officer:	Matthew Gunning	
Decision:	RNO	Decision Date:	29/09/2011	
Location:	1A Towpath Road N18 3QX			
Proposal:	Observation to London Borough of Enfield for erection of two storey warehouse building to provide 1512sqm of industrial floorspace			
Application No:	HGY/2011/1482	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	03/10/2011	
Location:	5 Park Road N8 8TE			
Proposal:	Conversion of existing 4 bedroom flat above shop into 2 x two bedroom self-contained flats, with alterations to rear elevation			
Application No:	HGY/2011/1507	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	12/10/2011	
Location:	Flat 1, 38 Weston Park N8 9TJ			
Proposal:	Erection of garden room and insertion of 2 x rooflights to front elevation			

Application No:	HGY/2011/1520	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/10/2011
Location:	6 Tivoli Road N8 8RE		
Proposal:	Erection single storey rear extension		
Application No:	HGY/2011/1521	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/10/2011
Location:	4 Tivoli Road N8 8RE		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2011/1542	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/10/2011
Location:	38 Stanhope Gardens N6 5TS		
Proposal:	Erection of first floor rear extension (householder application)		
Application No:	HGY/2011/1543	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/09/2011
Location:	Roden Court 113-115 Hornsey Lane N6 5EF		
Proposal:	Approval of Details pursuant to Condition 13 (central dish aerial system) attached to planning reference HGY/2007/2509		
Application No:	HGY/2011/1545	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/10/2011
Location:	4B Dashwood Road N8 9AD		
Proposal:	Erection of rear dormer with insertion of 3 x rooflights to front elevation to facilitate a loft conversion		
Application No:	HGY/2011/1546	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	27/10/2011
Location:	39 + 41 Landrock Road N8 9HR		
Proposal:	Erection of rear ground floor extensions, addition of first floor bays and addition of solar panels on flat roof to both properties		
Application No:	HGY/2011/1548	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/10/2011
Location:	3 Middle Lane N8 8PJ		
Proposal:	Erection of rear single storey extension, alterations to raise height of existing roof and insert rooflights, replacement of existing windows and demolition and reinstatement of portion of rear wall		
Application No:	HGY/2011/1556	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/10/2011
Location:	12 Landrock Road N8 9HL		
Proposal:	Erection of second floor extension to back addition		
Application No:	HGY/2011/1563	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/10/2011
Location:	3 The Broadway N8 8DU		
Proposal:	Installation of new shopfront		

Application No: **HGY/2011/1564** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 21/10/2011
 Location: 3 The Broadway N8 8DU
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign

Application No: **HGY/2011/1599** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 21/10/2011
 Location: 9 Crouch Hall Road N8 8HT
 Proposal: Tree works to include 20% crown reduction to 2 x Lime trees

Application No: **HGY/2011/1613** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 25/10/2011
 Location: 16 Montenotte Road N8 8RL
 Proposal: Erection of single storey rear extension

WARD: Fortis Green

Application No: **HGY/2011/0474** Officer: Valerie Okeiyi
 Decision: WTD Decision Date: 30/09/2011
 Location: (Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Demolition of existing structures and construction of three detached dwellings comprising of 1x two bed house and 2 x three bed houses.

Application No: **HGY/2011/0833** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 30/09/2011
 Location: 14 Creighton Avenue N10 1NU
 Proposal: Approval of details pursuant to condition 3 (thresholds and details of boundary treatment), 7 (refuse / waste storage), 8 (materials) and 9 (landscaping) attached to planning permission HGY/2009/0080

Application No: **HGY/2011/0930** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/09/2011
 Location: 10 Lanchester Road N6 4TA
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/1291** Officer: Jill Warren
 Decision: GTD Decision Date: 30/09/2011
 Location: 24 Lanchester Road N6 4TA
 Proposal: Erection of single storey rear ground floor extension, erection of rear and side dormers, and insertion of rooflights to front, side and rear roofslopes

Application No: **HGY/2011/1322** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/09/2011
 Location: 17 Birchwood Avenue N10 3BE
 Proposal: Removal of rear mono pitch structure and replacement with rear flat roofed single storey extension (householder application)

Application No:	HGY/2011/1403	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/09/2011
Location:	18 Collingwood Avenue N10 3ED		
Proposal:	Replacement of rear bay window with new doorway and erection of single storey half width rear extension. Installation of front and rear rooflights and replacement of garage doors with sash window		
Application No:	HGY/2011/1454	Officer:	Jill Warren
Decision:	PERM REQ	Decision Date:	04/10/2011
Location:	37 Grand Avenue N10 3BS		
Proposal:	Certificate of Lawfulness for erection of rear single storey extension		
Application No:	HGY/2011/1488	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/10/2011
Location:	15 Collingwood Avenue N10 3EH		
Proposal:	Demolition and rebuilding of single storey rear extension (householder application)		
Application No:	HGY/2011/1501	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/10/2011
Location:	28 Woodberry Crescent N10 1PH		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	HGY/2011/1534	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	12/10/2011
Location:	Flat A 15 Kings Avenue N10 1PA		
Proposal:	Use of basement floor as 1 bedroom flat		
Application No:	HGY/2011/1547	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/10/2011
Location:	42 Ringwood Avenue N2 9NS		
Proposal:	Erection of single storey, timber framed garden building at end of rear garden (householder application)		
Application No:	HGY/2011/1554	Officer:	Subash Jain
Decision:	GTD	Decision Date:	18/10/2011
Location:	Raglan Hall Hotel 8-12 Queens Avenue N10 3NR		
Proposal:	Replacement of existing portakabin to rear with a modern single storey office outbuilding, and physical link from the main building		
Application No:	HGY/2011/1567	Officer:	Subash Jain
Decision:	GTD	Decision Date:	11/10/2011
Location:	Flat A 18 Queens Avenue N10 3NR		
Proposal:	Erection of new conservatory		
Application No:	HGY/2011/1610	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	25/10/2011
Location:	25 Shakespeare Gardens N2 9LJ		
Proposal:	Erection of rear dormer, conversion of existing hipped roof to form gable, insertion of 3 x rooflights to front roofslope including internal alterations		

WARD: Harringay

Application No:	HGY/2011/1151	Officer:	Subash Jain	
Decision:	REF		Decision Date:	29/09/2011
Location:	26 Wightman Road N4 1RU			
Proposal:	Erection of rear extension at ground, first and second floor levels			
Application No:	HGY/2011/1312	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD		Decision Date:	30/09/2011
Location:	32 Willoughby Road N8 0JG			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2011/1440	Officer:	Michelle Bradshaw	
Decision:	GTD		Decision Date:	27/09/2011
Location:	Finsbury Park Cafe Manor House Gate, Finsbury Park N4 2DE			
Proposal:	Erection of kiosk to the front yard of the cafe			
Application No:	HGY/2011/1476	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	04/10/2011
Location:	646 Green Lanes N8 0SD			
Proposal:	Certificate of Lawfulness for use of property as ten flats			
Application No:	HGY/2011/1517	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD		Decision Date:	12/10/2011
Location:	19 Allison Road N8 0AN			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2011/1558	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	20/10/2011
Location:	59 Turnpike Lane N8 0EE			
Proposal:	Erection of second floor extension and conversion of vacant rooms above ground floor shop into 2 x 2 bedroom self contained flats			
Application No:	HGY/2011/1583	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	21/10/2011
Location:	47C Warham Road N4 1AR			
Proposal:	Replacement of sash windows to front of property with new double-glazed timber sash windows			
Application No:	HGY/2011/1707	Officer:	Jill Warren	
Decision:	GTD		Decision Date:	17/10/2011
Location:	24 Wightman Road N4 1RU			
Proposal:	Change of use from retail unit (A1) to office (A2)			

WARD: Highgate

Application No:	HGY/2011/0826	Officer:	Jill Warren	
Decision:	GTD	Decision Date:	27/09/2011	
Location:	37 Sheldon Avenue N6 4JP			
Proposal:	Erection of front and rear ground floor extensions, and rear first floor extension (amendments to approved application HGY/2009/1448 - householder application).			
Application No:	HGY/2011/0841	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	Flat 7, High Point 1, North Hill N6 4BA			
Proposal:	Listed Building Consent for removal of non-original wall, door, frame and hall cupboard, and reinstatement of original curved entrance wall. Creation of new kitchen and insertion of new shower above original bath, and associated internal alterations.			
Application No:	HGY/2011/0845	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	21/10/2011	
Location:	13 View Road N6 4DJ			
Proposal:	Approval of details pursuant to condition 4 (obscure glazing) attached to planning reference HGY/2010/1377			
Application No:	HGY/2011/0892	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	42 Sheldon Avenue N6 4JR			
Proposal:	Erection of new brickwork piers, low brickwork wall, gates and railings to replace existing planter and piers. Addition of bin storage and beds to plant small trees			
Application No:	HGY/2011/0963	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	14/10/2011	
Location:	12 Southwood Lane N6 5EE			
Proposal:	Installation of trestle work to existing staircase			
Application No:	HGY/2011/1015	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	High Point North Hill N6 4BA			
Proposal:	Tree works to include various works to various trees as per schedule supplied			
Application No:	HGY/2011/1050	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	Highgate School North Road N6 4AY			
Proposal:	Approval of Details pursuant to Condition 3 (materials), Condition 6 (arboricultural method statement), Condition 7 (tree protection) and Condition 9 (construction management plan) attached to planning permission HGY/2010/1888			
Application No:	HGY/2011/1224	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	03/10/2011	
Location:	Flat A 30 Highgate High Street N6 5JG			
Proposal:	Listed Building Consent for erection of single storey extension and new flagpole to front elevation			

Application No:	HGY/2011/1250	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/09/2011
Location:	Garages at the rear of 269 Archway Road N6 5BT		
Proposal:	Conversion of existing garages into 1 bedroom dwelling house involving the formation of lower and upper ground floors and elevational alterations including new front door, blocking up of existing garage doors and insertion of new windows		
Application No:	HGY/2011/1333	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/10/2011
Location:	28 Hampstead Lane N6 4NX		
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (landscaping) and 9 (boundary treatment) attached to planning reference HGY/2010/0927		
Application No:	HGY/2011/1406	Officer:	Subash Jain
Decision:	GTD	Decision Date:	28/09/2011
Location:	57 Cromwell Avenue N6 5HP		
Proposal:	Use of property as single dwelling house		
Application No:	HGY/2011/1409	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/09/2011
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		
Application No:	HGY/2011/1416	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/10/2011
Location:	16 Broadlands Road N6 4AN		
Proposal:	Tree works to include various works to various trees		
Application No:	HGY/2011/1422	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	29/09/2011
Location:	12 Hampstead Lane N6 4SB		
Proposal:	Erection of rear conservatory extension and new front porch roof, enlargement of existing rooflight and insertion of new rooflight to side roofslopes, and construction of skylight on existing side flat roof		
Application No:	HGY/2011/1493	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	29/09/2011
Location:	46 Milton Park N6 5QA		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2011/1514	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/10/2011
Location:	16 Southwood Lawn Road N6 5SF		
Proposal:	Erection of a new single storey rear extension and rear dormer window to an existing terraced dwelling. (Householder Application)		
Application No:	HGY/2011/1519	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/10/2011
Location:	28 Stormont Road N6 4NP		
Proposal:	Renewal of existing dormer windows and insertion of four new rooflights		

Application No:	HGY/2011/1574	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/10/2011
Location:	Wembury Mews Garages, Wembury Mews N6 5XL		
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/0540 to raise ground floor level by 600mm and siting of PV solar panels on flat roofs.		
Application No:	HGY/2011/1579	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/10/2011
Location:	44 Southwood Lane N6 5EB		
Proposal:	Enlargement of existing kitchen at basement level including removal of kitchen window, widening of window opening, entrance into storeroom and other internal alterations		
Application No:	HGY/2011/1580	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	24/10/2011
Location:	2 Stormont Road N6 4NL		
Proposal:	Erection of single storey tree house to rear garden		
Application No:	HGY/2011/1581	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/10/2011
Location:	9 Cromwell Place N6 5HR		
Proposal:	Demolition of existing glazed lean-to/external WC. Demolition of existing single storey rear elevation bay and erection of new single storey rear extension including general improvements		
Application No:	HGY/2011/1595	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	17/10/2011
Location:	6 North Hill N6 4PX		
Proposal:	Refurbishment of existing building to provide 3 new residential dwellings		
Application No:	HGY/2011/1596	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	17/10/2011
Location:	6 North Hill N6 4PX		
Proposal:	Listed building consent for refurbishment of existing building to provide 3 new residential dwellings		
Application No:	HGY/2011/1619	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/10/2011
Location:	33 Toyne Way N6 4EG		
Proposal:	Erection of single storey rear ground floor extension		
Application No:	HGY/2011/1648	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/10/2011
Location:	1-15 Greenview Court Winchester Place N6 5HJ		
Proposal:	Listed Building Consent for upgrading fire doors and spiral stair balustrade		
Application No:	HGY/2011/1672	Officer:	Subash Jain
Decision:	GTD	Decision Date:	28/10/2011
Location:	Highgate Hill Murugan Hindu Temple 200A Archway Road N6 5BA		
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/1416 for minor internal alterations to accommodate the lift shaft and creation of additional floor area at the basement		

Application No: **HGY/2011/1680** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 13/10/2011

Location: 8 Talbot Road N6 4QR

Proposal: Non-material amendments following a grant of planning permission HGY/2011/0607 to replace bay window on the rear elevation with french timber door and replace existing doorway on the rear elevation with a new timber window.

Application No: **HGY/2011/1765** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 26/10/2011

Location: 1-44 Summersby Road N6 5UH

Proposal: Installation of communal digital TV System

WARD: Hornsey

Application No: **HGY/2010/1452** Officer: Matthew Gunning

Decision: GTD Decision Date: 29/09/2011

Location: Council Depot, High Street N8 7QB

Proposal: Renewal of time limited permission HGY/2007/1360 for an additional 3 years.

Application No: **HGY/2011/1342** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 30/09/2011

Location: 24 Glebe Road N8 7DB

Proposal: Non-material amendments following a grant of planning permission HGY/2009/1341 for rearrangement of internal layout and minor change to rear fenestration

Application No: **HGY/2011/1450** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 28/09/2011

Location: Flat 10 120 High Street N8 7NN

Proposal: Partial replacement of existing windows with double glazed top and bottom timber box sash windows

Application No: **HGY/2011/1453** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 29/09/2011

Location: Land Between 41-43 Rectory Gardens N8 7PJ

Proposal: Application for a new planning permission to replace an extant planning permission for demolition of existing garages and erection of part single/part two storey two bedroom single dwellinghouse with study (original reference HGY/2008/1660)

Application No: **HGY/2011/1516** Officer: Subash Jain

Decision: GTD Decision Date: 13/10/2011

Location: Flat A 21 Rosebery Gardens N8 8SH

Proposal: Demolition of existing lean to extension and erection of single storey rear extension

WARD: Muswell Hill

Application No: **HGY/2011/0865** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 17/10/2011

Location: 9 Onslow Gardens N10 3JT

Proposal: Erection of two storey rear extension and erection of rear dormer

Application No:	HGY/2011/1170	Officer:	Subash Jain	
Decision:	GTD		Decision Date:	28/09/2011
Location:	60 Redston Road N8 7HE			
Proposal:	Installation of new trellis and patio planters			
Application No:	HGY/2011/1251	Officer:	Ruma Nowaz	
Decision:	REF		Decision Date:	30/09/2011
Location:	51 Connaught Gardens N10 3LG			
Proposal:	Hip to gable extension and insertion of rear dormer			
Application No:	HGY/2011/1332	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD		Decision Date:	30/09/2011
Location:	10 Muswell Hill N10 3TA			
Proposal:	Erection of single storey garden room in rear garden (householder application)			
Application No:	HGY/2011/1366	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	28/10/2011
Location:	7 Firs Avenue N10 3LY			
Proposal:	Demolition of external store, erection of rear infill extension and excavation of basement			
Application No:	HGY/2011/1370	Officer:	John Ogenga P'Lakop	
Decision:	GTD		Decision Date:	29/09/2011
Location:	3 Onslow Gardens N10 3JT			
Proposal:	Replacement of existing outbuilding with new single storey outbuilding			
Application No:	HGY/2011/1460	Officer:	Valerie Okeiyi	
Decision:	PERM DEV		Decision Date:	03/10/2011
Location:	18 Woodland Gardens N10 3UA			
Proposal:	Provision of a rear elevation roof extension over existing roof (Certificate of Lawfulness)			
Application No:	HGY/2011/1462	Officer:	Subash Jain	
Decision:	GTD		Decision Date:	03/10/2011
Location:	15 Leinster Road N10 3AN			
Proposal:	Erection of rear dormer with insertion of 3 x rooflights to front elevation (Certificate of lawfulness)			
Application No:	HGY/2011/1480	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	10/10/2011
Location:	19 Cascade Avenue N10 3PT			
Proposal:	Erection of side and rear dormers and installation of rooflights above ground floor kitchen			
Application No:	HGY/2011/1489	Officer:	Valerie Okeiyi	
Decision:	REF		Decision Date:	04/10/2011
Location:	5 Ash Grove N10 3UL			
Proposal:	Erection of two storey side extension			

Application No:	HGY/2011/1518	Officer:	Shifa Mustafa	
Decision:	PERM DEV	Decision Date:	03/10/2011	
Location:	42 Barrington Road N8 8QS			
Proposal:	Erection of rear dormer with insertion 3 x rooflights to front elevation (Certificate of Lawfulness)			
Application No:	HGY/2011/1522	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	27/09/2011	
Location:	9 - 37 New Road N8 8TA			
Proposal:	Replacement of existing single-glazed, aluminium framed windows with new double-glazed, aluminium framed windows			
Application No:	HGY/2011/1523	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	13/10/2011	
Location:	44 Muswell Hill Broadway N10 3RT			
Proposal:	Change of use from A1 retail to A2 solicitor's office.			
Application No:	HGY/2011/1538	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	12/10/2011	
Location:	27 St James's Lane N10 3DA			
Proposal:	Insertion of rooflights to front and rear roof slopes (including the rear extension roof slope) to facilitate a loft conversion and creation of new french doors to existing rear balcony at first floor level			
Application No:	HGY/2011/1557	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	24/10/2011	
Location:	Flat 1 2 Princes Avenue N10 3LR			
Proposal:	Construction of white double glazed conservatory in UPVC			
Application No:	HGY/2011/1559	Officer:	Valerie Okeiyi	
Decision:	PERM DEV	Decision Date:	24/10/2011	
Location:	43 Connaught Gardens N10 3LG			
Proposal:	Erection of rear dormer and insertion of 3 new rooflights to front roofslope			
Application No:	HGY/2011/1560	Officer:	Jill Warren	
Decision:	REF	Decision Date:	20/10/2011	
Location:	141 Muswell Hill Broadway N10 3RS			
Proposal:	Installation of new shopfront			
Application No:	HGY/2011/1561	Officer:	Jill Warren	
Decision:	REF	Decision Date:	20/10/2011	
Location:	141 Muswell Hill Broadway N10 3RS			
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign			
Application No:	HGY/2011/1575	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	28/10/2011	
Location:	78 Etheldene Avenue N10 3QB			
Proposal:	Erection of single storey rear extension			

Application No: **HGY/2011/1625** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 21/10/2011
 Location: 34 Woodland Rise N10 3UG
 Proposal: Erection of rear dormer

WARD: **Noel Park**

Application No: **HGY/2011/1252** Officer: Jeffrey Holt
 Decision: REF Decision Date: 30/09/2011
 Location: 26 Moselle Avenue N22 6ES
 Proposal: Replacement of front windows / door with uPVC white 'sash look' windows and composite secure 'wooden look and feel' door (householder application)

Application No: **HGY/2011/1442** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/09/2011
 Location: Opposite 1 Mark Road N22 6PX
 Proposal: Installation of green DSLAM cabinet box

Application No: **HGY/2011/1459** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 29/09/2011
 Location: 89 High Road N22 6BB
 Proposal: Alterations to shopfront with installation of new front awning

Application No: **HGY/2011/1494** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/10/2011
 Location: 156 High Road N22 6EB
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2011/1515** Officer: Ruma Nowaz
 Decision: WTD Decision Date: 21/10/2011
 Location: 149 Willingdon Road N22 6SE
 Proposal: Erection of single storey rear extension and roof extension including insertion of 2 x rooflights to facilitate a loft conversion

Application No: **HGY/2011/1544** Officer: Jill Warren
 Decision: GTD Decision Date: 18/10/2011
 Location: 93 Farrant Avenue N22 6PD
 Proposal: Removal of existing rear lean-to and erection of new rear ground floor extension, insertion of 3 x rooflights to rear roofslope (householder application)

Application No: **HGY/2011/1609** Officer: Matthew Gunning
 Decision: REF Decision Date: 18/10/2011
 Location: 9 Farrant Avenue N22 6PB
 Proposal: Replacement of existing front windows with UPVC windows

WARD: **Northumberland Park**

Application No:	HGY/2011/1043	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	03/10/2011	
Location:	Studio Flat 21 Vicarage Road N17 0BH			
Proposal:	Use as a studio flat (certificate of lawfulness for an existing use)			
Application No:	HGY/2011/1448	Officer:	Subash Jain	
Decision:	PERM DEV	Decision Date:	28/09/2011	
Location:	65 Brantwood Road N17 0DT			
Proposal:	Conversion of property from two flats to single dwellinghouse			
Application No:	HGY/2011/1464	Officer:	Subash Jain	
Decision:	REF	Decision Date:	29/09/2011	
Location:	840A High Road N17 0EY			
Proposal:	Erection of rear roof extension with insertion of 2 x rooflights to front elevation			
Application No:	HGY/2011/1511	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	04/10/2011	
Location:	37- 39 West Road N17 0RE			
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/0029 to increase the depth of the warehouse extension to achieve from the approved depth of 8.4m to to 9.3m and to reduce the depth of the canopy from the approved width of 4.5m to 3.85m.			
Application No:	HGY/2011/1569	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	24/10/2011	
Location:	Land adjacent to 47 Chalgrove Road N17 0JD			
Proposal:	Erection of 2 storey, 2 x 3 bedroom dwellinghouses			
Application No:	HGY/2011/1588	Officer:	Jill Warren	
Decision:	GTD	Decision Date:	21/10/2011	
Location:	Land at 752-766 High Road N17 0AL			
Proposal:	Erection of temporary retail unit (class A1) with associated landscaped area			
Application No:	HGY/2011/1781	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	06/10/2011	
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP			
Proposal:	Approval of details pursuant to Condition 36 (Site Investigation etc) (Phase 1 in accordance with the s106 phasing plan); Condition 37 (Ground Contamination, Soil Remediation and Disposal Strategy) (Phase 1 in accordance with the s106 phasing plan); Condition 47 (Part 2) (Pollution Prevention Strategy) (Phase 1 in accordance with the s106 phasing plan); Condition 58 (Part 1) (Risk Assessment) and (Part 2) (Site Investigation) (Phase 1 in accordance with the s106 phasing plan); attached to planning permission HGY/2010/1000.			
Application No:	HGY/2011/1782	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	07/10/2011	
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP			
Proposal:	Approval of details pursuant to Condition 1 (Entrance Porch and landscape scheme etc) attached to planning permission HGY/2010/1001 and Condition 12 (Entrance Porch and landscape scheme etc) attached to planning permission HGY/2010/1000.			

Application No:	HGY/2011/1783	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/10/2011
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 5 (Part 1) (Implementation of a programme of Archaeological Works) attached to planning permission HGY/2010/1001 and Condition 11 (Part 1) (Implementation of a programme of Archaeological Works) attached to planning permission HGY/2010/1000.		
Application No:	HGY/2011/1784	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/10/2011
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 3 (Building Recording and Analysis) attached to planning permission HGY/2010/1001.		
Application No:	HGY/2011/1785	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/10/2011
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 28 (Provision of Hoardings) for Phase 1 (as per the phasing plan set out within the S.106) attached to planning permission HGY/2010/1000.		
Application No:	HGY/2011/1786	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/10/2011
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 48 (Japanese Knotweed) attached to planning permission HGY/2010/1000.		
Application No:	HGY/2011/1787	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/10/2011
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 47 (Part 1) (Ecological Management Strategy) for Phase 1 (as per the phasing plan set out within the S.106) attached to planning permission HGY/2010/1000.		

WARD: **St Anns**

Application No:	HGY/2011/0505	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/09/2011
Location:	17 Rutland Gardens N4 1JN		
Proposal:	Conversion of existing property into 1 x 2 and 1 x 1 bed self contained flats, with erection of rear ground floor extension		
Application No:	HGY/2011/1447	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/09/2011
Location:	7 Gresley Close N15 5BQ		
Proposal:	Replacement of existing windows with double-glazed windows and balcony door at first floor		
Application No:	HGY/2011/1472	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/10/2011
Location:	170 Harringay Road N15 3HL		
Proposal:	Use of property as three self contained flats		

Application No:	HGY/2011/1537	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	17/10/2011
Location:	722 Seven Sisters Road N15 5NH		
Proposal:	Conversion of former industrial building into commercial unit at ground floor level, 2 x studios at first floor level and 1 x 2 bed flat at second floor level.		
Application No:	HGY/2011/1571	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	28/10/2011
Location:	8 Avondale Road N15 3SJ		
Proposal:	Erection of two single storey rear extensions and erection of rear dormer to facilitate a loft conversion.		

WARD: Seven Sisters

Application No:	HGY/2011/0372	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/09/2011
Location:	29 Elm Park Avenue N15 6AR		
Proposal:	Demolition and erection of new second floor roof extension		
Application No:	HGY/2011/0979	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/10/2011
Location:	82 Beechfield Road N4 1PF		
Proposal:	Approval of details pursuant to condition 3 (Materials), condition 6 (Central Dish Aerial), condition 7 (Design Approval), condition 8 (Site Investigation) and condition 9 (Site Wide Energy Strategy) attached to planning permission HGY/2008/0214		
Application No:	HGY/2011/1301	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	30/09/2011
Location:	24a Vartry Road N15 6PU		
Proposal:	Erection of first floor front extension and roof extension		
Application No:	HGY/2011/1302	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/09/2011
Location:	Community Church of God, St Anns Road N15 6NG		
Proposal:	Erection of 2 storey rear extension with associated internal and external alterations		
Application No:	HGY/2011/1331	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	03/10/2011
Location:	87 Wellington Avenue N15 6AX		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	HGY/2011/1377	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/10/2011
Location:	4B Craven Park Road N15 6AB		
Proposal:	Conversion of first floor flat and second floor flat into 1 x one bed and 1x two bedroom flats		

Application No:	HGY/2011/1408	Officer:	Subash Jain	
Decision:	GTD		Decision Date:	28/09/2011
Location:	48 Wargrave Avenue N15 6UB			
Proposal:	Erection of front and rear dormers			
Application No:	HGY/2011/1420	Officer:	Subash Jain	
Decision:	REF		Decision Date:	29/09/2011
Location:	28 Craven Park Road N15 6AB			
Proposal:	Erection of front and rear dormers to facilitate a loft conversion			
Application No:	HGY/2011/1428	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	26/09/2011
Location:	68-70 Elm Park Avenue N15 6UY			
Proposal:	Erection of 4m single storey rear extension and creation of second floor to provide additional habitable rooms			
Application No:	HGY/2011/1429	Officer:	Valerie Okeiyi	
Decision:	REF		Decision Date:	26/09/2011
Location:	68-70 Elm Park Avenue N15 6UY			
Proposal:	Erection of 5m single storey rear extension and creation of second floor to both dwellings			
Application No:	HGY/2011/1432	Officer:	Subash Jain	
Decision:	GTD		Decision Date:	17/10/2011
Location:	44 Fairview Road N15 6LJ			
Proposal:	Extension of existing ground floor rear extension with first floor rear extension above (householder application)			
Application No:	HGY/2011/1444	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	26/09/2011
Location:	1- 31 Eastbourne Road N15 6NT			
Proposal:	Replacement of existing single-glazed timber windows and external doors with new double-glazed windows and doors with PVCu frames.			
Application No:	HGY/2011/1475	Officer:	John Ogenga P'Lakop	
Decision:	GTD		Decision Date:	03/10/2011
Location:	521 Seven Sisters Road N15 6EP			
Proposal:	Continuation of use of property as mini-cab office and internet cafe			
Application No:	HGY/2011/1478	Officer:	Tara Jane Fisher	
Decision:	PERM DEV		Decision Date:	13/10/2011
Location:	241 Hermitage Road N4 1NP			
Proposal:	Installation of 2 x skylights to front elevation			
Application No:	HGY/2011/1491	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	03/10/2011
Location:	304-320 Hermitage Road N4 1NR			
Proposal:	Replacement of existing single-glazed steel framed windows with new double-glazed windows with PVCu frames.			

Application No: **HGY/2011/1497** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/10/2011

Location: Flat 1- 8, 146 Craven Park Road N15 6AJ

Proposal: Replacement of existing single-glazed timber framed windows and PVCu windows with new double-glazed windows with PVCu frames

Application No: **HGY/2011/1505** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 24/10/2011

Location: 83 Fairview Road N15 6TT

Proposal: Erection of two single storey rear extensions and erection of rear dormer

Application No: **HGY/2011/1555** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 20/10/2011

Location: 379 Seven Sisters Road N15 6RD

Proposal: Conversion of existing property into four self contained flats

Application No: **HGY/2011/1562** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 21/10/2011

Location: 1-2-3 First Floor 199 Eade Road N4 1DN

Proposal: Use of properties as three self-contained flats

Application No: **HGY/2011/1565** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 28/10/2011

Location: 62 Rostrevor Avenue N15 6LP

Proposal: Erection of front / rear dormers and erection of single storey rear extension

Application No: **HGY/2011/1582** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 13/10/2011

Location: 94-96 Ferndale Road N15 6UQ

Proposal: Addition of a new second floor along with single storey rear addition to both dwellings

Application No: **HGY/2011/1639** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/10/2011

Location: 17 Wargrave Avenue N15 6UH

Proposal: Erection of single storey rear extension and front and rear dormers

WARD: Stroud Green

Application No: **HGY/2011/0706** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/09/2011

Location: 91 Lancaster Road N4 4PL

Proposal: Approval of details pursuant to condition 3 (Details of proposed foundations) and condition 5 (Materials) attached to planning permission HGY/2010/1409

Application No:	HGY/2011/1282	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	27/09/2011	
Location:	19 Mayfield Road N8 9LL			
Proposal:	Erection of single storey side extension			
Application No:	HGY/2011/1299	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	03/10/2011	
Location:	64-68 Stapleton Hall Road N4 4QA			
Proposal:	Approval of Details pursuant to Condition 3 (details of materials), Condition 4 (samples of materials), Condition 6 (energy efficiency), Condition 7 (Co2 emissions), and Condition 8 (CSH level) attached to planning reference HGY/2010/1246			
Application No:	HGY/2011/1320	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	61 Florence Road N4 4DJ			
Proposal:	Erection of rear ground floor conservatory extension (householder application)			
Application No:	HGY/2011/1347	Officer:	Jill Warren	
Decision:	GTD	Decision Date:	14/10/2011	
Location:	Flat 3 10 Lancaster Road N4 4PP			
Proposal:	Erection of rear dormer with balustrade and insertion of front and rear rooflights			
Application No:	HGY/2011/1380	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	80 Stroud Green Road N4 3EN			
Proposal:	Change of use of ground floor from D1 (non-residential institutions) to A1 / A2 (retail / financial and professional services) incorporating a single storey rear extension. Change of use of upper levels from D1 to C3 (residential) and conversion of upper levels to 2 x self-contained flats			
Application No:	HGY/2011/1392	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	25/10/2011	
Location:	Flat 2 78 Upper Tollington Park N4 4NB			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2011/1502	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	11/10/2011	
Location:	Flat A 15 Lancaster Road N4 4PJ			
Proposal:	Erection of two single storey rear extensions			
Application No:	HGY/2011/1539	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	28/10/2011	
Location:	33C Ferme Park Road N4 4EB			
Proposal:	Strengthening of existing balcony terrace			

Application No: **HGY/2011/1540** Officer: Ruma Nowaz

Decision: GTD Decision Date: 13/10/2011

Location: Flat 3 25 Ferme Park Road N4 4EB

Proposal: Lowering the height of the cill to an existing window and combining it with the existing door to provide 3no folding timber framed glazed doors

WARD: **Tottenham Green**

Application No: **HGY/2010/1741** Officer: Stuart Cooke

Decision: REF Decision Date: 17/10/2011

Location: 2nd Floor, 73-95 Lawrence Road N15 4EP

Proposal: Temporary change of use from industrial use to community centre, administrative offices, training centre and place of worship for 24 months

Application No: **HGY/2010/1742** Officer: Stuart Cooke

Decision: REF Decision Date: 18/10/2011

Location: Ground Floor, 95-103 Lawrence Road N15 4EB

Proposal: Temporary change of use from an industrial to community centre, administration offices, training centre and place of worship for 24 months

Application No: **HGY/2010/1744** Officer: Stuart Cooke

Decision: REF Decision Date: 18/10/2011

Location: 2nd Floor 105-113 Lawrence Road N15 4EB

Proposal: Temporary Change of use from an industrial to Community Centre, Administrative Offices, Training Centre and Place of Worship for 24 months

Application No: **HGY/2010/1745** Officer: Stuart Cooke

Decision: REF Decision Date: 17/10/2011

Location: 1st Floor 73-95 Lawrence Road N15 4TG

Proposal: Temporary change of use from an industrial to Community Centre, Administrative Offices, Training Centre and Place of Worship for 24 months

Application No: **HGY/2010/1746** Officer: Stuart Cooke

Decision: REF Decision Date: 18/10/2011

Location: Ground Floor 58 Lawrence Road N15 4EX

Proposal: Temporary change of use from an industrial to Community Centre, Administrative Offices, Training Centre and Place of Worship for 24 months

Application No: **HGY/2010/2093** Officer: Stuart Cooke

Decision: REF Decision Date: 18/10/2011

Location: Ground Floor, 83-93 Lawrence Road N15 4EB

Proposal: Temporary change of use from industrial use to community centre, administration offices, training centre and place of worship for 24 months

Application No: **HGY/2010/2094** Officer: Stuart Cooke

Decision: REF Decision Date: 18/10/2011

Location: Second Floor, 95-103 Lawrence Road N15 4EB

Proposal: Temporary change of use from industrial use to community centre administrative offices, training centre and place of worship for 24 months

Application No:	HGY/2010/2342	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	18/10/2011
Location:	First & Second Floor, 58 Lawrence Road N15 4EX		
Proposal:	Temporary change of use from industrial use to community centre, administrative offices, training centre and place of worship for 24 months		
Application No:	HGY/2011/0850	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/09/2011
Location:	Playground Site Adjoining Stainby Road N15 4EA		
Proposal:	Approval of details pursuant to condition 3 (Samples), condition 4 (Treatment), condition 5 (Hard Landscaping) condition 6 (Energy Assessment Statement), condition 7 (Energy Efficient Measures), condition 8 (Level 4 Code Sustainable Homes), condition 9 (Central Dish / Aerial System), condition 10 (Construction Hours), condition 11 (Refuse and Water Storage), condition 12 (Fence or Wall Materials), condition 13 (Wheelchair Housing Units), condition 14a (Desktop Study), condition 14b (Conceptional Model), condition 14c (Risk Assessment), condition 15 (Proof Registration), condition 16 (Vehicle Crossover) condition 17 (Ventilation Strategy), condition 17b (Ventilation or Other Plant) attached to planning permission HGY/2010/2025.		
Application No:	HGY/2011/0939	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/10/2011
Location:	97-99 Philip Lane N15 4JR		
Proposal:	Approval of details pursuant to conditions 3 (materials), 7 (trees), 13 (refuse / waste storage) and 14 (front boundary wall details) attached to planning reference HGY/2008/1738		
Application No:	HGY/2011/1072	Officer:	Jill Warren
Decision:	GTD	Decision Date:	03/10/2011
Location:	Pedestrian access route between Kirkton Road and Braemar Road N15		
Proposal:	General landscape works to improve natural surveillance, safety, access, and aesthetics; upgrading of streetscape, replacement of existing pedestrian ramp with new, and replacement of existing brick wall with new metal railings to same height		
Application No:	HGY/2011/1437	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/09/2011
Location:	1-24 Talbot Close N15 4DG		
Proposal:	Replacement of existing steel framed windows with new double-glazed windows with powder coated aluminium frames		
Application No:	HGY/2011/1443	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	27/09/2011
Location:	1-6A Ashmount Road N15 4DD		
Proposal:	Replacement of existing single-glazed steel framed windows and external doors with new double-glazed windows and doors with PVCu frames.		
Application No:	HGY/2011/1445	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/10/2011
Location:	1- 1h Earlsmead Road N15 4DA		
Proposal:	Replacement of existing single-glazed steel framed windows and external doors with new double-glazed windows and doors with PVCu frames.		
Application No:	HGY/2011/1468	Officer:	Jill Warren
Decision:	GTD	Decision Date:	05/10/2011
Location:	Outside, 267-269 High Road N15 4RR		
Proposal:	Installation of 1 Green cabinet dimensions: Height 1220 mm, Width 1410 mm, Depth 370 mm including 2 joint boxes, 40 metres of underground duct containing cables.		

Application No:	HGY/2011/1535	Officer:	Subash Jain	
Decision:	REF	Decision Date:	12/10/2011	
Location:	164 West Green Road N15 5AE			
Proposal:	Use of property as 2 self-contained flats			
Application No:	HGY/2011/1586	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	24/10/2011	
Location:	23 Tynemouth Road N15 4AT			
Proposal:	Erection of single storey rear ground floor extension			
Application No:	HGY/2011/1690	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	26/10/2011	
Location:	College of North East London Tottenham Centre High Road N15 4RU			
Proposal:	Demolition of existing gates, wall, gatepost and kiosk to front elevation. Formation of new access steps and ramp, new hard landscaping and exterior lighting to create an open and accessible entrance. Provision of a new vehicle barrier and resurfacing of front car park.			

WARD: **Tottenham Hale**

Application No:	HGY/2011/0459	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	Former GLS Depot Ferry Lane N17 9QQ			
Proposal:	Approval of Details pursuant to Condition 12 (accessibility management plan) attached to planning reference HGY/2010/2090			
Application No:	HGY/2011/0470	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	03/10/2011	
Location:	624 High Road N17 9TL			
Proposal:	Approval of details pursuant to condition 6 (energy strategy / sustainability) attached to planning reference HGY/2009/1532			
Application No:	HGY/2011/0579	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	17/10/2011	
Location:	624 High Road N17 9TL			
Proposal:	Approval of details pursuant to conditions 4 (scheme for treatment of the surroundings), 5 (scheme depicting hard landscaping), 7 (boundary to High Road) and 14 (boundary to High Road) attached to planning reference HGY/2009/1532			
Application No:	HGY/2011/1334	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	12/10/2011	
Location:	101 Thackeray Avenue N17 9DU			
Proposal:	Erection of rear dormer			
Application No:	HGY/2011/1479	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	03/10/2011	
Location:	15 Reform Row N17 9SZ			
Proposal:	Erection of two storey extension including internal alteration (householder application)			

Application No: **HGY/2011/1721** Officer: Jeffrey Holt

Decision: GTD Decision Date: 26/10/2011

Location: 1-70 Rheola Close N17 9TR

Proposal: Replacement of existing metal and timber windows with Aluminium Double Glazed windows and doors.

Application No: **HGY/2011/1726** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 26/10/2011

Location: 44 Lansdowne Road N17 9XG

Proposal: Replacement of existing PVCu windows with new PVCu double-glazed windows / doors

WARD: **West Green**

Application No: **HGY/2011/0869** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 27/09/2011

Location: 1 Boundary Road N22 6AS

Proposal: Construction of a 1 bedroom dwelling house

Application No: **HGY/2011/1267** Officer: Jill Warren

Decision: GTD Decision Date: 28/10/2011

Location: 7 Crawley Road N22 6AN

Proposal: Erection of single storey rear ground floor extension and formation of rear dormer

Application No: **HGY/2011/1528** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 12/10/2011

Location: Keston Centre Keston Road N17 6PW

Proposal: Installation of Solar PV System

Application No: **HGY/2011/1532** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 28/10/2011

Location: 125 Higham Road N17 6NU

Proposal: Erection of rear single storey ground floor extension

Application No: **HGY/2011/1541** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 18/10/2011

Location: 219 Lordship Lane N17 6AA

Proposal: Ground floor rear extension with disabled facilities (householder application)

Application No: **HGY/2011/1551** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 28/10/2011

Location: 125 Higham Road N17 6NU

Proposal: Erection of rear dormer to facilitate a loft conversion

WARD: **White Hart Lane**

Application No:	HGY/2011/1345	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/09/2011
Location:	13 Great Cambridge Road N17 7LH		
Proposal:	Change of use from A1 (retail) to A3 (restaurant / cafe)		
Application No:	HGY/2011/1446	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	28/09/2011
Location:	49 Fenton Road N17 7JN		
Proposal:	Erection of rear dormer, conversion of roof from hip to gable with insertion of 3 rooflights to front roofslope		
Application No:	HGY/2011/1451	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	29/09/2011
Location:	28 De Quincey Road N17 7DL		
Proposal:	Replacement of existing timber framed single-glazed windows with white UPVC-framed windows		
Application No:	HGY/2011/1529	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	12/10/2011
Location:	64 Henningham Road N17 7AN		
Proposal:	Erection of rear dormer with insertion of 3 rooflights to front roofslope, erection of single storey ground floor side extension with garden hobby space.		
Application No:	HGY/2011/1578	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/10/2011
Location:	Land Adjacent to 22 Norfolk Close N13 6AN		
Proposal:	Demolition of existing garage and erection of two storey two bedroom single dwelling house		
Application No:	HGY/2011/1617	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/10/2011
Location:	61-63 Creighton Road N17 8JU		
Proposal:	Construction of toilet facility		
Application No:	HGY/2011/1627	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	26/10/2011
Location:	136 The Roundway N17 7HG		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2011/1650	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/10/2011
Location:	116, 118, 124, 128, 130, 134, 136, 138, 140, 154, 174, 182, 184, 186, 234, 240, 242, 246, 250, 256 & 276, 238 & 244 Tower Gardens Road N17 7QB		
Proposal:	Replacement of windows and doors with timber to front elevation and PVCu to rear elevation		
Application No:	HGY/2011/1657	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/10/2011
Location:	8, 22, 24 Tower Gardens Road N17 7QA		
Proposal:	Replacement of existing white timber casement windows with timber windows to front elevation and PVCu to rear elevation		

Application No:	HGY/2011/1662	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/10/2011
Location:	54 Tower Gardens Road N17 7QA		
Proposal:	Replacement of existing white timber casement windows / doors to front elevation and PVCu windows / doors to rear of property		
Application No:	HGY/2011/1687	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/10/2011
Location:	201, 209 & 229 Tower Gardens Road N17 7NX		
Proposal:	Replacement of existing white timber casement windows / doors to front elevation and PVCu windows / doors to rear of property		
Application No:	HGY/2011/1694	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/10/2011
Location:	177, 185, 205, 207 + 227 Tower Gardens Road N17 7PB		
Proposal:	Replacement of existing white timber casement windows / doors to front elevation and PVCu windows / doors to rear of property		
Application No:	HGY/2011/1705	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/10/2011
Location:	1-60 Topham Square Risley Avenue N17 7HL		
Proposal:	Installation of Digital Aerial System		
Application No:	HGY/2011/1712	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/10/2011
Location:	103, 105 + 109 Tower Gardens Road N17 7PH		
Proposal:	Replacement of existing white timber casement windows / doors to front elevation and PVCu windows / doors to rear of property		
Application No:	HGY/2011/1713	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/10/2011
Location:	125, 127, 129, 131, 133, 145, 149, 157 + 163 Tower Gardens Road N17 7PE		
Proposal:	Replacement of existing white timber casement windows / doors to front elevation with timber windows and PVCu windows / doors to rear of property		
Application No:	HGY/2011/1750	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/10/2011
Location:	29 Tower Gardens Road N17 7PS		
Proposal:	Replacement of existing white timber vertical sliding windows / timber rear entrance doors with timber windows to front elevation, PVCu windows to rear elevation and like for like 2 x G style entrance doors		
Application No:	HGY/2011/1752	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/10/2011
Location:	215 Tower Gardens Road N17 7NX		
Proposal:	Replacement of windows to front and side elevation with double glazed timber windows and replace existing windows to rear elevation with double glazed PVCu windows.		
Application No:	HGY/2011/1753	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/10/2011
Location:	195 Tower Gardens Road N17 7NX		
Proposal:	Replacement of windows to front and side elevation with double glazed timber windows and replace existing windows to rear elevation with double glazed PVCu windows.		

WARD: Woodside

Application No:	HGY/2011/0731	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	18/10/2011	
Location:	2 Glendale Avenue N22 5AH			
Proposal:	Use of property as eight self contained flats.			
Application No:	HGY/2011/0889	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	11/10/2011	
Location:	6 Barratt Avenue N22 7EZ			
Proposal:	Erection of rear dormer with Juliet balcony and 2 x rooflights to front elevation			
Application No:	HGY/2011/1249	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	03/10/2011	
Location:	29 Tintern Road N22 5LU			
Proposal:	Erection of two-storey side extension and a part two storey / part single storey rear extension (Householder application)			
Application No:	HGY/2011/1336	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	28/09/2011	
Location:	Flat 19 Woodleigh Court Stuart Crescent N22 5NL			
Proposal:	Replacement of existing windows with double-glazed white uPCV casement windows			
Application No:	HGY/2011/1427	Officer:	Elizabeth Ennin-Gyasi	
Decision:	PERM REQ	Decision Date:	26/09/2011	
Location:	21 Sylvan Avenue N22 5JA			
Proposal:	Erection of single storey rear extension and erection of rear dormer windows			
Application No:	HGY/2011/1431	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	30/09/2011	
Location:	25 Watsons Road N22 7TZ			
Proposal:	Non-material amendment following a grant of planning appeal APP/Y5420/A/08/2087058 for variation of the footprint of the single storey commercial building and minor amendments to balcony design to Blocks A & B.			
Application No:	HGY/2011/1466	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	28/09/2011	
Location:	St Michaels Church Hall Bounds Green Road N22 8HE			
Proposal:	Installation of solar PV panels to roof			
Application No:	HGY/2011/1492	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	24/10/2011	
Location:	268 High Road N22 8JX			
Proposal:	Change of use from A1 (retail) to A3 (restaurant / cafe)			

Application No:	HGY/2011/1526	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	12/10/2011
Location:	69 Lyndhurst Road N22 5AX		
Proposal:	Erection of single storey rear infill extension and erection of rear dormer with insertion of 3 x rooflights to front roofslope		
Application No:	HGY/2011/1622	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	25/10/2011
Location:	Elizabeth Blackwell House Progress Way N22 5PB		
Proposal:	Prior notification of installation of one additional equipment cabinet and replacement of two existing equipment cabinets on the rooftop		
Application No:	HGY/2011/1779	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/10/2011
Location:	Rear of 584 Lordship Lane N22 5BY		
Proposal:	Approval of details pursuant to conditions 3 (samples of materials), 4 (plan showing street level) and 5 (landscaping plan) attached to planning reference HGY/2010/2120		

WARD: **Not Applicable - Outside Borough**

Application No:	HGY/2011/1373	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	30/09/2011
Location:	Park House 314-322 Seven Sisters Road N4 2LR		
Proposal:	Replacement of existing timber framed windows (with aluminium sashes) with aluminium framed windows (observations to L.B. Hackney - Hackney reference 2011/1318)		
Application No:	HGY/2011/1483	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/09/2011
Location:	The Manor House 316 Green Lanes N4 1BX		
Proposal:	Observation to London Borough of Hackney for change of use of the first floor and ground floor entrance from a night club (sui generis) to offices (B1) including replacement of windows at first floor and the formation of a new door at ground floor level elevation facing Seven Sisters Road		
Application No:	HGY/2011/1484	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	29/09/2011
Location:	4B Craven Walk N16 6BT		
Proposal:	Observation to London Borough of Hackney for erection of first floor rear extension and conversion of first floor flat and second floor flat into 1 x 1 bed and 1 x 2 bedroom flats		

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