



Haringey Council

Planning Sub Committee

MONDAY, 9TH JANUARY, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Demirci (Chair), Erskine, Hare, Peacock (Vice-Chair), 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 11 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 - 8)

To confirm and sign the minutes of the Planning Sub Committee held on 5th December 2011.

6. APPEAL DECISIONS (PAGES 9 - 16)

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

7. DELEGATED DECISIONS (PAGES 17 - 44)

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 21st November 2011 and 18th December 2011.

8. PLANNING APPLICATIONS (PAGES 45 - 46)

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.

9. HGY/2011/1415 – UNITS 1 & 2 QUICKSILVER PLACE, WESTERN ROAD, N22 (PAGES 47 - 56)

Permission is sought for the permanent use as a Police Patrol Base (Sui Generis).

10. HGY/2011/2016 – 58 JAMESON LODGE, SHEPHERDS HILL, N6 (PAGES 57 - 76)

Additional third story comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

12. DATE OF NEXT MEETING

13 February 2012, 7pm.

David McNulty
Head of Local Democracy
and Member Services
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Thursday, 29 December 2011

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**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 5 DECEMBER 2011**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC86.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Basu, for whom Cllr Mallett was substituting, and from Cllr Schmitz, for whom Cllr Scott was substituting.</p>	
PC87.	<p>URGENT BUSINESS</p> <p>Members were advised that the report on decisions made under delegated powers between 31 October and 20 November 2011 had been omitted in error from the agenda pack, and it was requested that this item be taken as a late item of urgent business.</p> <p>RESOLVED</p> <p>That this item be considered under 'new items of urgent business' at the appropriate point in the agenda.</p>	
PC88.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC89.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or petitions.</p>	
PC90.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 14th November 2011 be approved and signed by the Chair.</p>	
PC91.	<p>PLANNING APPLICATIONS</p> <p>The Chair varied the order of the agenda in order to take item 8, Land to Rear of 10-12 St James' Lane N10, after items 9 and 10.</p>	
PC92.	<p>LAND TO THE WEST OF TOTTENHAM HALE STATION / OFF WATERMEAD WAY, STATION ROAD, N17</p> <p>The Committee considered a report, previously circulated, that set out details of the application, planning history, consultation and responses, relevant planning policy and assessment, and</p>	

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MONDAY, 5 DECEMBER 2011**

recommended that the application be granted subject to conditions. The Planning Officer gave a presentation outlining the key points of the application and responded to questions from the Committee.

The Committee asked whether the scheme took into account the likely increased numbers of passengers for Spurs, were the new stadium development to proceed, in response to which the Transportation Officer advised that this had been a consideration and that the proposed enhanced public waiting area took the potential increase in passenger numbers for Spurs into account. Concerns were raised regarding the loss of green space in the area as a result of this proposal, and an additional condition was suggested in respect of landscaping such as large planters, to address this issue. The Committee also requested that a condition be added requesting that the commemorative plaque laid by the former Mayor Mary Neuner be retained and replaced in an appropriate place at the station. In response to a question from the Committee, it was confirmed that this proposal would have no impact on any work on widening of the railway.

The Committee examined the plans of the proposal.

Marc Dorman, Assistant Director, Planning, Regeneration and Economy, advised that the applicants were willing to accept conditions in respect of the retention of the commemorative plaque and landscaping, and also conditions regarding signage and feature lighting.

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

RESOLVED

That, with the additional conditions relating to the retention of the commemorative plaque laid by former Mayor Mary Neuner, landscaping, signage and feature lighting, application reference HGY/2011/1587 be granted, subject to conditions.

PC93.

389 WIGHTMAN ROAD, N8 0NA

The Committee considered a report, previously circulated, which set out details of the application for planning permission at 389 Wightman Road, N8, the site and surroundings, planning history, relevant planning policy, consultation and responses and assessment. The report recommended that the application be granted subject to conditions. The Planning Officer gave a presentation outlining key aspects of the report, and responded to questions from the Committee.

The Committee asked about the need for an equalities impact assessment in relation to the application, and it was advised that this was addressed at paragraph 7.3 of the report. In response to

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a question regarding the external materials of the proposed extension, it was reported that these would match the existing materials. The Committee asked whether the expansion of the mosque would have any parking implications, in response to which the Transport Officer advised that an analysis of how worshippers currently reached the site had shown that very few currently travelled by car, and that a travel plan was in place to reduce this number further. It was reported that the expansion of the site would not result in an increase in numbers compared with the current busiest time, which was for Friday prayers. The only condition that had been requested in respect of parking had been for the provision of two disabled spaces.

The Committee considered the plans.

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

RESOLVED

That application reference HGY/2011/1123 be granted, subject to conditions.

PC94.

606 LORDSHIP LANE, N22 5JH

The Committee considered a report, previously scheduled, which set out details of the application for planning permission at 606 Lordship Lane, N22, the site and surroundings, planning history, relevant planning policy, consultation and responses and assessment. The report recommend that permission be granted, subject to conditions and to a s106 Legal Agreement. The Committee was advised that condition 4 in the report should be deleted, as it had been duplicated and that a new condition should be added requiring a central satellite dish. The Planning Officer gave a presentation outlining the key aspects of the report and responded to questions from the Committee.

The Committee expressed concern that those residents who had already moved into the previous development at the public house would now stand to lose their parking rights, as the existing proposal would result in the loss of the car park and, as a car-free development, they would not be able to apply for permits for on-street parking in the CPZ area. Officers advised that when the previous development was approved, it was on the basis that parking would be provided by the developers and would not be provided on-street. The developers were now proposing the current development which would result in the loss of the car-park, and concern was expressed at the precedent it might create to then allow on-street parking in such circumstances.

In response to further concerns raised by the Committee regarding the impact on existing tenants, Mr Dorfman advised

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that on the basis of analysis showing that the streets in the vicinity were not subject to heavy parking pressure and that there was limited scope for further development in the area, it might be possible to enable existing residents of the existing development, which had not originally been designated car-free, to apply for or keep existing parking permits, but for the new development to be fully car-free and for the existing development to be car-free only in respect of successive occupiers, not current occupiers. Members welcomed this proposal and the Transport Officer advised that they could support such an arrangement. It was confirmed that CPZ restrictions did not apply to anybody who was entitled to a blue badge.

The Committee examined the plans.

The Chair moved the recommendations of the report, with the amendment that the car free requirement should not apply to residents of the existing development, and it was:

RESOLVED

That, with the amendment to the Section 106 agreement such that existing residents of the development would not be affected by the designation of the existing and proposed residential units as 'car free' and would therefore be entitled to apply for a residents parking permit:

- 1) That Planning Permission be granted in accordance with planning application reference number HGY/2011/1889, subject to a pre-condition that that Simon Oliver Magic Drinks Ltd and [the owner (s)] of the application site shall have first entered into an Agreement 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 £20,729.38 as an Educational Contribution, £1000 towards the amendment of the TMO and £1000 towards recovery costs; i.e. a total of £22,729.38.

(1.1) That the Agreements referred to in Resolution (1) above being completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for, the planning application reference number HGY/2011/1889 be refused for the following reason:

The proposal fails to provide an Education

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	<p>Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan and a contribution towards the amendment of the TMO.</p> <p>(2) That, following completion of the Agreement referred to in Resolution (1) within the time period provided for, planning permission be granted in accordance with planning application reference number HGY/2011/1889, subject to conditions.</p>	
<p>PC95.</p>	<p>LAND TO REAR OF 10 - 12 ST JAMES'S LANE, N10</p> <p>The Committee considered a report, previously circulated, which set out details of the application for land to rear of 10 – 12 St James's Lane, N10, the site and surroundings, planning history, relevant planning policy, consultation and responses and analysis. The report recommended that permission be granted, subject to conditions. The Planning Officer gave a presentation outlining key elements of the application, and responded to questions from the Committee. For the Committee's information, an appeal decision in relation to the site, dating from 2005, was circulated.</p> <p>In response to a question from the Committee regarding whether the proposal enhanced the Conservation Area, it was reported that, as this was a backlands site that would not be visible from the street and the proposed design was simple, it was felt that it would have a neutral impact on the Conservation Area.</p> <p>Three local objectors addressed the Committee in objection to the proposal on behalf of a number of local residents in the area. Residents stated that the proposed building was excessively large for the site. There would be an impact on the privacy of local residents, as the building would overlook neighbouring gardens. The existing garages were agreed to be unsatisfactory, but at least they were not visible, whereas the bulk of the proposed building would affect the overall outlook. Residents had come together to object to the application out of concern regarding the dominance of the building, which was felt to be out of keeping with the surrounding area and would result in significant overlooking. It was further stated that the proposal would result in loss of light and the sense of open space in the area. The Committee was urged to come and view the site from the homes that would be affected in order to gauge the full impact.</p> <p>The Committee asked questions on the representations made by local residents. Local residents advised that they had some drawings illustrating the impact of the proposal, and it was agreed that these should be circulated, although the Planning Officer</p>	

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advised that, without knowing the background to how the drawings were prepared, the Committee should use their judgement in assessing this information, in conjunction with the information provided in the technical drawings. Objectors advised that the bulk of the proposal was their primary concern; Residents were not opposed to the principle of development on the site, but were concerned regarding the scale of this proposal and the resultant overlooking.

The agent for the applicant, Mr West, addressed the Committee in support of the application. Mr West advised that the design process had begun with scrutiny of the planning history of the site, and it was felt that the current proposal addressed all of the issues which had arisen as a result of previous proposals. It was reported that the responses to the pre-application consultation process with local residents and groups had been encouraging, and that suggestions made by planning officers had been incorporated into the scheme submitted. The Committee was advised that a large number of addresses had been consulted as part of the application process, but that only a small number of objections had been made.

Mr West stated that the design reflected the pitch and proportions of surrounding roofs, and expressed confusion at the concerns raised by residents of Church Crescent, as the appeal decision in respect of the previous, larger, proposal had identified that there would be no material harm to these properties. Mr West rejected the suggestion that the proposal represented overdevelopment of the site, as the footprint of the proposed building would be a smaller percentage of the total site area, compared with those of surrounding properties. Mr West did not feel that a further site visit was required as the application had already undergone a thorough assessment process and requested that the scheme be approved.

The Committee asked questions of the applicant's agent. In response to a question regarding whether the scheme was felt to be dominant, Mr West disagreed and stated that this was a smaller proposal, subordinate to the surrounding properties. In response to concerns regarding overlooking, Mr West advised that there were no windows looking towards properties on St James' lane, and that the terrace looked inwards. It was reported that the distances between the proposed building and neighbouring gardens were within the acceptable limits as set out in planning guidance. The Committee asked about the average distance between the building and site boundary, and it was advised that this was 1.5m at the lower ground floor level, with the upper storey further set back.

In response to a question regarding arrangements for emergency services and waste disposal, Mr West advised that the 4m width of the driveway was adequate for emergency vehicles, and that in

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	<p>addition a condition was proposed requiring sprinklers to be installed. With regards to waste disposal bins would be moved down to the end of the drive on collection days and retained inside the rest of the time.</p> <p>The Committee examined the plans.</p> <p>The Chair moved the recommendations of the report and on a vote of 8 in favour and 1 against it was:</p> <p>RESOLVED</p> <p>That application reference HGY/2011/1550 be granted, subject to conditions.</p>	
<p>PC96.</p>	<p>APPEAL DECISIONS</p> <p>The Committee considered a report, previously circulated, which set out appeal decisions determined by the Department for Communities and Local Government during October 2011, of which 3 were allowed and 3 were dismissed.</p> <p>NOTED</p>	
<p>PC97.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The Committee considered a report on decisions made under delegated powers by the Head of Development Management and the Chair of the Committee between 31 October 2011 and 20 November 2011.</p> <p>The Committee asked about the increased height of the monopite (HGY/2011/1711) on page 16 of the report, and why this fell within permitted development, in response to which it was advised that permitted development guidelines were set nationally and that telecoms companies generally submitted applications which were within these national guidelines for permitted development.</p> <p>The Committee suggested that the arrangements for delegated decisions be considered by Members at the next meeting of the Regulatory Committee to discuss any issues.</p> <p>NOTED</p>	
<p>PC98.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday, 9th January 2012 at 7pm.</p>	

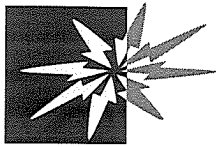
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	<p>The Chair wished everyone present good wishes for the festive season.</p>	
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	<p>The meeting closed at 9pm.</p>	
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COUNCILLOR ALI DEMIRCI

Chair



Haringey Council

Agenda item:

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Planning Sub-Committee

On 9th January 2012

Report Title: Appeal decisions determined during November 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 November 2011.

2. Summary

Reports outcome of 12 planning appeal decisions determined by the Department for Communities and Local Government during November 2011 of which 3 (25%) were allowed and 9 (75%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by: 

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 NOVEMBER 2011

Ward:	Alexandra
Reference Number:	HGY/2011/0783
Decision Level:	Delegated

19B Harcourt Road N22 7XW**Proposal:**

Creation of a small roof terrace, 6sq meters, 1 metre from edge facing adjoining garden 0.5 metres from side facing road end 4.5 metres from end facing main garden of flat below. Terrace to be enclosed in wall 1.8 metres high made of obscured glass with small trees rising above this level. Rest of flat roof to be covered in cedum greenery with appropriate sub-structure

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the surrounding area and on neighbours living conditions in terms of privacy and noise

Result:

Appeal – **Dismissed** 25 November 2011

Ward:	Crouch End
Reference Number:	HGY/2011/0766
Decision Level:	Delegated

Flat 3, 60 Coolhurst Road N8 8EU**Proposal:**

Extension of the flat into the roof space including alterations to the rear slope of the roof to form a roof terrace and dormers

Type of Appeal:

Written Representation

Issues:

The effect of the proposed dormers and terrace on the character and appearance of the existing building and the Conservation Area, and also on neighbours living conditions in terms of privacy

Result: Appeal – **Allowed** 25 November 2011

Ward:	Muswell Hill
Reference Number:	HGY/2011/2176
Decision Level:	Delegated

Land to the Rear of 185 Park Road N8 8JJ

Proposal:

Erection of 8 x 15.24m poles with illumination lighting

Type of Appeal:

Written Representation

Issues:

The effect on the character and environmental value of the open space

The effect on the amenities of the neighbouring residents

Result:

Appeal – **Allowed** 23 November 2011

Ward:	Noel Park
Reference Number:	HGY/2011/0718
Decision Level:	Delegated

23 Waldegrave Road N8 0QA

Proposal:

Conversion of single family dwelling house into two self contained flats (1 x 2 bed and 1 x 1 bed) with minor external alterations

Type of Appeal:

Written Representation

Issues:

The loss of family accommodation.

The effect upon the amenity of the neighbourhood.

Result:

Appeal – **Dismissed** 23 November 2011

Ward:	Northumberland Park
Reference Number:	HGY/2011/0013
Decision Level:	Delegated

Northumberland Park House, 143 Northumberland Park N17 0TR

Proposal:

Extensions and alterations to the existing hostel to increase its accommodation from 146 bedrooms to a total of 183, plus ancillary facilities and alterations

Type of Appeal:

Public Inquiry

Issues:

The character and appearance of the area with particular regard to materials, height and massing

The level of problems in the area associated with hostel accommodation

Result:

Appeal – **Dismissed** 9 November 2011

Ward:	Stroud Green
Reference Number:	HGY/2011/0051
Decision Level:	Delegated

12 Perth Road N4 3HB

Proposal:

Erection of a full width ground floor extension with a half width first floor room to the rear of the property

Type of Appeal:

Written Representation

Issues:

The impact of the proposal on the Stroud Green Conservation Area and on the amenities of neighbours

Result:

Appeal – **Allowed** 7 November 2011

Ward:	Stroud Green
Reference Number:	HGY/2011/1048
Decision Level:	Delegated

118 Weston Park N8 9PN

Proposal:

Erection of rear ground floor extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the appearance of the locality

Result:

Appeal – **Dismissed** 30 November 2011

Ward:	Tottenham Green
Reference Number:	HGY/2011/0152
Decision Level:	Delegated

34 Hanover Road N15 4DL

Proposal:

Certificate of Lawfulness for proposed outbuilding in the rear garden

Type of Appeal:

Written Representation

Issues:

Whether or not the outbuilding was intended to be used for a purpose incidental to the enjoyment of the dwelling house.

Result:

Appeal – **Dismissed** 14 November 2011

Ward:	Tottenham Hale
Reference Number:	HGY/2011/0313 & HGY/2011/0335
Decision Level:	Delegated

13 Whitley Road N17 6RJ 7 38 Thackeray Avenue N17 9DY

Proposal:

HGY/2011/0313 – Retrospective application for subdivision of property into five self contained flats including loft conversion

HGY/2011/0335 – Proposed first floor extension and conversion of house into two 2 bedroom flats.

Type of Appeal:

Written Representation

Issues:

The loss of family accommodation and the effect upon the amenities of the neighbourhood

Whether or not the size and layout of the flats would meet the Council's standards

Result:

Both Appeals – **Dismissed** 21 November 2011

Costs application for £15,000 – Not allowed

Ward:	West Green
Reference Number:	HGY/2011/0107
Decision Level:	Delegated

434 West Green Road N15 3PT

Proposal:

Conversion of first and second floors into two self contained 2 bedroom flats and roof conversion into a 1 bedroom flat incorporating two rear dormers and rear terraces to first and second floors with screening

Type of Appeal:

Written Representation

Issues:

The effect on car parking in the area and whether the proposal would result in an overdevelopment of the site and an over intensive use of the property

Result:

Appeal – **Dismissed** 21 November 2011

Ward:	White Hart Lane
Reference Number:	HGY/2011/1011
Decision Level:	Delegated

9 Flexmere Road N17 7AU

Proposal:

Erection of conservatory to the rear

Type of Appeal:

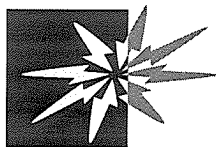
Written Representation

Issues:

The effect of the proposed conservatory on the living conditions of adjoining occupiers in terms of privacy over shadowing and out look

Result:

Appeal – **Dismissed** 28 November 2011



Haringey Council

Agenda item:

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Planning Sub-Committee

On 9th January 2012

Report Title: Decisions made under delegated powers between 21 November 2011 and 18 December 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 21 November 2011 and 18 December 2011.

3. Recommendations

See following reports.

Report Authorised by:

Marc Dorfman
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 21/11/2011 AND 18/12/2011

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.

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WARD: Alexandra

Application No: **HGY/2011/1593** Officer: Jill Warren
 Decision: GTD Decision Date: 30/11/2011
 Location: 182 Albert Road N22 7AH
 Proposal: Replacement of rear window with PVC double-glazed doors with juliet balcony (householder application)

Application No: **HGY/2011/1770** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 23/11/2011
 Location: 76 Palace Gates Road N22 7BL
 Proposal: Erection of dormer and extension to back addition with insertion of 3 x rooflights to front elevation

Application No: **HGY/2011/1878** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 06/12/2011
 Location: 67 Muswell Road N10 2BS
 Proposal: Erection of rear dormer to facilitate a loft conversion

Application No: **HGY/2011/1883** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 07/12/2011
 Location: 340 Alexandra Park Road N22 7BD
 Proposal: Erection of first floor and side extensions, erection of side / rear dormers including extension to existing garage

Application No: **HGY/2011/1922** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 09/12/2011
 Location: Ground Floor Flat 70 Muswell Road N10 2BE
 Proposal: Alterations to Ground Floor flat, involving rearrangement of internal partitions and services, alteration of rear doors and windows, amendment of minor rear roofs, replacement of front windows.

Application No: **HGY/2011/1925** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/12/2011
 Location: 174 Albert Road N22 7AH
 Proposal: Erection of rear dormer and insertion of 3 rooflights to front roofslope

Application No: **HGY/2011/2046** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 09/12/2011
 Location: Land rear of 6-8 Crescent Road N22 7RS
 Proposal: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, for erection of 2 storey two bed dwellinghouse (original reference HGY/2008/1653)

WARD: Bounds Green

Application No: **HGY/2010/1079** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 05/12/2011
 Location: 61 Nightingale Road N22 8PP
 Proposal: Approval of details pursuant to conditions 2 (materials), 3 (boundary treatment), 4 (hard landscaping), 5 (refuse, waste and recycling) and 6 (Secured By Design) attached to appeal reference APP/Y5420/A/07/2054497 (original planning reference HGY/2007/0570)

Application No:	HGY/2011/0075	Officer:	Ruma Nowaz	Decision Date:	09/12/2011
Decision:	GTD				
Location:	1 St Michaels Terrace N22 7SJ				
Proposal:	Retention of 5 air conditioning units				
Application No:	HGY/2011/1083	Officer:	Tara Jane Fisher	Decision Date:	05/12/2011
Decision:	REF				
Location:	Warwick Court Bounds Green Road N11 2EB				
Proposal:	Demolition of existing ten garages and erection of 3-storey block comprising 3 x one-bed flats and 3 x two-bed flats				
Application No:	HGY/2011/1328	Officer:	Valerie Okeiyi	Decision Date:	24/11/2011
Decision:	GTD				
Location:	Warwick Court Bounds Green Road N11 2EB				
Proposal:	Approval of details pursuant to conditions 3 (materials) and 4 (bin store details) attached to planning reference HGY/2010/2175				
Application No:	HGY/2011/1421	Officer:	Michelle Bradshaw	Decision Date:	15/12/2011
Decision:	GTD				
Location:	108B Myddleton Road N22 8NQ				
Proposal:	Use of property as one self-contained flat (certificate of lawfulness for an existing use)				
Application No:	HGY/2011/1508	Officer:	Michelle Bradshaw	Decision Date:	15/12/2011
Decision:	REF				
Location:	Top Floor 48c Lascotts Road N22 8JN				
Proposal:	Erection of rear dormer window with insertion of 2 x rooflights to front roofslope				
Application No:	HGY/2011/1917	Officer:	Subash Jain	Decision Date:	09/12/2011
Decision:	GTD				
Location:	Flat A 131 Whittington Road N22 8YP				
Proposal:	Reconstruction of bathroom and toilet to rear of property				
Application No:	HGY/2011/1923	Officer:	Sarah Madondo	Decision Date:	08/12/2011
Decision:	PERM DEV				
Location:	103 Whittington Road N22 8YR				
Proposal:	Erection of rear dormer with insertion of 1 x rooflight to front roofslope.				
Application No:	HGY/2011/1933	Officer:	John Ogenga P'Lakop	Decision Date:	13/12/2011
Decision:	GTD				
Location:	Flats 1 - 18 43 Clarence Road N22 8PG				
Proposal:	Installation of communal digital TV system				
Application No:	HGY/2011/1936	Officer:	Tara Jane Fisher	Decision Date:	13/12/2011
Decision:	REF				
Location:	8 Truro Road N22 8EL				
Proposal:	Erection of single storey side and rear extension (householder application)				

Application No: **HGY/2011/1951** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 30/11/2011
 Location: 87 Durnsford Road N11 2EN
 Proposal: Certificate of Lawfulness for erection of rear dormer and insertion of 2 rooflights to front roofslope

Application No: **HGY/2011/1952** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 30/11/2011
 Location: 87 Durnsford Road N11 2EN
 Proposal: Erection of single storey side extension (householder application)

Application No: **HGY/2011/1969** Officer: Subash Jain
 Decision: GTD Decision Date: 16/12/2011
 Location: 104 Myddleton Road N22 8NQ
 Proposal: Shopfront changes (amended) to planning approval HGY/2011/0705

Application No: **HGY/2011/2018** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 09/12/2011
 Location: 1 St Michaels Terrace N22 7SJ
 Proposal: Change of use from D1 to A2 (solicitors office)

WARD: Bruce Grove

Application No: **HGY/2011/1851** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 29/11/2011
 Location: 28 + 36 Radley Road N17 6RL
 Proposal: Replacement of existing white painted timber windows and doors with white PVCu double-glazed windows and doors

Application No: **HGY/2011/1886** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 29/11/2011
 Location: 49 The Avenue N17 5TB
 Proposal: Demolition of existing lean to extension and erection of single storey rear extension and conversion of existing property into 2 self contained flats

Application No: **HGY/2011/1932** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/12/2011
 Location: 75 Napier Road N17 6YQ
 Proposal: Erection of single storey ground floor rear extension

WARD: Crouch End

Application No: **HGY/2011/0270** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/11/2011
 Location: 78 Shepherds Hill N6 5RH
 Proposal: Erection of two storey rear extension, formation of two lightwells to the front, formation of dormers at roof level, and conversion of property to residential use comprising 9 self-contained flats

Application No:	HGY/2011/1467	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	25/11/2011
Location:	20 Womersley Road N8 9AN		
Proposal:	Erection of single storey rear extension and single storey side extension		
Application No:	HGY/2011/1611	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	30/11/2011
Location:	13 Shepherds Hill N6 5QJ		
Proposal:	Tree works to include cut to ground level of 1 x Sycamore Tree and cut back to boundary of 1 x Sycamore Tree.		
Application No:	HGY/2011/1766	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	12/12/2011
Location:	23 Coolhurst Road N8 8EP		
Proposal:	Creation of vehicle crossover to allow vehicles to access existing hardstanding		
Application No:	HGY/2011/1772	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/11/2011
Location:	6 Priory Gardens N6 5QS		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2011/1789	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/11/2011
Location:	5 Wolseley Road N8 8RR		
Proposal:	Replacement of existing outbuilding in rear garden with annex for use as gym / storage.		
Application No:	HGY/2011/1860	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	29/11/2011
Location:	Land adjoining 27 Shepherds Close N6 5AG		
Proposal:	Erection of 2 bedroom self-contained single storey dwelling house		
Application No:	HGY/2011/1882	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/12/2011
Location:	1 Avenue Road N6 5DJ		
Proposal:	Installation of Digital Satellite TV System		
Application No:	HGY/2011/1893	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/12/2011
Location:	61-87A Park Road N8 8JN		
Proposal:	Installation of communal Digital TV System		
Application No:	HGY/2011/1896	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/12/2011
Location:	67 Crouch Hall Road N8 8HD		
Proposal:	Demolition of existing garage at rear and erection of single storey garage		

Application No: **HGY/2011/1900** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 08/12/2011
 Location: Ground Floor Entrance & First Floor 13 Topsfield Parade Tottenham Lane N8 8PR
 Proposal: Change of use from D1 to one bedroom residential dwelling

Application No: **HGY/2011/1938** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 13/12/2011
 Location: John Clifford House Drylands Road N8 9HW
 Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/1941** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 13/12/2011
 Location: 51 Priory Gardens N6 5QU
 Proposal: Erection of side / rear dormer roof extensions including insertion of 2 x rooflights to front elevation (Householder Application)

Application No: **HGY/2011/1944** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/12/2011
 Location: 86 Crouch Hill N8 9ED
 Proposal: Alteration and enlargement of existing single storey rear extension to ground floor flat

Application No: **HGY/2011/1970** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/12/2011
 Location: 24 Tivoli Road N8 8RE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/1976** Officer: Subash Jain
 Decision: GTD Decision Date: 16/12/2011
 Location: 33-35 Crouch End Hill N8 8DH
 Proposal: Alterations to shopfront elevation

WARD: Fortis Green

Application No: **HGY/2011/1144** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/11/2011
 Location: 9 Firemans Cottages Fortis Green N10 3PB
 Proposal: Erection of rear ground floor lean to extension (householder application)

Application No: **HGY/2011/1230** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/12/2011
 Location: Priory Grange Fortis Green N2 9ET
 Proposal: Tree works to include reduction back to previous points of 7 x Lime trees and 1 x Horse Chestnut tree.

Application No:	HGY/2011/1426	Officer:	Ruma Nowaz	Decision Date:	07/12/2011
Decision:	GTD				
Location:	Aylmer Court Aylmer Road N2 0BU				
Proposal:	Tree works to include reducing first four trees adjacent to building by 30%, deadwood and lift to 4m to Lime trees				
Application No:	HGY/2011/1612	Officer:	Subash Jain	Decision Date:	22/11/2011
Decision:	GTD				
Location:	Beacon Lodge 35 Eastern Road N2 9LB				
Proposal:	Tree works to include felling to ground level of 1 x Beech tree, crown reduction to 6m of 1 x Acacia tree, crown reduction by 33% of 1 x Acacia tree, and removal of all deadwood from 1 x Cedar tree				
Application No:	HGY/2011/1644	Officer:	Subash Jain	Decision Date:	24/11/2011
Decision:	PERM REQ				
Location:	54 Lauradale Road N2 9LU				
Proposal:	Erection of rear dormer window with insertion of 3 x rooflights to front roofslope				
Application No:	HGY/2011/1716	Officer:	Jeffrey Holt	Decision Date:	30/11/2011
Decision:	GTD				
Location:	53 Pages Hill N10 1EH				
Proposal:	Tree works to crown lift by 4 metres and thin crowns by 20 % to 2 x Lime Trees				
Application No:	HGY/2011/1718	Officer:	Tara Jane Fisher	Decision Date:	30/11/2011
Decision:	REF				
Location:	The Meadow Meadow Drive N10 1PL				
Proposal:	Tree works to include felling of 1 x Oak Tree				
Application No:	HGY/2011/1791	Officer:	Sarah Madondo	Decision Date:	23/11/2011
Decision:	PERM REQ				
Location:	6 Pages Hill N10 1QA				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2011/1839	Officer:	John Ogenga P'Lakop	Decision Date:	29/11/2011
Decision:	REF				
Location:	28 Woodside Avenue N6 4SS				
Proposal:	Erection of two storey rear extension including internal alterations.				
Application No:	HGY/2011/1881	Officer:	Subash Jain	Decision Date:	06/12/2011
Decision:	REF				
Location:	5 Aylmer Road N2 0BS				
Proposal:	Erection of rear dormer, extension to existing side dormer and creation of pitched roof over existing two storey side extension				
Application No:	HGY/2011/1920	Officer:	Subash Jain	Decision Date:	12/12/2011
Decision:	GTD				
Location:	14 Wellfield Avenue N10 2EA				
Proposal:	Erection of single storey rear extension and rear dormer, insertion of front and rear rooflights and re-instatement of painted timber balustrade at front first floor level				

Application No: **HGY/2011/1997** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 30/11/2011
 Location: 1 Midhurst Avenue N10 3EP
 Proposal: Erection of rear dormer with Juliette balcony and insertion of 2 additional rooflights to front roofslope (householder application)

WARD: Harringay

Application No: **HGY/2011/1499** Officer: Jill Warren
 Decision: GTD Decision Date: 12/12/2011
 Location: 258 Wightman Road N8 0LY
 Proposal: Erection of single storey ground floor rear extension with velux windows

Application No: **HGY/2011/1732** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 12/12/2011
 Location: 14 Willoughby Road N8 0HR
 Proposal: Erection of single storey side extension to create additional habital room

Application No: **HGY/2011/1884** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 29/11/2011
 Location: 371 Green Lanes N4 1DY
 Proposal: Erection of third floor rear extension and conversion of existing studio flat into a one-bedroom flat.

Application No: **HGY/2011/1911** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 08/12/2011
 Location: 111 Pemberton Road N4 1AY
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front roofslope

Application No: **HGY/2011/1937** Officer: Ruma Nowaz
 Decision: REF Decision Date: 13/12/2011
 Location: Flat A 76 Wightman Road N4 1RW
 Proposal: Erection of new external stair and door to access rear garden

Application No: **HGY/2011/1953** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 16/12/2011
 Location: 174 Wightman Road N8 0BT
 Proposal: Certificate of lawfulness for erection of rear dormer

Application No: **HGY/2011/1974** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/12/2011
 Location: 677 Green Lanes N8 0RY
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x non illuminated wooden sign.

Application No: **HGY/2011/2003** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 09/12/2011
 Location: Flat B 2 Woollaston Road N4 1SE
 Proposal: Erection of wooden railings, replacement of velux style window with escape window and formation of decking / artificial grass on a flat roof

WARD: **Highgate**

Application No: **HGY/2010/0959** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/12/2011
 Location: High Point, North Hill N6 4AZ
 Proposal: Listed Building Consent for installation of 6 CCTV cameras

Application No: **HGY/2011/0163** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/12/2011
 Location: 55 High Point, North Hill N6 4AZ
 Proposal: Listed Building Consent for upgrading and minor alterations to flat interior

Application No: **HGY/2011/1137** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/12/2011
 Location: Herons Lea Sheldon Avenue N6 4NB
 Proposal: Tree works to include crown thinning by 20% and removal of deadwood of 1 x English Oak tree to front of property

Application No: **HGY/2011/1163** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/12/2011
 Location: St Michaels School North Road N6 4BG
 Proposal: Tree works to include various works to various trees (but application now seeks to retain Conifers T1-T7).

Application No: **HGY/2011/1290** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/12/2011
 Location: 43 Cholmeley Park N6 5EL
 Proposal: Tree works to include reduction of the tree to the original pollard point (approx 7m) of 1 x Plane Tree (Revised Proposal)

Application No: **HGY/2011/1524** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 29/11/2011
 Location: 3 Grange Road N6 4AR
 Proposal: Amendment to planning application reference HGY/2011/ 0935 including demolition of side external wall and erection of replacement side external wall and change of window/door material to aluminium at ground floor and one window at first floor level.

Application No: **HGY/2011/1525** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 29/11/2011
 Location: 3 Grange Road N6 4AR
 Proposal: Conservation Area Consent for demolition of side external wall and erection of replacement side external wall and change of window/door material to aluminium at ground floor and one window at first floor level (amendment to previous application HGY/2011/0937).

Application No:	HGY/2011/1761	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/11/2011
Location:	2-12 Kenwood Road & 159-191 Springfield Cottages N6		
Proposal:	Installation of Digital TV System		
Application No:	HGY/2011/1813	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/11/2011
Location:	32 Hornsey Lane Gardens N6 5PB		
Proposal:	Demolition of part rear conservatory roof and side wall and erection of new single storey rear extension.		
Application No:	HGY/2011/1823	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/11/2011
Location:	12 Kingsley Place N6 5EA		
Proposal:	Tree works to include: T1-Pitsaporum-20% crown reduction, T2-Unknown Shrub- 20% Crown Reduction, T3:- Goat Willow- Cut back overhang from neighbours		
Application No:	HGY/2011/1826	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/11/2011
Location:	44 Holmesdale Road N6 5TQ		
Proposal:	Installation of communal Digital TV System		
Application No:	HGY/2011/1843	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/11/2011
Location:	Highgate School North Road N6 4AY		
Proposal:	Listed Building Consent for removal and relocation of a stone commemoration plaque. Alterations to a non-listed structure within the curtilage of listed building to form an accessible WC		
Application No:	HGY/2011/1845	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/11/2011
Location:	Opposite 5 Hampstead Lane N6 4RT		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet		
Application No:	HGY/2011/1866	Officer:	Subash Jain
Decision:	REF	Decision Date:	05/12/2011
Location:	12 Muswell Hill Road N6 5UG		
Proposal:	Erection of single storey rear extension and erection of rear dormer		
Application No:	HGY/2011/1869	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/12/2011
Location:	Flat D 80 Milton Park N6 5PZ		
Proposal:	Erection of single storey rear ground floor extension		
Application No:	HGY/2011/1880	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/12/2011
Location:	20 Broadlands Road N6 4AN		
Proposal:	Tree works to include crown reduction by 25% of 1 X Robinia Tree		

Application No: **HGY/2011/1924** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 09/12/2011
 Location: 61 Gaskell Road N6 4DU
 Proposal: Erection of rear dormer and insertion of 4 rooflights to front roofslope

WARD: Hornsey

Application No: **HGY/2011/1533** Officer: Jill Warren
 Decision: REF Decision Date: 29/11/2011
 Location: 5 Hermiston Court, Hermiston Avenue N8 8NN
 Proposal: Erection of rear and side dormer (householder application)

Application No: **HGY/2011/1798** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 23/11/2011
 Location: 71 Rathcoole Gardens N8 9NE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/1830** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 25/11/2011
 Location: 7 Rathcoole Avenue N8 9LY
 Proposal: Erection of rear dormer

Application No: **HGY/2011/1862** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 29/11/2011
 Location: 16 Church Lane N8 7BU
 Proposal: Certificate of Lawfulness for use of property as 9 self contained flats.

Application No: **HGY/2011/1872** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 06/12/2011
 Location: Land to rear of 106 High Street N8 7QB
 Proposal: Change of use from car repairs to studio flat

Application No: **HGY/2011/1915** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/11/2011
 Location: 66 Rokesly Avenue N8 8NH
 Proposal: Non-material amendments following a grant of planning permission HGY/2011/0812 for addition of 4 Juliette balconies to the rear elevation and modification of zinc roof to ground floor extension

Application No: **HGY/2011/1929** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 13/12/2011
 Location: 14 Priory Road N8 7RD
 Proposal: Rear roof extension including raising the pitch of the roof and erection of a rear dormer window plus 3 rooflights to front elevation to create enlarged maisonette at 2nd and 3rd floor levels.

Application No: **HGY/2011/1930** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/12/2011
 Location: 14 Priory Road N8 7RD
 Proposal: Erection of rear dormer with insertion of 3 rooflights to front elevation to create an enlarged maisonette at 2nd and 3rd floor levels

Application No: **HGY/2011/1990** Officer: Subash Jain
 Decision: GTD Decision Date: 16/12/2011
 Location: 4 Temple Road N8 7BY
 Proposal: Conversion of basement into habitable rooms with creation of front lightwell, door and window at basement level

WARD: **Muswell Hill**

Application No: **HGY/2011/0948** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/12/2011
 Location: Highgate Cricket and Lawn Tennis Club Crouch End Playing Fields Park Road N8 8JP
 Proposal: Tree works to include reduce lower extended limb by four meters and 20% reduction of 1 x Poplar tree

Application No: **HGY/2011/1691** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 22/11/2011
 Location: 48 Cascade Avenue N10 3PU
 Proposal: Tree works to include crown reduction and thinning by 20% of 1 x Silver Birch tree

Application No: **HGY/2011/1695** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 08/12/2011
 Location: 6 Rookfield Close N10 3TR
 Proposal: Tree works to include crown reduction by 20% of 1 x Horse Chestnut tree

Application No: **HGY/2011/1769** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/11/2011
 Location: 59 Connaught Gardens N10 3LG
 Proposal: Erection of single storey rear extension (Householder Application)

Application No: **HGY/2011/1794** Officer: Subash Jain
 Decision: GTD Decision Date: 24/11/2011
 Location: 14 Hillfield Park N10 3QS
 Proposal: Excavation of basement, extension of front lightwell, erection of single storey rear extension and dormer extension including a roof terrace.

Application No: **HGY/2011/1807** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 24/11/2011
 Location: 46 Muswell Hill Road N10 3JR
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2011/1814** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 25/11/2011
 Location: Land between 8-10 Cascade Avenue N10
 Proposal: Tree works to include removal of 2 lower branches to 1 x Sycamore Tree, removal of 4 lower branches to 1 x Sycamore Tree, removal of 3 lower branches to 1 x Ash Tree and crown lift to 2.5m to 1 x Ash Tree.

Application No: **HGY/2011/1837** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 29/11/2011
 Location: 135 Cranley Gardens N10 3AG
 Proposal: Certificate of lawfulness for provision of hip to gable roof extension with rear dormer

Application No: **HGY/2011/1865** Officer: Subash Jain
 Decision: GTD Decision Date: 24/11/2011
 Location: 30 Church Crescent N10 3NE
 Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/1404 for demolition of existing single storey rear extension and erection of new single storey rear extension

Application No: **HGY/2011/1897** Officer: Jeffrey Holt
 Decision: REF Decision Date: 08/12/2011
 Location: Flat 1 52 Woodland Rise N10 3UJ
 Proposal: Erection of single storey rear extension and removal of existing rear glazed doors

WARD: Noel Park

Application No: **HGY/2011/1375** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 05/12/2011
 Location: Side of 26 Farrant Avenue N22 6PJ
 Proposal: Installation of green telecommunications cabinet

Application No: **HGY/2011/1376** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 05/12/2011
 Location: Side of 58 Lymington Avenue N22 6JG
 Proposal: Installation of green telecommunications cabinet

Application No: **HGY/2011/1683** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 29/11/2011
 Location: 145 High Road N22 6BA
 Proposal: Change of use from A1 (shop) to A2 (financial and professional services)

Application No: **HGY/2011/1790** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 24/11/2011
 Location: 6 Vernon Road N8 0QD
 Proposal: Erection of dormer and extension to back addition and ground floor side extension

Application No:	HGY/2011/1795	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/12/2011
Location:	659 Lordship Lane N22 5LA		
Proposal:	Erection of two story building comprising of 1 x 1 bed and 1 x 2 bed flats with a dormer window abutting 659 Lordship Lane N22.		
Application No:	HGY/2011/1832	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/11/2011
Location:	89 Alexandra Road N8 0LG		
Proposal:	Erection of single storey rear extension (householder application).		
Application No:	HGY/2011/1928	Officer:	Subash Jain
Decision:	REF	Decision Date:	13/12/2011
Location:	65 Park Ridings N8 0LB		
Proposal:	Retention and completion of an existing outbuilding		
Application No:	HGY/2011/1946	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/12/2011
Location:	59-61 High Road N22 6BH		
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x externally illuminated projecting sign		
Application No:	HGY/2011/1968	Officer:	Subash Jain
Decision:	GTD	Decision Date:	14/12/2011
Location:	19 Caxton Road N22 6TB		
Proposal:	Demolition of side / rear addition to lower ground floor and erection of ground rear extension and lower ground rear extension including renovation / modernisation.		
Application No:	HGY/2011/1993	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	16/12/2011
Location:	483 Lordship Lane N22 5DJ		
Proposal:	Alteration to shop front for new access to upper parts.		
Application No:	HGY/2011/2076	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/12/2011
Location:	149 Willingdon Road N22 6SE		
Proposal:	Erection of single storey rear extension and erection of roof extension including insertion of 3 x rooflights to facilitate a loft conversion		

WARD: Northumberland Park

Application No:	HGY/2011/1885	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/12/2011
Location:	3 Cedar Road N17 8NB		
Proposal:	Conversion of property into 1 x 2 bed and 2 x 1 bedroom flats. Erection of single storey rear extension.		

Application No: **HGY/2011/1949** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/12/2011
 Location: Flats 1-39, William Atkinson House Beaufoy Road N17 8AE
 Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/1950** Officer: Subash Jain
 Decision: GTD Decision Date: 14/12/2011
 Location: Flats 2-29 Coombes House 40 Bromley Road N17 0AW
 Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/2224** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/12/2011
 Location: 744 High Road N17 0AL
 Proposal: Approval of details pursuant to condition 1(Evidence of demolition contract and schedule of works) attached to planning application reference HGY/2010/1002.

WARD: St Anns

Application No: **HGY/2011/1700** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/11/2011
 Location: 323 West Green Road N15 3PA
 Proposal: Retention of ATM in glazed shopfront

Application No: **HGY/2011/1701** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/11/2011
 Location: 323 West Green Road N15 3PA
 Proposal: Display of 1 x internally illuminated fascia sign to an ATM

Application No: **HGY/2011/1834** Officer: Subash Jain
 Decision: GTD Decision Date: 25/11/2011
 Location: 73 North Grove N15 5QS
 Proposal: Erection of single storey rear ground floor extension

WARD: Seven Sisters

Application No: **HGY/2011/1463** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM REQ Decision Date: 30/11/2011
 Location: 24A Vartry Road N15 6PU
 Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2011/1504** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2011
 Location: Flat 1-16, Canfield House Langford Close N15
 Proposal: Replacement of existing single-glazed steel and timber framed windows and doors with new double-glazed windows and doors with PVCu frames

Application No:	HGY/2011/1651	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/12/2011
Location:	19-21 Clifton Gardens N15 6AP		
Proposal:	Erection of single story extension, erection of front and rear dormer windows with insertion of rooflights to front / rear roofslope		
Application No:	HGY/2011/1842	Officer:	Subash Jain
Decision:	REF	Decision Date:	29/11/2011
Location:	28 Craven Park Road N15 6AB		
Proposal:	Erection of roof extension		
Application No:	HGY/2011/1888	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/12/2011
Location:	6 Rostrevor Avenue N15 6LR		
Proposal:	Erection of a single storey rear extension and the erection of front and rear dormers to facilitate a loft conversion.		
Application No:	HGY/2011/1890	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/12/2011
Location:	5 Wellington Avenue N15 6AS		
Proposal:	Erection of front and rear dormer to facilitate a loft conversion		
Application No:	HGY/2011/2043	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/12/2011
Location:	First Floor Flat 10 Vale Road N4 1PZ		
Proposal:	Approval of details pursuant to condition 4 (style and details of windows) attached to planning permission HGY/2008/2063		

WARD: Stroud Green

Application No:	HGY/2011/1757	Officer:	Subash Jain
Decision:	GTD	Decision Date:	24/11/2011
Location:	Flats 1-30, 4 Mount View Road N4 4SL		
Proposal:	Installation of communal Digital TV system		
Application No:	HGY/2011/1811	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/11/2011
Location:	1-24 Churchhill Court & 1-24 Connaught Lodge Connaught Road N4 4NR		
Proposal:	Installation of communal Digital TV System		
Application No:	HGY/2011/1867	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	02/12/2011
Location:	38 Quernmore Road N4 4QP		
Proposal:	Creation of a vehicle crossover		

Application No: **HGY/2011/1876** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/12/2011
 Location: Top Floor Flat, 122 Inderwick Road N8 9JY
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front roofslope

Application No: **HGY/2011/1894** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 29/11/2011
 Location: 86-102 Lancaster Road N4 4PS
 Proposal: Installation of communal Digital TV System

WARD: **Tottenham Green**

Application No: **HGY/2011/1812** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 25/11/2011
 Location: 117-119 Stamford Road N15 4PH
 Proposal: Erection of rear ground floor and first floor extensions and rear dormer

Application No: **HGY/2011/1875** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/12/2011
 Location: Flat 1-7, 2 Bedford Road & Flat 1-6, 4 Bedford Road N15 4HA
 Proposal: Installation of Digital Aerial Satellite TV System

Application No: **HGY/2011/1895** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/12/2011
 Location: 16-26A Dorset Road N15 5AJ
 Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/1939** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 13/12/2011
 Location: 1-50 Blenheim Rise Talbot Road N15 4TJ
 Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/1948** Officer: Subash Jain
 Decision: GTD Decision Date: 13/12/2011
 Location: 21-39 Loobert Road N15 4LQ
 Proposal: Installation of communal Digital TV System

WARD: **Tottenham Hale**

Application No: **HGY/2011/0987** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 09/12/2011
 Location: GLS Depot Ferry Lane N17
 Proposal: Approval of Details pursuant to Condition 20 (Impact Study) Condition 28 (Construction and Environmental Management Plan), Condition 30 (Petrol / Oil Interceptors), Condition 50 (CHP) and Condition 52 (De-Culverting of the Moselle Brook) attached to planning permission HGY/2006/1177 HGY/2007/2250 and HGY/2010/1897.

Application No:	HGY/2011/1113	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/12/2011
Location:	26 Scotland Green N17 9TT		
Proposal:	Change of use from A1 (retail) to A5 (hot food takeaway) and installation of extract flue to rear elevation		
Application No:	HGY/2011/1202	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/12/2011
Location:	GLS Depot Mill Mead Road N17 9QQ		
Proposal:	Approval of Details pursuant to Conditon four (hard landscaping) attached to planning pemission HGY/2010/2090		
Application No:	HGY/2011/1204	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/12/2011
Location:	GLS Depot Mill Mead Road N17 9QQ		
Proposal:	Approval of Details pursuant to Condition six (landscape management plan) attached to planning permission HGY/2010/2090		
Application No:	HGY/2011/1698	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	30/11/2011
Location:	GLS Depot Ferry Lane N17 9QQ		
Proposal:	Approval of details pursuant to conditions 5 (samples of external materials), 6 (samples of materials) and 43 (floorspace figures) attached to planning permissions HGY/2006/1177 and HGY/2007/2250 in respect of Pavilion 1 and 2 of the Hale Village Masterplan		
Application No:	HGY/2011/1767	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/11/2011
Location:	Reynardson Court High Road N17 9HX		
Proposal:	Installation of digital TV system		
Application No:	HGY/2011/1771	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/11/2011
Location:	502-508 High Road N17 9JF		
Proposal:	Provision of two fire escapes installation of one new escape stairs and alteration to existing escape stairs.		
Application No:	HGY/2011/1778	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	23/11/2011
Location:	16 Scotland Green N17 9TT		
Proposal:	Change of use from hairdresser (A1) to minicab office (sui generis)		
Application No:	HGY/2011/1819	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/11/2011
Location:	64-69, 70-75, 76-81 Campbell Road N17 0AX		
Proposal:	Replacement of existing brown painted timber windows with PVCu double glazed windows		
Application No:	HGY/2011/1824	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/11/2011
Location:	400 High Road N17 9JB		
Proposal:	Infill of second floor rear side of the building		

Application No: **HGY/2011/1863** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 08/12/2011
 Location: 13 Poynton Road N17 9SH
 Proposal: Replacement of existing white painted timber windows with white PVCu double-glazed windows

Application No: **HGY/2011/1935** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/12/2011
 Location: 2-4 New Villas, Baronet Road N17 0LT
 Proposal: Erection of flat-roofed link at first floor level between Nos.2 and 3 New Villas to provide 2 new 1-bed suites

Application No: **HGY/2011/1987** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/11/2011
 Location: 1 A-G Chesnut Road N17 9ES
 Proposal: Installation of communal Digital TV System

WARD: West Green

Application No: **HGY/2011/1840** Officer: Subash Jain
 Decision: GTD Decision Date: 25/11/2011
 Location: 54 Downhills Way N17 6BB
 Proposal: Erection two side extension

Application No: **HGY/2011/1913** Officer: Subash Jain
 Decision: GTD Decision Date: 09/12/2011
 Location: 40 Sirdar Road N22 6RG
 Proposal: Conversion of one bedroom ground floor self-contained flat into two bedroom self-contained flat

Application No: **HGY/2011/1942** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 30/11/2011
 Location: Ground Floor Flat A 45 Carlingford Road N15 3EJ
 Proposal: Erection of single storey side / rear conservatory extension

WARD: White Hart Lane

Application No: **HGY/2011/0093** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/11/2011
 Location: 212 The Roundway N17 7DE
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/0903** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 05/12/2011
 Location: 126 The Roundway N17 7HG
 Proposal: Use of existing out building as bedroom

Application No:	HGY/2011/1258	Officer:	Subash Jain	Decision Date:	24/11/2011
Decision:	GTD				
Location:	28 Walthef Avenue N17 7PL				
Proposal:	Erection of rear dormer				
Application No:	HGY/2011/1774	Officer:	Jill Warren	Decision Date:	23/11/2011
Decision:	GTD				
Location:	64 & 102 Tower Gardens Road N17 7QA				
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/2011/1775	Officer:	Jill Warren	Decision Date:	23/11/2011
Decision:	GTD				
Location:	79 Tower Gardens Road N17 7PN				
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/2011/1777	Officer:	Subash Jain	Decision Date:	24/11/2011
Decision:	GTD				
Location:	77 Tower Gardens Road N17 7PN				
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/2011/1788	Officer:	Jeffrey Holt	Decision Date:	23/11/2011
Decision:	REF				
Location:	462 Lordship Lane N17 7QY				
Proposal:	Conversion of existing first and second floor to provide 2x one bedroom flats and 1x studio flat				
Application No:	HGY/2011/1799	Officer:	Ruma Nowaz	Decision Date:	25/11/2011
Decision:	GTD				
Location:	110 & 226 Tower Gardens Road N17 7QB				
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/2011/1800	Officer:	Ruma Nowaz	Decision Date:	25/11/2011
Decision:	GTD				
Location:	71 Tower Gardens Road N17 7PN				
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/2011/1801	Officer:	Subash Jain	Decision Date:	22/11/2011
Decision:	GTD				
Location:	62 Tower Gardens Road N17 7QA				
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/2011/1802	Officer:	Subash Jain	Decision Date:	22/11/2011
Decision:	GTD				
Location:	150 Tower Gardens Road N17 7QB				
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/2011/1803** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2011
 Location: 60 Tower Gardens Road N17 7QA
 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/2011/1804** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2011
 Location: 143 + 161 Tower Gardens Road N17 7PE
 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/2011/1805** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 24/11/2011
 Location: 70 Tower Gardens Road N17 7QA
 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/2011/1806** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 24/11/2011
 Location: 112 & 228 Tower Gardens Road N17 7QB
 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/2011/1815** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/11/2011
 Location: 224 Tower Gardens Road N17 7QE
 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/2011/1816** Officer: Subash Jain
 Decision: GTD Decision Date: 22/11/2011
 Location: 3 Walden Road N17 7QD
 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/2011/1817** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/11/2011
 Location: 156 Tower Gardens Road N17 7QB
 Proposal: Replacement of existing white timber vertical sliding windows/ timber rear entrance doors with timber windows to front elevation, PVCu windows to rear elevations and like for like 2 x G style entrance doors

Application No: **HGY/2011/1818** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/11/2011
 Location: 6 Walden Road N17 7QD
 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/2011/1820** Officer: Subash Jain
 Decision: GTD Decision Date: 22/11/2011
 Location: 4 Walden Road N17 7QD
 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/2011/1831** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 30/11/2011
 Location: 6 Wateville Road N17 7PT
 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/2011/1848** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/11/2011
 Location: 9 Wateville Road N17 7PT
 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/2011/1850** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/11/2011
 Location: 5 Walden Road N17 7QD
 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/2011/1852** Officer: Jill Warren
 Decision: GTD Decision Date: 25/11/2011
 Location: 76 The Roundway N17 7HH
 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/2011/1854** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/11/2011
 Location: 34 Wateville Road N17 7PT
 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/2011/1855** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/11/2011
 Location: 8 & 22 De Quincey Road N17 7DL
 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/2011/1856** Officer: Jill Warren
 Decision: GTD Decision Date: 25/11/2011
 Location: 8 Walden Road N17 7QD
 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/2011/1891** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 08/12/2011
 Location: 31 De Quincey Road N17 7DL
 Proposal: Replacement of existing white timber vertical sliding windows/timber rear entrance doors with timber windows to front and side elevation, PVCU windows to rear elevation and like for like 2 x G style entrance doors

Application No: **HGY/2011/1904** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 08/12/2011
 Location: 25 De Quincey Road N17 7DL

Proposal:	Replacement of existing white timber vertical sliding windows/timber rear entrance doors with timber windows to front and side elevation, PVCU windows to rear elevation and like for like 2 x G style entrance doors		
Application No:	HGY/2011/1905	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	08/12/2011
Location:	26 De Quincey Road N17 7DL		
Proposal:	Replacement of existing white timber vertical sliding windows / timber rear entrance doors with timber windows to front and side elevation, PVCU windows to rear elevation and like for like 2 x G style entrance doors		
Application No:	HGY/2011/1906	Officer:	Subash Jain
Decision:	GTD	Decision Date:	25/11/2011
Location:	5 De Quincey Road N17 7DL		
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/2011/1907	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/12/2011
Location:	10 De Quincey Road N17 7DL		
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/2011/1908	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/12/2011
Location:	12 + 18 De Quincey Road N17 7DL		
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/2011/1909	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/12/2011
Location:	16 De Quincey Road N17 7DL		
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/2011/1910	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/12/2011
Location:	1 De Quincey Road N17 7DL		
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/2011/1959	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/12/2011
Location:	146 Tower Gardens Road N17 7QB		
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/2011/1960	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/12/2011
Location:	47 De Quincey Road N17 7DJ		
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/2011/1962** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/12/2011
 Location: 2 Walden Road N17 7QD

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/2011/1963** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/12/2011
 Location: 7 Wateville Road N17 7PT

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/2011/1965** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/12/2011
 Location: 9 Cavell Road N17 7BJ

Proposal: Certificate of lawfulness for erection of 2-storey rear extension including front porch

Application No: **HGY/2011/1999** Officer: Subash Jain
 Decision: REF Decision Date: 16/12/2011
 Location: 61 Gospatrick Road N17 7EH

Proposal: Erection of rear ground floor extension (householder application)

WARD: **Woodside**

Application No: **HGY/2011/1914** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/12/2011
 Location: Louise Court Pellatt Grove N22 5NP

Proposal: Installation of communal Digital TV System

Application No: **HGY/2011/1919** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/11/2011
 Location: 90 Lyndhurst Road N22 5AT

Proposal: Conversion of existing house into 2 self-contained flats comprising 2 x 2 bed flats , including demolition of existing store and erection of single storey rear extension

Application No: **HGY/2011/1931** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 13/12/2011
 Location: 92 Station Road N22 7SY

Proposal: Conversion of existing HMO back into two self-contained dwellings.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2011/1229** Officer: Subash Jain
 Decision: RNO Decision Date: 24/11/2011
 Location: Land to the Rear of Hornbeams The Bishops Avenue N2 0BJ

Proposal: Observation to London Borough of Barnet for extension to the time for implementing planning permission F/01250/08 granted 14/07/08 for erection of two numbered 2 storey detached houses with rooms in the basement and roofspace with associated access road and altered vehicular access onto The Bishops Avenue.

Application No: **HGY/2011/1277**

Officer: Subash Jain

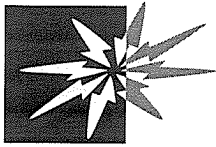
Decision: RNO

Decision Date: 25/11/2011

Location: 81 Olinda Road N16

Proposal: Erection of a single storey rear and side extension.

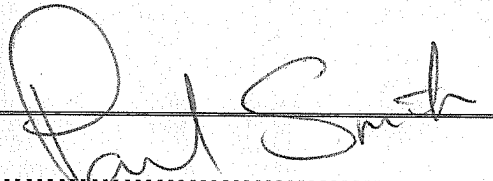
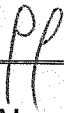
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Agenda item:

[1]

Planning Sub-Committee On 9th January 2012

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
<p>1. Purpose Planning applications submitted to the above Sub-Committee for determination by Members.</p>	
<p>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.</p>	
<p>3. Recommendations See following reports. </p>	
<p>Report Authorised by:  Marc Dorfman Assistant Director Planning, Regeneration & Economy</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>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.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Sub-Committee 9th January 2012

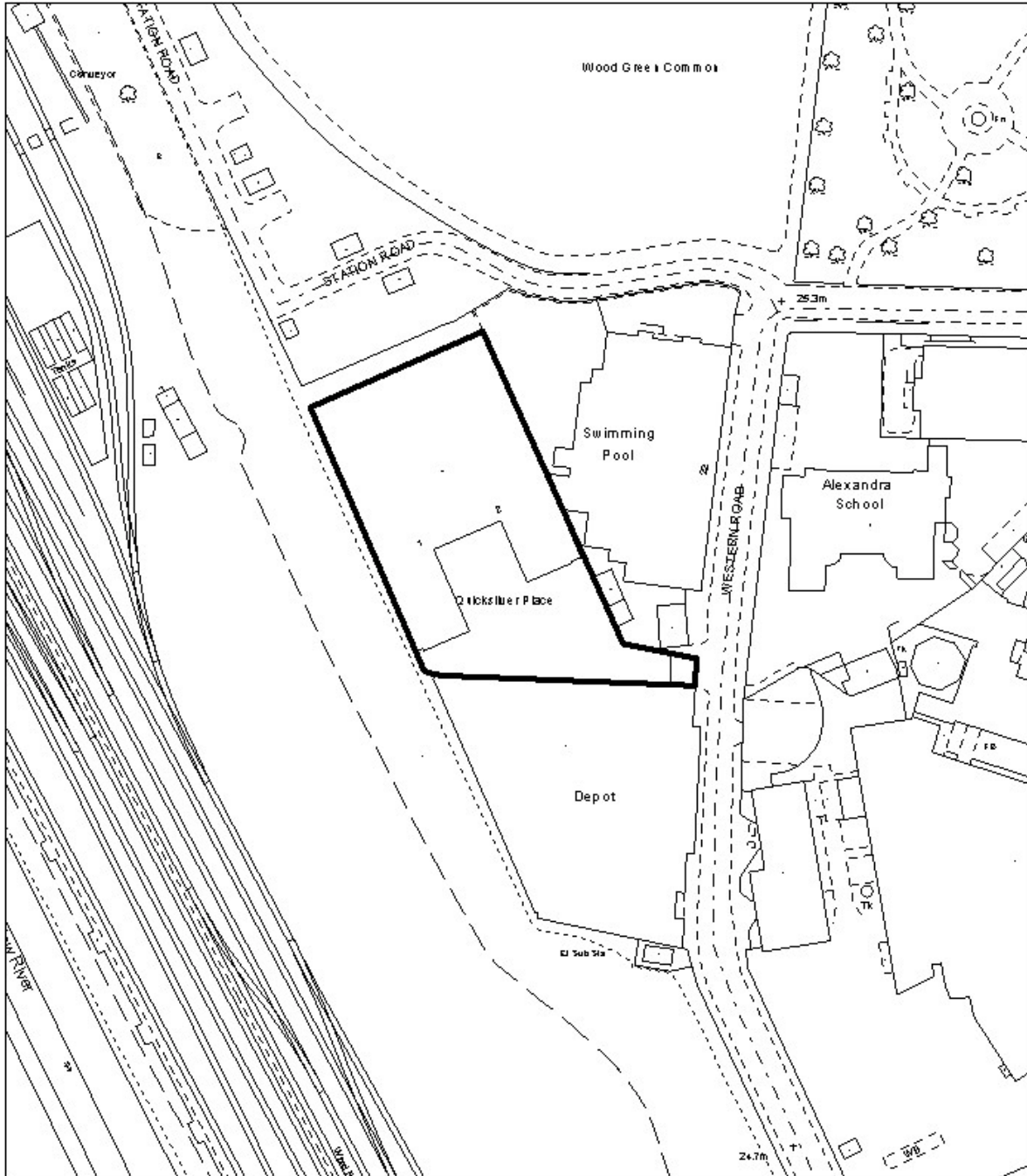
Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1415	Ward: Noel Park
Address: Units 1 and 2 Quicksilver Place, Western Road N22 6UH	
Proposal: Permanent use of premises as sui generis (police use)	
Existing Use: Patrol Base (Sui Generis) Proposed Use: Patrol Base (Sui Generis)	
Applicant: Mrs Yvonne Hardy Metropolitan Police Authority	
Ownership: Private	
Date received: 01/08/2011 Last amended date: N/A	
Drawing number of plans: 217-MPAPB-PLAN-G-001, 217-MPAPB-EX-PLAN-G-002, 217-MPAPB-EX-PLAN-M-003, 217-MPAPB-EX-ELEV-A-B-C-004, 217-MPAPB-EX-ELEV-D-E-F-005, 217-MPAPB-PR-PLAN-M-007, 217-MPAPB-PR-SEC-AA-009, 217-MPAPB-PR-ELEV-A-B-C-010 and 217-MPAPB-PR-ELEV-D-E-F-011	
Case Officer Contact: Tara Jane Fisher	
PLANNING DESIGNATIONS:	
Road Network: Borough Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>The subject site is a large detached 1980's glass façade commercial building at Quicksilver Place off Western Road. The site is used as a Police Patrol Base and has been for the last six years as a temporary use.</p> <p>Permission is sought for the permanent use as a Police Patrol Base (Sui Generis). Following consideration of relevant Planning Policies and as part of the Core Strategy the Council carried out a Community Infrastructure study it is considered that the permanent use would help to meet the identified need and help to sufficiently cater for such use.</p> <p>Approval is recommended subject to conditions.</p>	

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1.0 PROPOSED SITE PLAN



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Site plan

Units 1 and 2 Quicksilver Place, Western Road N22

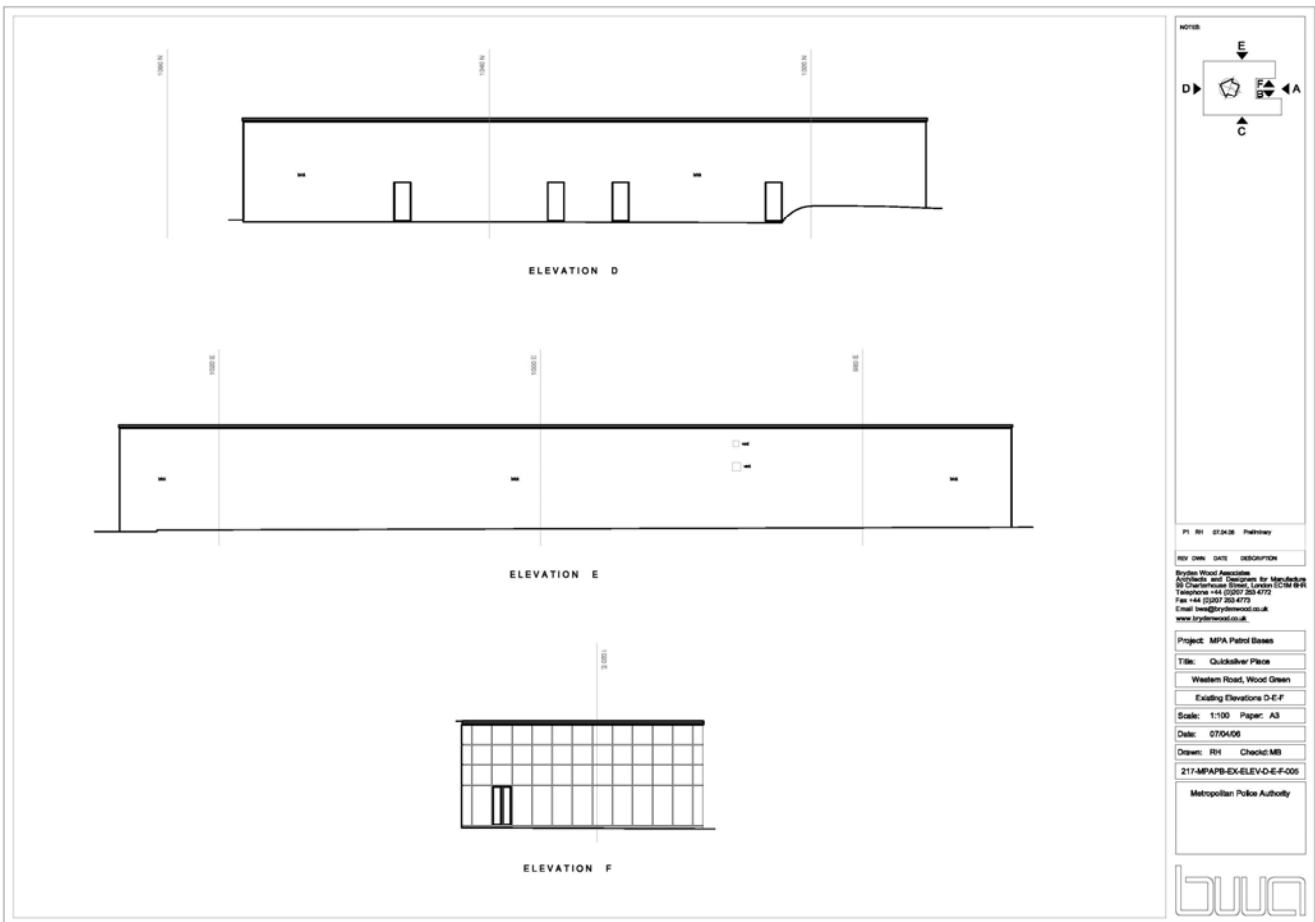
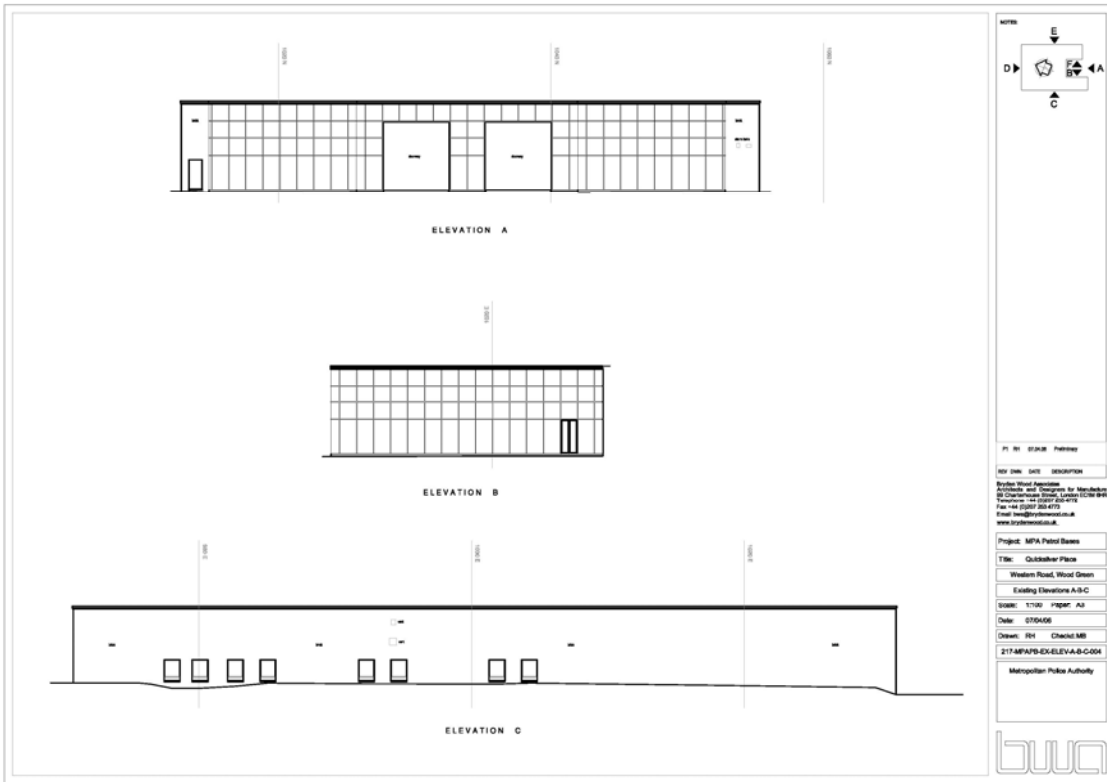
Directorate of Place and Sustainability

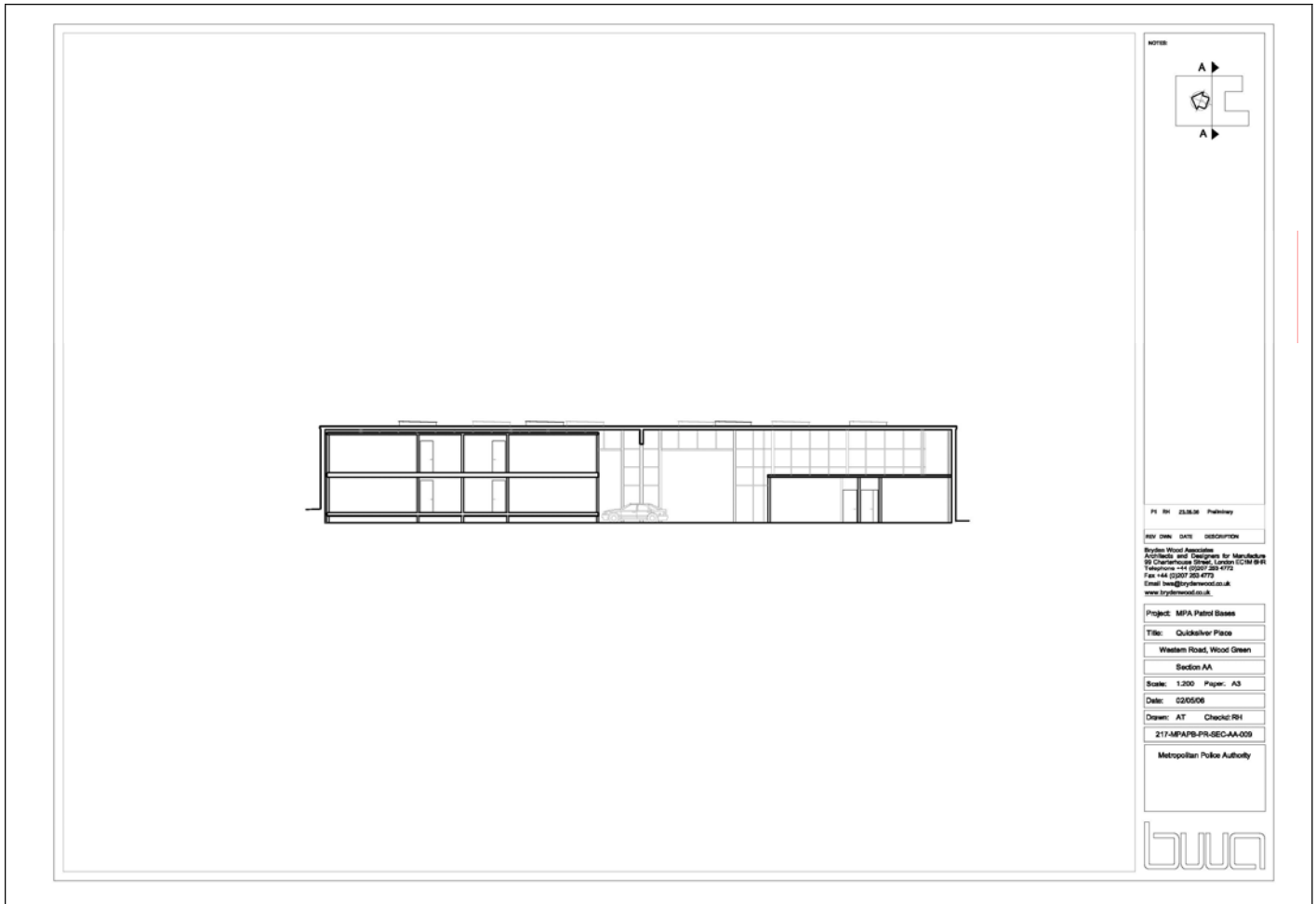
Marc Dorfman
 Assistant Director
 Planning, Regeneration & Economy
 225 High Road
 London N22 8HQ
 Tel 020 8489 0000
 Fax 020 8489 5525

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	Scale	1:1250
	Date	09/01/2012

2.0 IMAGES







3.0 SITE AND SURROUNDINGS

3.1.0 The application site is a large 1980's glass façade commercial building at Quicksilver Place which is off Western Road N22. The property is situated between a conference and event venue (The Decorum) and a depot building with Alexandra Primary School situated across the road. The property is not situated within any Conservation Area.

4.0 PLANNING HISTORY

4.1.0 Planning Application History

4.1.1 Old/1981/1654 Change of use from general industrial to a Middlesex university teaching site –Granted 20/04/1981.

4.1.2 HGY/2004/1115 Change of use from D1 to B2 –Granted 01/09/2004.

4.1.3 HGY/2006/1213 Change of use of property to police base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates Granted 16/10/2006.

4.2.1 Planning Enforcement History

4.2.2 No enforcement history

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Guidance

5.2 National Planning Policy Statements

5.3 The London Plan 2011 (Published 22 July 2011)

5.3.1 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.

5.4.0 Unitary Development Plan

5.4.1 G4 Employment

AC1 The Heartlands/Wood Green

UD1 Planning Statements

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

ENV6 Noise Pollution

EMP1 Defined Employment Areas-Regeneration Areas

EMP2 Defined Employment Areas –Industrial Areas

M3 New Development Location and Accessibility

M10 Parking for Development

5.5.0 Supplementary Planning Guidance / Documents

5.4.1 Does not apply

6.0. CONSULTATION

Statutory	Internal	External
Network Rail Alexandra Junior School	Transportation Ward Councillors Policy	<u>Amenity Groups</u> Avenue Gardens Residents Association <u>Local Residents</u> 9-17 (c) Tower Terrace 130-146 (e) Mayes Road 109 Mayes Road 108-138 (e) Station Road 22 Western Road <u>Total No of Residents</u> <u>Consulted: 26</u>

7.0. RESPONSES

Statutory	Internal	External
Network Rail:	Policy	None Received

7.1.0 Network Rail

7.1.1 No observations to make

7.2.0 Policy

7.2.1 The community infrastructure study was carried out on existing patrol facilities in Haringey are considered to be inadequate, inefficient and expensive to maintain. The MET police intention is to develop a single facility as a Patrol Base and it may be located with the proposed Custody Centre at Wood Green and therefore considers that this proposal would help to meet the identified need set out in the Community Infrastructure plan.

7.3.0 Local Residents

7.3.1 No comments received from Local Residents as part of public consultation.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be: the affect of a permanent Sui Generis use at this location and the need for such use.

8.2 The proposal is for the permanent use of the property as Sui Generis and is currently being used by the Metropolitan Police as a patrol base as a location where police Officers are briefed prior to going on patrol. This unit is not used as a Police Station and does not provide any direct access to the public nor does it accommodate detainees.

8.3 Planning Permission was granted in 2006 for a limited period of 3 years until 12th October 2009 and was renewed in 2009 for a further 3 years until 24th July 2012. The proposal does not include any design changes to the use or layout of the building and the premises.

8.4 The existing building consists of offices, meeting and conference rooms, Police Constables writing rooms, changing rooms and shower and W/C facilities. The grounds outside the building are used for the parking of Police vehicles. The site does not allocate spaces for staff car parking. Most staff members are encouraged to take transport to work. The building operates 24 hours a day and seven days a week with some 403 Officers working a 2 shift pattern. Also on site are 92 office based staff working between 0700 to 1900 hours.

8.5 The building was previously used as light industrial and will remain light industrial in appearance and in keeping with the area. Since the temporary permission was first granted there have been no changes to the relevant Planning Policies for this site which would effect this application.

- 8.6 As part of the Core Strategy the Council carried out a Community Infrastructure Study that identifies service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It also identifies the gaps in existing provision. The study carried out an assessment on all community infrastructure including Police Facilities. The study identified that existing patrol facilities in Haringey are considered inadequate, inefficient and expensive to maintain. The Council considers that a permanent Planning Permission for a patrol base in Western Road would help to meet the identified need set out in the Community Infrastructure Plan, ensuring that patrol car base need in Haringey is sufficiently catered for.
- 8.7 There are no significant physical changes proposed therefore the visual amenities and the amenities of adjoining occupiers of this location will not be significantly affected. The nature of this use would not prevent or discourage the future development or use of the site that could contribute to the regeneration of the Haringey Heartlands area. There have been no complaints made to the Environmental Health Department as a result of the temporary use therefore it is not considered that the permanent use would create any new nuisance problems.
- 8.8 On balance it is considered that given the use has been in operation for the last 6 years and has not caused any amenity or noise and disturbances issues the proposal for a permanent use is acceptable.

9.0 HUMAN RIGHTS

- 9.1 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.

10.0 EQUALITIES

- 10.1 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. 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.

11.0 CONCLUSION

- 11.1 To conclude, the proposed permanent use of the property as a Police patrol base is acceptable. The proposal should be approved on the grounds that the use would not interfere with the regeneration of Haringey Heartlands and has successfully been in operation for the last 6 years without causing detriment to the amenities of any local residents by way of noise and disturbances. In addition there is a clear need to retain the patrol base as this would help to meet the need for Police Facilities as identified in the Community Infrastructure Plan. As such the proposal is in compliance with Policies UD3 General Principles, ENV6 Noise Pollution and EMP1 Defined Employment Areas of the Haringey Unitary Development Plan.

12.0. RECOMMENDATION

12.1 GRANT PERMISSION subject to conditions

12.1.1 Applicant's drawing No.(s) 217-MPAPB-PLAN-G-001, 217-MPAPB-EX-PLAN-G-002, 217-MPAPB-EX-PLAN-M-003, 217-MPAPB-EX-ELEV-A-B-C-004, 217-MPAPB-EX-ELEV-D-E-F-005, 217-MPAPB-PR-PLAN-M-007, 217-MPAPB-PR-SEC-AA-009, 217-MPAPB-PR-ELEV-A-B-C-010 and 217-MPAPB-PR-ELEV-D-E-F-011

12.2 Conditions

12.2.1 The permission hereby granted shall not endure for the benefit of the land but shall be personal to the Metropolitan Police Authority only, and shall be upon the Metropolitan Police Authority ceasing to use the land the use shall be discontinued and shall revert to the authorised use as General Industrial (B2).

12.2.2 Reason: Permission has only been granted with respect to the special circumstances of the applicant and would not otherwise be granted.

12.2.3 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.

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

12.3 REASONS FOR APPROVAL

12.3.1 The proposal is approved on the grounds that the use would not interfere with the regeneration of Haringey Heartlands and has successfully been in operation for the last 6 years without causing detriment to the amenities of any local residents by way of noise and disturbances. In addition there is a clear need to retain the patrol base as this would help to meet the need for Police Facilities as identified in the Community Infrastructure Plan. As such the proposal is in compliance with Policies UD3 General Principles, ENV6 Noise Pollution and EMP1 Defined Employment Areas of the Haringey Unitary Development Plan.

Planning Sub- Committee 9th January 2012

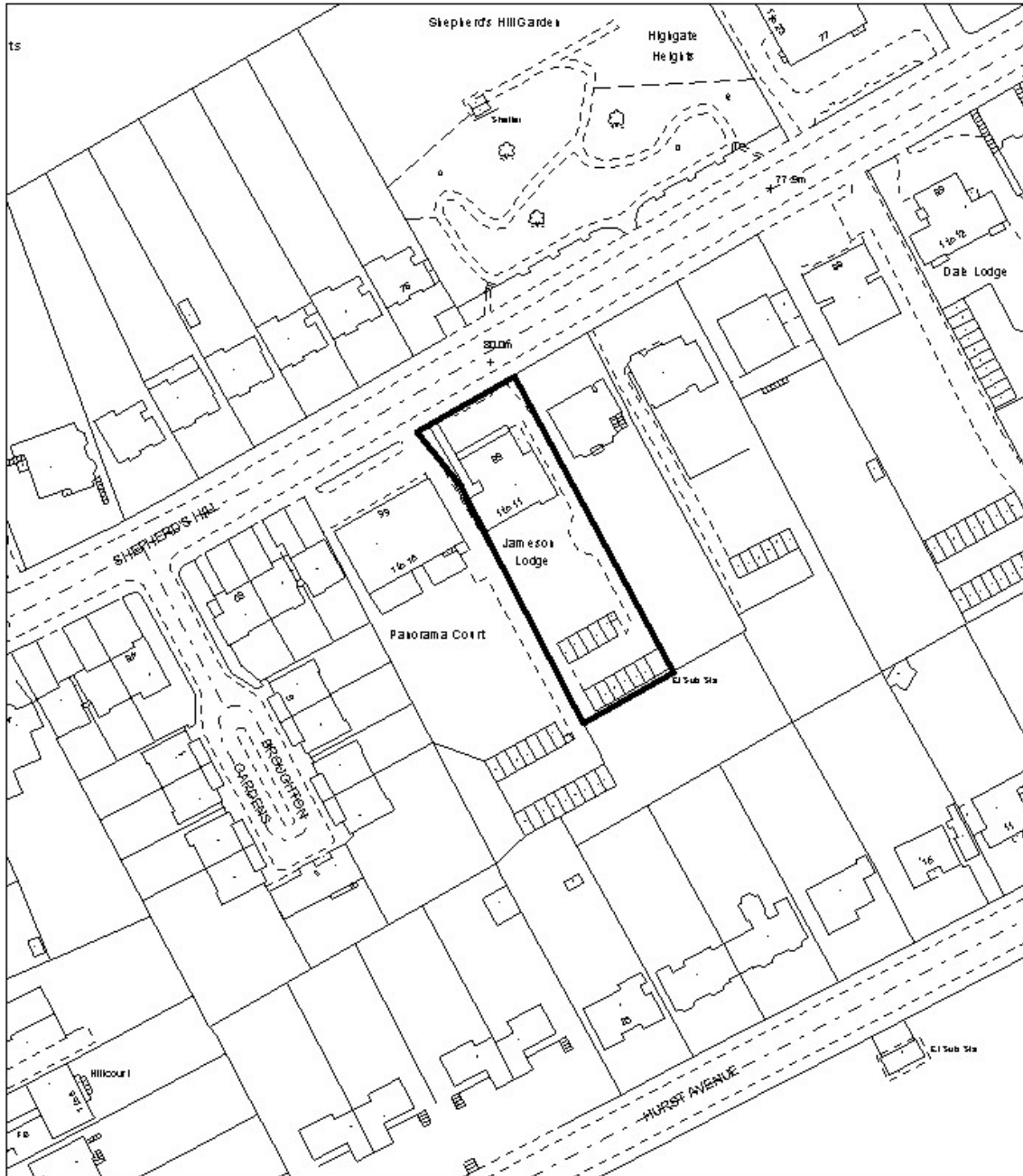
Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/2016	Ward: Crouch End
Address: 58 Jameson Lodge Shepherds Hill N6	
Proposal: Additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.	
Existing Use: Residential	Proposed Use: Residential
Applicant: Union Realty Ltd	
Ownership: Private	
Date received: 01/11/2011	Last amended date: 13/12/2011
Drawing number of plans: 248.(1)0.001A - 0.006A; 248.(1)0.007B - 0.012B; 248.(1)1.001AB - 1.005AB; 248.(1)2.001ABC - 2.004ABC; 248.(1)2.005AB - 2.006AB; 248.(1)3.001AB - 3.002AB	
Case Officer Contact: Valerie Okeiyi	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Conservation Area	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>This application is for additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.</p> <p>.</p> <p>The proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building. The proposal will not be harmful to the character and appearance of the conservation area. The overall layout and unit/room sizes are acceptable. The site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure. The development will not affect the residential amenity of the neighbouring properties and residents living in Jameson Lodge.</p>	

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1.0 SITE PLAN



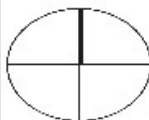
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Site plan

58 Jameson Lodge, Shepherd's Hill N6

Directorate of Place and Sustainability

Marc Dorfman
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 225 High Road
 London N22 8HQ
 Tel 020 8489 0000
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 NORTH	Drawn by	AA
	Scale	1:1250
	Date	09/01/2012

2.0 IMAGES







3.0 SITE AND SURROUNDINGS

- 3.1 The application site comprises the block of flats known as Jameson Lodge, 58 Shepherds Hill on the south side of Shepherds Hill N6. It is located within the Crouch End Conservation Area.
- 3.2 Jameson Lodge is located between Panorama Court, a modern block of flats, and No. 60 Shepherds Hill, a Victorian gothic style building subdivided into four flats. The block was built in the 1960s and consists of 11 self contained flats. Due to the steep slope of the site the building is three storeys high at the front and four storeys at the rear. To the rear of the site is a large garden ancillary to the block with garages at the rear and to the front of the site is a large parking area.

4.0 PLANNING HISTORY

4.1 Planning Application History

- 4.1.1 Planning permission was granted on the 23 May 1963 for the erection of blocks of flats (29 habitable rooms and 11 garages subsequently approved), HGY1963/0821.
- 4.1.2 Planning permission was refused on 5 July 2005 for the erection of an additional floor at roof level to comprise 3 additional self contained flats, HGY2005/0890. This application was subsequently dismissed on appeal in April 2006 on the grounds of visual intrusion to the top floor flats in Panorama Court and overlooking of the top floor balconies of Jameson Court and Panorama Court.
- 4.1.3 Planning permission was refused on the 25 October 2005 for the creation of additional floor at roof level to comprise 3 additional self contained flats, HGY2005/1638.
- 4.1.4 A planning application was withdrawn on the 11 January 2007 for the construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self contained flats, HGY/2006/2306
- 4.1.5 A planning application was withdrawn on the 24 March 2011 for the construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self contained flats, HGY/2007/1651

4.2.1 Planning Enforcement History

- 4.2.2 Unauthorised change of use of residential into a communal estate agent business at flat 11, 58 Jameson Lodge, Shepherds Hill. Case closed 3 July 2009, UCU/2009/00298

5.0 RELEVANT PLANNING POLICY

- 5.1 National Planning Policy
 Planning Policy Statement 3: Housing
 Planning Policy Statement 1: Delivering Sustainable Development
- 5.2 London Plan (2011)
- 5.3 Unitary Development Plan
 G1 Environment
 G2 Development and Urban Design
 UD3 General Principles
 UD4 Quality Design
 UD2 Sustainable Design & Construction
 UD7 Waste Storage
 M10 Parking for Development
 HSG1 New Housing Development
 CSV1 Development in Conservation Areas
 CSV5 Alterations and Extensions in Conservation Areas
- 5.4 Supplementary Planning Guidance / Documents
 SPG1a Design Guidance
 Housing SPD (October 2008)
 SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
 SPG8b Materials
 SPG2 Conservation and Archaeology

6.0 CONSULTATION

Statutory	Internal	External
None	Ward Councillors Transportation team Cleansing Building Control	<u>Amenity Groups</u> Hornsey Conservation Area Advisory Committee Conservation team <u>Residents</u> Flats 1 - 11 Jameson Lodge Flats 1 - 16 Panorama Court Flats 1 - 4, 60 Shepherds Hill <u>Total No of Residents Consulted: 32</u>

7.0 RESPONSES

Statutory	Internal	External
None	Transportation team	15 Letters of objection received from neighbours 12 letters of support received from neighbours <u>Local Residents</u> 27 letters received from residents <u>Total No of Residents Consulted:32</u>

7.1.0 Transportation Team

- 7.1.1 Although this development proposal falls within an area with a low public transport accessibility level, it is served by the W5 bus route operating with 10 buses per hour (two-way) between Archway underground station and Harringay Green Lanes overground station. The site is also within walking distance of the W7 bus route on Park Road, which offers some 26 buses (two-way) hourly for frequent connections to Finsbury Park underground station. It is therefore, likely that the prospective residents would use public transport for some of their journeys to and from the site.
- 7.1.2 However, it is also likely that residents would use private vehicles for journeys to and from the site. According to standards set out within the Haringey Council adopted UDP (2006), the proposal would require an additional 3 parking spaces. It has been noted that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure.
- 7.1.3 The relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. The new location of the refuse area will exaggerate the existing pinch point within the vehicle access, measuring just 2.5 metres at its narrowest point. However, it is anticipated that this will not have any significant impact on the existing vehicle access arrangements and will have an added safety benefit as vehicles are forced to slow down within the immediate vicinity of the

pedestrian access.

- 7.1.4 It has also been noted that the application makes provision for 10 cycle storage places, which will encourage the use of sustainable modes of transport. The proposal is unlikely to have any significant negative impact on the surrounding highway network or parking demand within the immediate locality. Therefore, the highway and transportation authority do not wish to object to the application.

7.2 Response to resident's objections to the scheme;

7.2.1 Design

- 7.2.2 The proposal would have a negative impact on the character and appearance of the Crouch End Conservation Area

Response – It is considered that the extra storey would not be out of keeping given the height and design of the surrounding blocks and it is not considered to be harmful to the character or appearance of the conservation area.

- 7.2.3 The proposed lightwell, extension and loss of planted area will detract from the front of the building – The Council consider that the proposal will not detract from the street frontage.

Response – It is considered that the proposal will not detract from the street frontage as the garden area is relatively large and the area of garden affected relatively small.

- 7.2.4 The proposed additional floor will create a very strange lop-sided effect to the building – The Council consider that the proposed setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block.

Response – It is considered that the proposed setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block.

- 7.2.5 The new grey screen cladding used for the extension and the entrance and the new steel railings would significantly alter the appearance of the building and not blend in with the existing building – The Council consider that the materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is clearly subservient to the original building whilst being in contrast with it.

Response – It is considered that the materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is

clearly subservient to the original building whilst being in contrast with it.

7.2.6 The proposed height is inappropriate for the conservation area

Response – It is considered that the extra height to the building improves the balance of the property in particular when viewed in the context of the street and the taller Panorama Court. Given that most of the blocks in Shepherds Hill are four storeys or more, the additional floor to Jameson Court is considered to be appropriate for the location.

7.2.7 Amenity Issues

7.2.8 The re-siting of the bin would cause amenity concerns for residents in the block

Response – It is considered that the transportation team comment that the relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. Furthermore a condition has been imposed so that the applicants provide a detailed scheme for the provision of refuse and waste storage within the site for the Local Planning Authority approval prior to the commencement of the works to protect the amenity of the locality.

7.2.9 The proposal will cause overlooking from the new top floor flat in the balcony of no 9 Jameson Lodge – The Council consider that the architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats

Response – It is considered that the architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats

7.2.10 The extent of the proposed work will cause significant disruption to all the inhabitants of the block for a prolonged period

Response - A condition is imposed to ensure that construction works of the development are carried out within a particular period to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

7.2.11 The neighbour at 15 Panorama Court is concerned the extension will be too close to their kitchen window, therefore it would overshadow their property. There are also concerns with overlooking this adjacent block. – The Council consider that in order to address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light or aspect to these windows in Panorama Court and issues of overlooking this adjacent block.

Response – It is considered that in order to address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light or aspect to these windows in Panorama Court and issues of overlooking this adjacent block

7.2.12 The addition of the new flats will result in increased noise and disturbance for existing residents

Response – It is considered that the Council consider that the increased numbers of people living in Jameson Lodge would lead to a significant increase in noise and disturbance for existing residents with the use of appropriate sound insulation measures to prevent noise being transmitted to the existing flats

7.2.13 The proposal did not take into account the need for additional parking space. It would therefore result in significant pressure to the parking situation in the area – The Council's transportation team has considered that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand.

Response - The Council's transportation team has considered that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand.

7.2.14 The proposed units are too small, they will have very little natural light and will be overlooked by existing flats.

Response – It is considered that the level of one bed flats is acceptable on the basis that, when considered as a whole with the

existing block, the mix of units within the site would be satisfactory. Furthermore, all the unit sizes and room sizes are consistent with the floorspace minima identified in the Housing SPD 2008.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Size/Bulk/Appearance;
- Effect on the conservation area
- The layout/ standard/ mix of accommodation of the proposed residential units,
- Residential Amenity;
- Parking and access;
- Waste management;

8.2 Size/Bulk/Appearance

8.2.1 Policies UD3 and UD4 seek to ensure that new development complements the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. In terms of streetscape, Jameson Lodge is one of a number of modern blocks of flats in this part of Shepherds Hill. It comprises a 3-storey building to the front, of 11 flats. Panorama Court to the west is a four storey block of 16 flats. Due to the level change in Shepherds Hill, Panorama Court is higher than Jameson Lodge. The roof line of the proposed additional floor is therefore lower than the existing roof line of Panorama Court. Furthermore, the extra height to the building improves the balance of the property in particular when viewed in the context of the street and the taller Panorama Court. Given that most of the blocks in Shepherds Hill are four storeys or more, the additional floor to Jameson Court is considered to be appropriate for the location.

8.2.2 The proposed additional floor is set back from all elevations behind the existing parapet wall; particularly from the front elevation, the side elevation facing 60 Shepherds Hill and also significantly set back on the side facing Panaroma Court. The setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block. Residents in the block are concerned about the relocation of the water tank which is currently on the roof. The architects have pointed out that the water tank will be replaced with a cold water booster set fed from the mains water supply and as such the requirement of a cold water facility is no longer required. The booster set will be located beneath the stairs in the lower ground floor hallway. The water supply to the existing flats will therefore not be impacted.

- 8.2.3 The proposal also involves an extension and formation of two additional units in lower ground floor level, including the creation of a lightwell to allow light into the new units. The lightwell and extension will extend out further into the front forecourt. The extension will be screened by a low wall (almost identical to the existing wall) and a new dwarf wall and railings will replace the existing retaining wall which currently accommodates the planted area to the front of the building.. Residents of the block are concerned that the existing planted area at the front of the building will be loss due to the proposed lightwell. The architects however have pointed out that the loss of planting to the front is compensated by the addition of a green roof to the extension. The Council consider that even though the replacement green roof will not fully compensate for the loss of the planted area at the front, they are satisfied that some attempt has been made to compensate for its loss.
- 8.2.4 In terms of material proposed the additional floor is proposed as a lightweight structure, it will be clad in grey rain screen cladding. Neighbours have raised concerns about the suitability of the proposed materials for the proposed additional floor, in particular the windows that would be in powder coated aluminium. The architects have pointed out that the use of this material for the new entrance lobby and lower ground floor will provide a consistent appearance to the new additions. It can also be highlighted that the windows that currently exist at the block vary in materials i.e. timber frames and UPVC.
- 8.2.5 The new lower ground floor will be formed by extending the front brick façade down in a brick to match to match the existing as closely as possible with the insertion of new powder coated aluminium windows to match the new top floor and entrance lobby. The new retaining walls will be white render. New painted steel railings are proposed around the new lightwell and the existing handrails up to the entrance lobby will also be replaced with the steel railings.
- 8.2.6 Overall the design and materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is clearly subservient to the original building whilst being in contrast with it.

8.3 Effect on the Conservation Area

- 8.3.1 Policy CSV5 seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area. In this case, it is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the

surrounding area. In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is in a lightweight, contrasting material which is appropriate to the location.

8.3.2 Furthermore to support this, in paragraph 9 of the inspectors appeal decision letter dated 28th April 2006 relating to planning reference HGY/2005/0890, the inspector pointed out that the proposed lead mansard roof which was previously proposed, although a prominent feature when viewed from the road level, would not be out of keeping given the height and design of the surrounding blocks and it is not considered to be harmful to the character or appearance of the conservation area.

8.3.3 The proposed lightwell to the front and loss of the planted area will also not detract from the front elevation of the building, neither will it harm the character and appearance of the conservation area.

8.4 The layout/ standard/ mix of accommodation of the proposed residential units

8.4.1 The proposed third floor to the building will consist of 3 x one bedroom units. Flat 1 is located to the front of the proposed third floor and flat 2 and 3 are proposed at the rear. The proposed lower ground floor units will be located to the front of the building, in addition to the existing 2 x two bed units located to the rear. Therefore in total an additional 5 x one bedroom units are proposed to the existing building which currently accommodates 7 x two bed flats and 4 x one bed flats. Neighbours are concerned with the level of one bed flats proposed. It is considered however that the level of one bed flats is acceptable on the basis that, when considered as a whole with the existing block, the mix of units within the site would be satisfactory.

8.4.2 A lightwell is to be formed along the front façade to allow for the introduction of natural light to the proposed units on lower ground level.

8.4.3 The flats proposed will have sufficient amenity space at the rear in the form of a communal garden accessed off the existing hallway.

8.4.4 All of the unit sizes and room sizes are consistent with the floorspace minima identified in the Housing SPD 2008.

8.5 Residential Amenity

8.5.1 In paragraph 4 of the inspector's decision letter of April 2006 relating to the previous application, the Inspector considered that that proposal was too close to the side kitchen windows of the top floor flat in Panorama Court and would appear visually intrusive. In order to

address this issue, the proposed structure has been sufficiently set back by around 4.5m from the side of Jameson Lodge closest to Panorama Court. This means there is a gap of around 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light of aspect to these windows in Panorama Court.

8.5.2 The Inspector also considered that the top floor balconies of Jameson Lodge and Panorama Court would be overlooked from the roof area outside the proposed flats. None of the flats proposed in this application have access to the roof area and no terraces or balconies are included in the scheme. The proposed balustrade serving flat 2 is to prevent access onto the remaining existing roof space. A condition will also be attached to prevent the flat roof areas from being used as terraces. In addition, the units proposed on the third floor are single aspect to ensure that no windows in the side elevations to the proposed additional floor to avoid overlooking.

8.5.3 The resident from 9 Jameson Lodge is concerned that the proposal will cause overlooking from the new top floor flat onto their balcony. The architects have carefully designed the scheme so that the proposed living room serving flat 2 is set well back from the building line so that the top floor balcony will not be directly overlooked from above the roof area outside the new flats. There are also overlooking concerns from the residents on the top floor flat facing the communal area, because the windows of the proposed bedroom and living/dining area of flat 3 and kitchen area of flat 2, is only slightly set back. The Council consider that there will be no overlooking between windows caused by the new development.

8.5.4 There are concerned that the addition of the new flats will result in increased noise and disturbance for existing residents. In paragraph 9 of the inspectors decisions dated April 2006; the inspector points out that he does not consider that the increased numbers of people living in Jameson Lodge would lead to a significant increase in noise and disturbance for existing residents with the use of appropriate sound insulation measures would prevent noise being transmitted to the existing flats

8.5.5 In the light of the above, it is considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, or loss of light, noise disturbance or aspect, and as such complies with policy UD3 of the Unitary Development Plan 2006.

8.6 Transportation and access

8.6.1 Pedestrian access to the site, building and existing residential units will remain as existing. Access to the new residential units on the third

floor will be via extending the existing staircase up an additional storey in the same configuration as the existing stairwell. Access to the two new lower ground floor flats will be via the existing communal stairs and also through the new lightwells.

- 8.6.2 The vehicle access will be maintained as existing, however some residents of the block are concerned that the increase in the number of flats would lead to increase pressure on parking as the hard standing at the front only currently allows parking for 5 cars. The transportation team have no objection to the proposal as; according to the standards set out within the Haringey Council adopted UDP (2006), the proposal would require an additional 3 parking spaces. It has been noted that even with the additional requirement the development has provision far in excess of that required by Council parking standards, therefore it is considered that the site can accommodate any additional parking demand. Further to this, the site is not located within an area that has been identified within the Haringey UDP as that suffering from high on-street parking pressure.

8.7 Waste Management

- 8.7.1 The proposed new bin store has been relocated to the front closest to 60 Shepherds Hill, it will house 4 no. 1100ltr bins and 1 no 1100ltr recycling bin. Residents of the block are concerned that its new location will encroach dramatically onto the driveway, making it impossible to enter the driveway from the street. The Councils transportation team however comment that the relocation of the refuse area will ensure that disruption on the highway will be minimised as refuse vehicle waiting times will be reduced due to its close proximity. The new location of the refuse area will exaggerate the existing pinch point within the vehicle access, measuring just 2.5 metres at its narrowest point. However, it is anticipated that this will not have any significant impact on the existing vehicle access arrangements and will have an added safety benefit as vehicles are forced to slow down within the immediate vicinity of the pedestrian access.

9.0 DESIGN ASSESSMENT

- 9.1 The design implications in relation to the proposed development have been dealt with in sections 8.2 and 8.3 of this report.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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. 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.

12.0 CONCLUSION

- 12.1 Two previous schemes have been refused for this type of development, one of which has been dismissed on appeal. This current scheme takes into account the issues raised by the Inspector in his appeal decision, principally visual intrusion and overlooking. This proposal seeks an additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.
- 12.2 The proposed development is considered to complement the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. It is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building.
- 12.3 In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is lightweight in contrasting materials appropriate to the location. Overall the proposal will not be harmful to the character and appearance of the conservation area. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, overlooking or overshadowing,
- 12.4 As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, M10 Parking for Development and HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG1a Design Guidance, Housing SPD (October 2008), SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials and SPG2

Conservation and Archaeology. It is therefore appropriate to recommend an APPROVAL.

13.0 RECOMMENDATIONS

13.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 248.(1)0.001A - 0.006A; 248.(1)0.007B - 0.012B; 248.(1)1.001AB - 1.005AB; 248.(1)2.001ABC - 2.004ABC; 248.(1)2.005AB - 2.006AB; 248.(1)3.001AB - 3.002AB

Subject to the following condition(s)

IMPLEMENTATION

13.1.2 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.

13.1.3 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.

13.1.4 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.

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

MATERIALS & SITE LAYOUT

13.1.6 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.

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

13.1.8 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.

13.1.9 Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and protect the amenity of neighbouring properties.

CONSTRUCTION

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

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

WASTE

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

13.1.13 Reason; In order to protect the amenity of the locality

13.2 REASONS FOR APPROVAL

13.2.1 The proposed development is considered to complement the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. It is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. The proposed lightwell and extension at lower ground floor level will not detract from the front of the building.

13.2.3 In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure is lightweight in contrasting materials appropriate to the location and so complies with policy CSV5. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, overlooking or overshadowing,

13.2.3 As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, M10 Parking for Development and HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG1a Design Guidance, Housing SPD (October 2008), SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials and SPG2 Conservation and Archaeology. It is therefore appropriate to recommend an APPROVAL.