



**Haringey** Council

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## Special Planning Sub Committee

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MONDAY, 20TH FEBRUARY, 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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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

### **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. It being a special meeting of the Sub Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.

### **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. PLANNING APPLICATIONS (PAGES 1 - 2)**

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.

### **6. 274 ARCHWAY ROAD, N6 5AU (PAGES 3 - 26)**

Demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden area to front and rear.

RECOMMENDATION: Grant permission subject to conditions.

### **7. 274 ARCHWAY ROAD, N6 5AU (PAGES 27 - 36)**

Conservation Area Consent for demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden area to front and rear.

RECOMMENDATION: Grant Conservation Area Consent, subject to conditions.

**8. LAND AT GILSON PLACE AND COPPETTS ROAD N10 1JP (PAGES 37 - 82)**

Residential development comprising 2 x one bed flats, 31 x two bed flats, 2 x three bed houses and 4 x four bed houses, together with open space, parking and access.  
RECOMMENDATION: Grant permission subject to conditions and / or subject to section 106 legal agreement.

**9. TREE PRESERVATION ORDERS (PAGES 83 - 96)**

To confirm the following Tree Preservation Orders:

1. 1 Parham Way, N10
2. St Luke's Hospital, Woodside Avenue, N10
3. Cascade Avenue, Tennis Courts, N10

**10. APPEAL DECISIONS (PAGES 97 - 106)**

To advise the Sub Committee on Appeal decisions determined by the Department for Communities and Local Government during December 2011 and January 2012.

**11. DELEGATED DECISIONS (PAGES 107 - 136)**

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 19 December 2011 and 29 January 2012.

**12. DATE OF NEXT MEETING**

Monday ,12 March 2012, 7pm.

**Please note that, it being a special meeting of the Sub Committee, under Part Four, Section B, Paragraph 17 of the Council's Constitution, no other business shall be considered at the meeting.**

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Friday, 10 February 2012

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Agenda item:

[ ]

Special Planning Sub-Committee On 20<sup>th</sup> February 2012

Report Title: Planning applications reports for determination	
Report of: Lyn Garner Director of Place and Sustainability	
Wards(s) affected: All	Report for: Special Planning Sub-Committee
<p><b>1. Purpose</b>          Planning applications submitted to the above Special Planning Sub-Committee for determination by Members.</p>	
<p><b>2. Summary</b>          All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>	
<p><b>3. Recommendations</b>          See following reports.</p>	
<p>Report Authorised by: <i>Paul Smith</i>          .....  <i>pp</i> Marc Dorfman          Assistant Director Planning, Regeneration &amp; Economy</p>	
<p>Contact Officer: Ahmet Altinsoy          Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p><b>4. Local Government (Access to Information) Act 1985</b>          Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 20<sup>th</sup> February 2012

Item No.

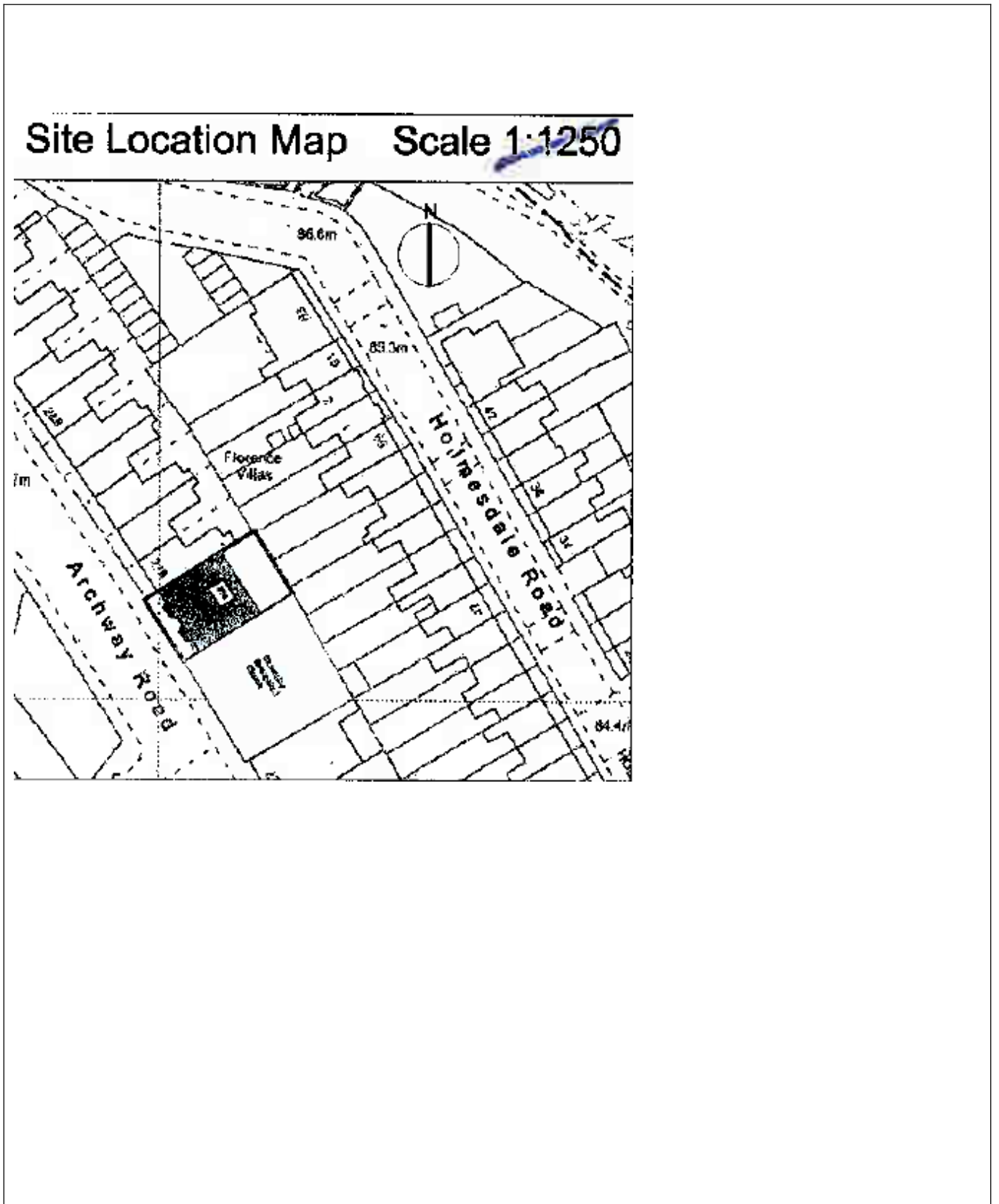
**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/2229	<b>Ward:</b> Highgate
<b>Address:</b> 274 Archway Road N6 5AU	
<b>Proposal:</b> Demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear.	
<b>Existing Use:</b> Car Repair	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr Modi Archway Exhausts Ex Tyres	
<b>Ownership:</b> Private	
<b>Date received:</b> 01/12/2011 <b>Last amended date:</b> DD/MM/YYYY	
<b>Drawing number of plans:</b> pB1106:1-5 Incl.	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Retrieved from GIS on 07/12/2011 Road Network: C Road, Conservation Area	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions	
<p><b>SUMMARY OF REPORT:</b> This application has addressed the main reasons for refusal to previous application HGY/2006/2223. This new and improved scheme seeks to demolish the existing workshop and erect a 3 storey development to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear. Furthermore, this proposed application has demonstrated that the building form, detailing and materials associated will be sensitive to distinctiveness and character of the surrounding area, and overall the proposal will preserve and enhance the character and appearance of the Highgate Conservation Area.</p> <p>As such this proposal is considered to be in accordance with relevant Planning Policies listed in this report. Therefore, having regards to all other matters raised, this application is recommended for APPROVAL.</p>	

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1.0 PROPOSED SITE PLAN



2.0 IMAGES



**Views from Archway Road**



**Views from Holmesdale Road**



**Indicative Front/ Street Elevation**



**Indicative Front/ Street Elevation**

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The application property is a car repair garage (car tyre and exhaust business) located on the eastern side of Archway and comprises of two buildings. The original building located to the rear, which runs parallel to the road, has a pitched roof with storage space in the loft area, while the front building sits at right angles to the road with a gable facing Archway Road. There is a full width crossover and a forecourt to front of the site which provides some off-street car parking spaces for this business. The site slopes steeply downwards from the front to the rear, and the rear building has a blank rear brick wall nearly 4 storeys high. Behind the site are 3-storey (including lower ground floors) terrace houses on Holmesdale Road. The site backs directly on to nos. 55 and 57. Each house has habitable room windows in the end of the rear extensions facing the high boundary wall, with 15m deep rear gardens.
- 3.2 To the north of the site is a long uniform 3-storey terrace of houses with full height front bays and long 4-storey (due to the fall in the land) “outrigger” extensions, with about 5m between the extensions and the rear boundary. This terrace is called ‘Prestwood Mansions’ and is possibly named after the ‘Prestwood Cottage’ seen in this site on the 1875 Ordinance Survey Map. The terrace has canted bay on each floor and original front doors, most of which still have stained glass in them, and all the porches have original brightly coloured tiles up to waist height. These terraces were designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. Adjoining the site to the south is Cholmeley Evangelical Church, which has a relatively modern 2-storey frontage.
- 3.3 Archway Road is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road. Many of the properties along Archway Road and on the streets to the east and west of this arterial route have been converted into flats. The application site falls within the Archway Road Restricted Conversion Area. The application site is approximately 500m away from Highgate Tube Station.
- 3.4 The site also falls within the extensive Highgate Conservation Area; which is largely residential in character, with terraces of houses on streets to the west and east of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.

### **4.0 PROPOSAL**

- 4.1 The proposal is for the redevelopment of the site to provide a three storey block comprising of 7 bedroom self contained units (2 x 3 bedroom and 5 x 2 bedroom) incorporating garden areas to front and rear.

## 5.0 PLANNING HISTORY

### 5.1 Planning Application History

HGY/2006/2223 - Demolition of existing single storey garage building and erection of 3 storey building with rooms in roof comprising 1 x one bed and 6 x two bed self contained flats with associated parking. – Refused 13/02/2007

### 5.2 Planning Enforcement History

No history

## 6.0 RELEVANT PLANNING POLICY

### 6.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Statement: 5 Planning for the Historic Environment  
Planning Policy Statement 22: Renewable Energy

### 6.2 London Plan

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 3.9 Mixed and balanced communities  
Policy 3.17 Health and social care facilities  
Policy 5.3 Sustainable design and construction  
Policy 7.1 Building London's neighbourhoods and communities  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

### 6.3 Unitary Development Plan

G1 Environment  
G2 Development and Urban Design  
G10 Conservation  
UDI Planning Statements  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD9 Planning Obligations

EMP4 Non Employment Generating Uses  
 ENV3 Water Conservation  
 HSG1 New Housing Development  
 HSG9 Density Standards  
 HSG10 Dwelling Mix  
 HSG11 Restricted Conversion Area  
 M3 New Development Location and Accessibility  
 M9 Car Free Residential Developments  
 M10 Parking for Development  
 CSV1 Development in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements  
 SPG2 Conservation and Archaeology  
 'Housing' Supplementary Planning Document 2008  
 SPG8a Waste and Recycling  
 SPG8b Materials  
 SPG9a Sustainability Statement  
 SPG10 The Negotiation, Management and Monitoring of Planning Obligations  
 SPG 12 Educational Needs Generated by New Housing Development  
 SPG 4.1 Revised Archway Road Neighbourhood Plan (2002)

7.0 **CONSULTATION**

<b>Internal</b>	<b>External</b>
Conservation & Design Transportation Policy Building Control Legal Services	Transport for London LFEPA  <u>Amenity Groups</u> Highgate CAAC The Highgate Society  <u>Local Residents</u> 270, 272, Cholmeley Evangelical Church, 278- 288 (even) & 225-233 (odd) (including all flats) Archway Road; 47-61 (odd) & 1 & 2 Florence Villas, Holmesdale Road

## 8.0 RESPONSES

**Waste Management Services:** This proposed development of 2 x three bedroom and 5 x two bedroom developments will require a waste storage area of suitable size to store 2x 1100 refuse bins and 1x 1100 recycling bin. The site plan for this application shows waste storage areas at the front of the building but does not show how many 1100 bins can be stored in the waste storage areas. Bulk waste containers must be located no further than 10 metres from the point of collection and the route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary. The site will require the managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. This application has been given RAG traffic light status of AMBER for waste storage and collection arrangements.

**274 Archway Road London N6 5AU Comments by: Gerry Feeny & Poppy Mercer:** We are the owner/residents of the ground floor flat, 278, Archway Road, which is directly adjacent to the proposed demolition and rebuild site. We do not have specific objections to the plans as presented, but would like to raise the following concerns, with a view to them being directly addressed to our satisfaction within any final application and consent.

1. Noise and disruption is inevitable, but construction and demolition is going to be within inches of our dividing wall. Life will be intolerable if there are not limits to working hours., and we would like assurances that demolition/building works will only occur during week days, and only between 8.30 -4.30.
2. Demolition of existing back area of the property. The back side wall of the existing building creates the boundary to our back garden terrace. It is an apex wall of 3 storey height. It is in a dangerous condition, with bricks in the apex coming loose and falling into our garden where we sit, and near out W.C roof, and has been repaired/patched/pointed several times. It is sited where the plans indicate gardens. Its demolition is welcome but we have disturbance, safety and security concerns here:
  - a) How much access and encroachment to our land will occur during demolition / building works.
  - b) How will this be managed for our safety, privacy, security and ability to enjoy our garden during works.
  - c) What new boundary will be erected in place of the existing wall. We would prefer one of much lower height.

d) How will any ongoing clearing of arising building detritus, damage to property, and necessary repairs and making good after works be managed.

We are still thinking about the implications of this project and will send on supplementary comments as appropriate.

**Flat 3, Souhwood Avenue, Highgate Comments by: Alia Rainald Baker:**

This resident is mainly concerned with the increase in the numbers of vehicle parking that the redevelopment will introduce. There are also concerns with the waste disposal that the redevelopment of 7 new units would generate.

**55 & 57 Holmesdale Road:** These neighbouring residents situated to the rear of the proposed dwelling are concerned with the possibility that the proposed redevelopment may generate an increased level of noise from the balconies which face toward the rear of 55 & 57 Holmesdale Road. No 55 & 57 have requested that a condition be applied restricting amplified music after 10pm.

**London Fire brigade and Emergency Planning Authority:** The Fire brigade is satisfied with the proposals with regards to the fire brigade Access and Compliance with Building Regulations "AD" B5

**Commercial EnvironmentalHealth:** Contaminated land:

Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post



remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason

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

Control of Construction Dust:

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

As an informative:

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

**Transportation:** The application site fronts onto highway controlled by TfL. We have therefore forwarded the consultation to TfL for comment. A response has been received from TfL, which reads as follows: With regards to the above mentioned site, TfL offers the following comments and recommendations:

1. The application site is situated on A1 Archway Road, which forms part of the Transport for London Road Network (TLRN).
2. A minimum of 2 cycle parking spaces should be provided to encourage use of cycling in inner London area.
3. It is recommended that the developer shall enter into S106 Car free 'agreement with the local authority to exempt future residents' eligibility for local permits.

4. Servicing for the proposed development should be undertaken in accordance with existing Red route stopping restrictions. Refuse collection strategy should be developed with agreed from the local authority.

5. It is requested that a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for TfL and local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A1 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods. Due to the importance of A1, on-going lane closure would not be permitted by TfL for the construction of the development.

6. No skip/ construction materials shall be kept on the footway or carriageway of A1 Archway Road at any time.

7. The developer shall enter into a S278 Agreement with TfL under Highways Act 1980 to remove existing vehicular crossovers and to improve/ renew footway along the frontage of the site on A1 Archway Road to TfL's requirement prior to the occupation of the site. TfL requests that the local planning authority shall condition this requirement. Subject to the above conditions being met, the proposal as it stands would not result in an unacceptable impact to the Transport for London Road Network (TLRN).

In addition to Transport for London comments above, whilst transport for London is the Highways authority for Archway Road, the Impact of the parking generated by the proposed 7 residential units will be on Cholmeley Park. Considering that this area has been identified by the Council's 2006 adopted UDP policy HSG 11 as an area that suffers from high parking pressures we will also require the applicant to enter into a S.106 agreement to dedicate the development proposal as a car free development in line with the council's UDP policy M9. We will also require the applicant to contribute to a car club scheme to mitigate the impacts of the development.

Therefore, the highway and transportation authority has no objection to the above proposals subject to the imposition of a condition requiring the applicant to enter into a S106 agreement to secure that:

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

## 9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

### Background

- 9.1 This application follows previous planning refusal (Ref: HGY/2006/2223) for the Demolition of existing single storey garage building and erection of 3 storey building with rooms in roof comprising 1 x one bed and 6 x two bed self contained flats with associated parking. This application was refused for the following reasons; Lack of evidence to show that the development would not result to the loss of an existing employment generating site and no evidence had been submitted to show that the site was no longer suitable for such use. The proposal therefore did not comply with Policy EMP4 'Employment Generating Uses' of the Council's Unitary Development Plan. The scheme produced an unbalanced front elevation that did not reflect the rhythm of the adjoining terrace, and lacked design quality, and therefore did not preserve or enhance the Conservation Area, contrary to Policy CSV1 'Development in Conservation Areas' of the Council's adopted Unitary Development Plan. The proposal adversely affected the residential amenities of houses in Holmesdale Road by reason of overlooking and loss of privacy, and loss of sunlight and did not therefore comply with Policy UD3 'General Principles' of the Council's adopted Unitary Development Plan. The mix of units provided in the previous scheme did not meet the dwelling mix guidance set out in the Council's SPG 3a 'Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes' and the scheme did not therefore comply with Policy HSG10 'Dwelling Mix' of the Council's adopted Unitary Development Plan.

### Response to previous refused planning application

- 9.2 This current application is now for 7 units with 2 x 3 beds units and 5 x 2 bed units as opposed to 1 x 1 bed unit and 6 x 2 bed units considered as part of application ref: HGY/2006/2223. The main issues in regards to this application and to address the previous reasons for refusal are considered to be (1) the principle of a residential use/ change of use, (2) the layout/ standard/ mix of accommodation of the proposed residential units, (3) impact on the amenity of adjoining occupiers (4) transportation/ car parking and (5) planning obligations.

### Principle of Residential Use/ Change of Use

- 9.3 The very first issue in considering an application of this nature is the loss of the employment use. While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) The redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.
- 9.4 The application site is located within an established residential area, situated I between Highgate and Archway Underground Station and close to a number of public transport facilities. A residential development on this site was considered appropriate and to be in accordance with the sequential approach advocated in policy HSG1 'New Housing Development'.
- 9.5 The applicant's agent argues that despite the marketing campaign the commercial premises has not let. It has been brought to the Local Planning Authority's attention that commercial viability of the existing Archway Exhaust firm has undoubtedly been seriously impaired by the creation of the 'red route', and a continuation of this type of business on the site would therefore be considered unworkable. It is also noted that a further difficulty with the site, in terms of alternative commercial occupiers is the layout and construction of the existing building. There is also the issue of the very poor physical condition of these structures. The poorly exposed workshop 'shed' fronting onto the adjoining two-storey Victorian storage building located at the rear of the site has a very basic construction and poor levels of day lighting.
- 9.6 In the supporting statement submitted the applicant points out that another important issue affecting the saleability of this site for commercial use was a lack of demand locally, and the changing nature of the patterns of use for small workspace commercial lettings and sales along this part of Archway Road had become difficult. These difficulties in finding tenets for the existing poorly maintained and declining service has been further exacerbated due to its placement with in an awkward and predominantly residential setting.
- 9.7 Furthermore, in respect of the refusal of previous planning application not meeting the dwelling guidance set out in the Local Planning Authority's SPG 3a 'Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', the proposed scheme is now considered to meet the 'Life Time Homes' guidelines and incorporates well proportioned rooms with generous hallways and bathrooms. The family sized ground level garden maisonettes could easily be adapted to satisfy current guidelines for fully wheelchair – accessible housing. All the flats would incorporate level access into their private external garden, terraces or balcony amenity spaces.

- 9.8 Within the supporting information submitted the agent outlined that the business has declined markedly in recent years and the owners seek to retire and redevelop the site as a new three storey residential flats that would be sympathetic and matching the neighbouring Victorian style residential dwellings. The proposed flats would also now accommodate a 2 x 3 bed family sized dwelling with rear garden amenity space.
- 9.9 Based on the information submitted the LPA accept that the commercial space in question has been actively marketed for 18 months with little interest, and as such accept an alternative use may be appropriate.

#### Design & form

- 10.0 The proposed building form on site is for a three storey terrace property that will be designed to a similar dimension with the adjoining terrace and the original properties on site. The proposed front elevation will be an exact replica of the adjoining terrace. The new development will be constructed of brick with slate tiles to match the existing terrace. The building will have white painted timber framed windows with decorative surround and will display the same features as the adjoining and neighbouring terrace properties; namely brick built, bay windows, a recessed doorway with a pediment features above the entrance, a Dutch gable roof.
- 10.1 This scheme respects the “consistency of form and detailing” of the adjoining and neighbouring terraces and its height and scale are positioned to align to the front building line of the adjoining Victorian residential terraces (no’s 278-304 Archway Road) and is set back from the existing tall rear brick boundary wall to preserve the privacy and amenity of the residents in Holmesdale Road. The street façade of the proposed new building constructed in brick will be recognizable and would echo the existing terraces on the street. In terms of the scale, form, proportions and appearance, the new building façade will have a gradual step down that would be consistent with the existing façade to follow the slope along Archway leading towards Holloway Road. The dominant rhythm of the paired full-height canted bay windows of the existing terrace is repeated, whilst the steeply – pitched roof form matches the existing and incorporates a ‘hip’ end, which is similar to the design at the north end of the terrace.
- 10.2 At ground floor level, hedging is set behind painted metal railings to screen the front garden area and the refuse/recycling containers.
- 10.3 All of the room and unit sizes are consistent with the floor space minima identified in SPG 3a ‘Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes’.

- 10.4 All entrances will have level access. The front door will have a clear opening width of 1m. The doors, lobbies and corridors are wide enough to allow wheelchair users to access all rooms.

Impact on Conservation Area

- 11.0 The application site in its present form with its heavy signage stating 'Archway Exhaust & Tyres' is heavily completely out of context with the overall general street scene formed of mainly three storey Victorian style residential dwellings. It is considered that the re-development of this site will bring several benefits. The reinstatement of these terrace properties will address the unsightly nature of this typical industrial style vehicle workshop, which is currently out of keeping with the visual character of the surrounding. The proposal will complete the terrace on Archway Road and will provide associated landscaping. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. As such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on the amenities/ privacy of adjoining occupiers.

- 11.1 The proposed buildings have been designed in such a way so not to have an adverse impact on neighbouring properties. It is not considered that the proposed development will have an impact on the level of daylight, sunlight on the adjoining neighbouring properties of no 278 & 272 Archway Road. The proposed re-development will follow the gradual step down height arrangement and would also flush with the building line of the existing properties on the street, therefore, maintaining and enhancing the relationship of the overall street scene.

Transportation/ Car Parking

- 11.2 The application site falls within a PTAL 3 area and is within walking distance of Highgate Tube Station and a number of different bus services. The application site fronts onto highway controlled by TfL. A response has been received from TfL, and has identified key issues stated within the Transportation consultation response. Further to the response from TfL the developer is minded to enter in to a S106 'Car free' agreement with the Local Authority in order to exempt future resident's eligibility for local permits.

Planning Obligations/Section 106

- 11.3 Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial

contributions towards a range of associated improvements immediately outside the boundary of the site.

- 11.4 In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £33,000.00.

#### Layout / standard & mix of residential accommodation

- 12.0 The proposed residential accommodation will consist of 7 self contained units, all to be located on the ground floor. The unit sizes will be as follows; for the 2 x ground floor three bed family units with rear garden, this will measure 72sq.m including 38sq.m of rear garden. The two bed units on the first floor measuring 63sq.m in size. The two bed units on the second floor will also consist of 63sq.m in size with small balconies to the rear measuring 12sq.m The 1 x two bed unit on the third floor will be 77sq.m in size. Therefore, this proposed internal room arrangements would meet the floor space requirements set out in SPD 'Housing' for 2 and 3 bedroom units.
- 12.1 All of the room sizes are consistent with the floor space minima outlined in Figure 8.1 of the Housing SPD. While the scheme provided a high number of 2 bedroom units, the mix is considered acceptable as the scheme would also accommodate 2 x 3 bed family size units on the ground.
- 12.2 At ground floor level the 3 bedroom family garden maisonettes incorporate compact semi-basement are, providing a bedroom and bathroom, with small light wells excavated from the gardens. All the upper floors incorporate either small terrace or balconies to the rear. The overall mix of the proposed scheme is for 2 x 3 bed maisonettes and 5 x 2 bed flats totalling to 7 units. It is considered that all of the flats and maisonettes are generously proportioned, with habitable room sizes in excess of the minimum floor areas set out in the guidelines.
- 12.3 As the proposal is below the 10 unit threshold, no affordable housing provision is required in this case.

#### Impact on Residential Amenity

- 12.4 The proposed scheme would be accommodated within the existing building envelope and all additional windows/openings would be in line with the adjoining properties on the street as the proposed site would not protrude beyond the building line of the existing properties. Furthermore, the proposed building height would be set lower than the adjoining property of 278 Archway Road, thus maintaining the natural step down rhythm of properties on the street. The proposed development would be in scale with the adjoining buildings, and in proportion to the average street width as defined by building

frontages on Archway Road. The proposed development is not considered to result in overlooking or loss of amenity to adjoining occupiers.

#### Transportation & Car Parking

- 13.0 The proposed development is located where the public transport accessibility level (PTAL 3) is high, with Highgate tube station within walking distance. The Council's transportation team consider that the majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. The site is also situated within a 'red route' stopping restriction zone to prevent car parking on Archway Road.
- 13.1 Taking into account the high PTAL rating for this site, and the fact that the 7 residential units are already 'car free', it is considered that the nature of this development is also suitable for a 'car-free' development. This will be secured by way of a Section 106 agreement and will prevent future occupiers from applying for residents parking permits under the terms of the relevant traffic management order.

#### Planning Obligations

- 14.0 In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £33,000.00.
- 14.1 As outlined above it is also requested that the residential unit are defined as 'car free' by Section 106 and that no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development". A contribution of £1,000.00 is sought towards the amendment of the TMO and an administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement.

#### **CONCLUSION**

- 15.0 Whilst the proposed scheme will involve the loss of a commercial space suitable for employment use which has been actively marketed for a period of over two years, the proposed conversion of this space to residential use is compatible with the use within the rest of the building and surrounding area. The associated changes to the design and layout of the building are considered sensitive to its surrounding and the character of the area and overall the proposal will provide adequate living accommodation.
- 15.1 As such the proposal is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards',



HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008). Given the above this application is recommended for APPROVAL.

## **HUMAN RIGHTS**

- 16.0 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.

## **EQUALITIES**

- 17.0 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.

## **CONCLUSION**

- 18.0 The current scheme for this site has been considered having regards to the previous refused decision and has addressed all the underlying principles in respect of the development of this site. The proposed building form will be an exact replica of the original properties with the exception of the dormer windows. The reinstatement of these terrace properties will address the unsightly nature of the site, in particular removing view of the single storey pitched workshop. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Highgate Conservation Area. The proposal will not give rise to significant loss of sunlight, daylight, outlook loss or privacy to neighbouring occupiers. Therefore, having regards to all other matters raised, this application is recommended for APPROVAL.
- 18.1 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG10 'Dwelling Mix', M10 'Parking for Development', CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2

'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'. For the reasons given above

## 19.0 RECOMMENDATIONS

### RECOMMENDATION 1

20.0 The Sub-Committee is recommended to RESOLVE as follows: (1) that planning permission be granted in accordance with planning application no. HGY/2011/2229, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £33,000.00 towards educational facilities within the Borough (£16,000.00 for primary and £17,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

(1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.3) the developer to pay an administration / monitoring cost of £1,000.00 in connection with this Section 106 agreement. This gives a total amount of £35,000.00.

### RECOMMENDATION 2

21.0 That in the absence of the Agreement referred to in the resolution above being completed by 30<sup>TH</sup> April 2012, planning application reference number HGY/2011/2229 is refused for the following reason:

21.1 In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'

RECOMMENDATION 3

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

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

RECOMMENDATION 4

23.0 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/2229 and the Applicant's drawing No.(s) pB1106:1-5 Incl. subject to the following conditions:

24.0 IMPLEMENTATION

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

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

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

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

EXTERNAL APPEARANCE / SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the new front boundary treatment, including landscaping, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such

approved detail and prior to the occupation of the residential units hereby approved.

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

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

## RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2011/2229

Subject to the following condition(s) pB1106:1-5 Incl

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

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

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

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

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

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

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

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

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

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

#### 6 Control of Construction Dust:

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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

### 26.0 Informative

- 1 Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
- 2 A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

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Planning Committee 20<sup>th</sup> February 2012

Item No.

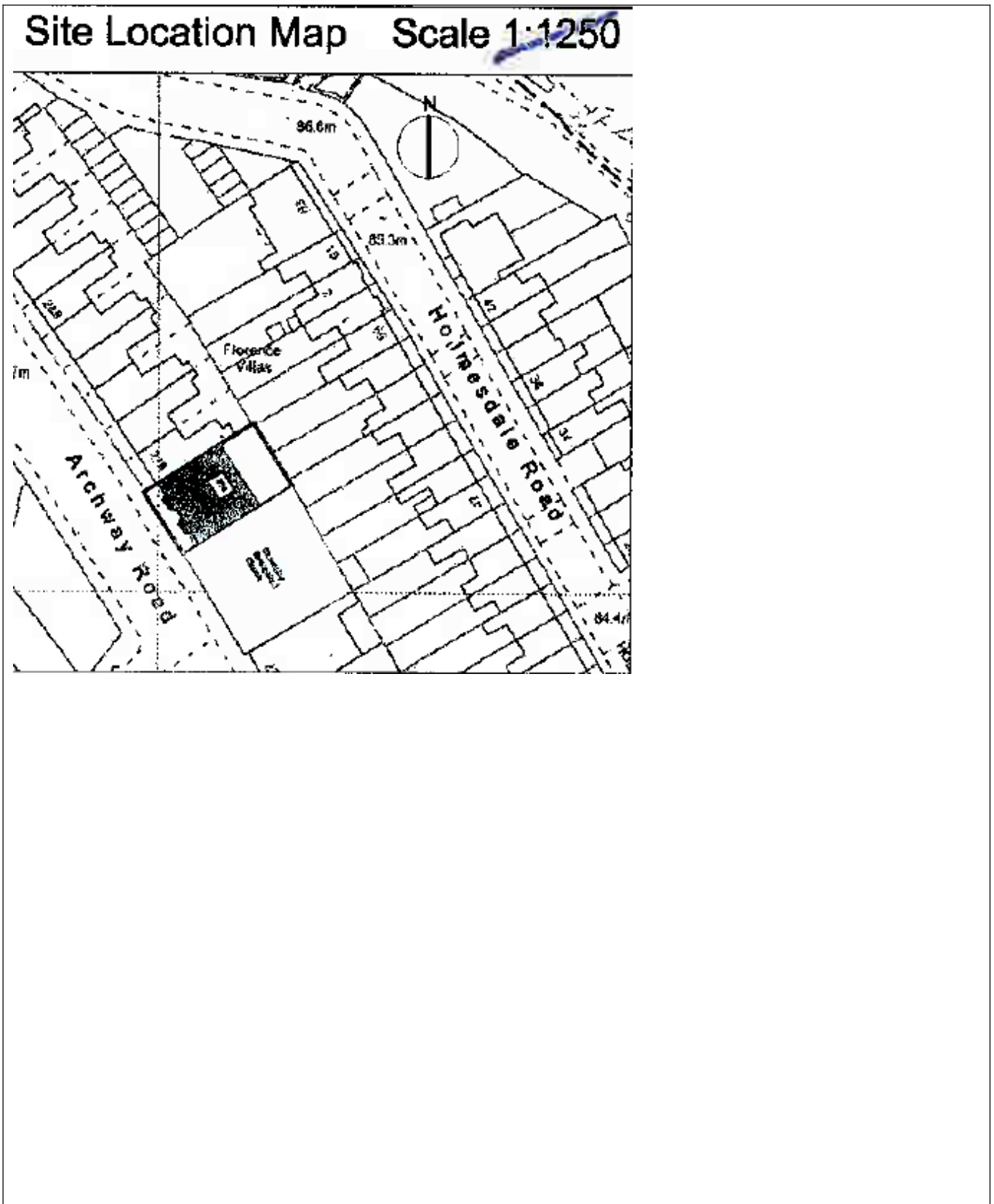
**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/2231	<b>Ward:</b> Highgate
<b>Address:</b> 274 Archway Road N6 5AU	
<b>Proposal:</b> Conservation Area Consent for demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear	
<b>Existing Use:</b> Car Repair	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr Modi Archway Exhausts Ex Tyres	
<b>Ownership:</b> Private	
<b>Date received:</b> 01/12/2011 <b>Last amended date:</b> N/A	
<b>Drawing number of plans:</b> pB1106:1-5 Incl.	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: C Road Conservation Area	
<b>RECOMMENDATION:</b> GRANT CONSERVATION AREA CONSENT subject to conditions	
<b>SUMMARY OF REPORT:</b>  This application is for conservation area consent for the demolition of existing workshop buildings and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear.  The proposed demolition of this existing building is acceptable given it is of no particular merit in itself and does not positively contribute to the character of the conservation area. The siting, design, form, detailing of the proposed building is also considered acceptable.  Overall the proposed development will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology'. Given the above this application is recommended for approval.	

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1.0 PROPOSED SITE PLAN



2.0 IMAGES



**Views from Archway Road**



**Views from**



**Indicative Front/ Street Elevation**



**Indicative Front/ Street Elevation**



### **3.0 SITE AND SURROUNDINGS**

- 3.1 The application property is a car repair garage (car tyre and exhaust business) located on the eastern side of Archway and comprises of two buildings. The original building located to the rear, which runs parallel to the road, has a pitched roof with storage space in the loft area, while the front building sits at right angles to the road with a gable facing Archway Road. There is a full width crossover and a forecourt to front of the site which provides some off-street car parking spaces for this business. The site slopes steeply downwards from the front to the rear, and the rear building has a blank rear brick wall nearly 4 storeys high. Behind the site are 3-storey (including lower ground floors) terrace houses on Holmesdale Road. The site backs directly on to nos. 55 and 57. Each house has habitable room windows in the end of the rear extensions facing the high boundary wall, with 15m deep rear gardens.
- 3.2 To the north of the site is a long uniform 3-storey terrace of houses with full height front bays and long 4-storey (due to the fall in the land) “outrigger” extensions, with about 5m between the extensions and the rear boundary. This terrace is called ‘Prestwood Mansions’ and is possibly named after the ‘Prestwood Cottage’ seen in this site on the 1875 Ordinance Survey Map. The terrace has canted bay on each floor and original front doors, most of which still have stained glass in them, and all the porches have original brightly coloured tiles up to waist height. These terraces were designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. Adjoining the site to the south is Cholmeley Evangelical Church, which has a relatively modern 2-storey frontage.
- 3.3 Archway Road is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road. Many of the properties along Archway Road and on the streets to the east and west of this arterial route have been converted into flats. The application site falls within the Archway Road Restricted Conversion Area. The application site is approximately 500m away from Highgate Tube Station.
- 3.4 The site also falls within the extensive Highgate Conservation Area; which is largely residential in character, with terraces of houses on streets to the west and east of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.

### **4.0 PROPOSAL**

- 4.1 This application seeks Conservation Area consent for demolition of the existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear. A separate application for full planning permission is simultaneously under assessment (HGY/2011/2229).

## 5.0 PLANNING HISTORY

### 5.1 Planning Application History

HGY/2006/2223 - Demolition of existing single storey garage building and erection of 3 storey building with rooms in roof comprising 1 x one bed and 6 x two bed self contained flats with associated parking – Refused 13/02/2007

HGY/2011/2229 - Demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear - PENDING

### 5.2 Planning Enforcement History

No history

## 6.0 RELEVANT PLANNING POLICY

### 6.1 National Planning Policy

Planning Policy Statement: 5 Planning for the Historic Environment

### 6.2 London Plan 2011

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.9 Heritage-led regeneration

### 6.3 Haringey Unitary Development Plan (2006)

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

### 6.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

## 7.0 CONSULTATION

6.1 As per application HGY/2011/2229

## 8.0 RESPONSES

7.1 As per application HGY/2011/2229

## 9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 9.1 The proposal is for the demolition of an existing workshop building on this site. The demolition would cause no harm to the character of the locality as the existing building is of no special merit and does not contribute positively to the character of the conservation area. Therefore the demolition of the building, provided the replacement development preserves the character of the Conservation Area, is deemed acceptable in principle.
- 9.2 The detail and design of the replacement building has been assessed under planning ref: HGY/2011/2229. Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirements of policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that Conservation Area Consent be GRANTED subject to conditions.

## 10.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's Drawing Numbers: pB1106:1-5 Incl.

Application Ref: HGY/2011/2231

Subject to the following conditions:

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

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

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

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

## REASONS FOR APPROVAL

The proposed demolition of this existing building is acceptable given it is of no particular merit in itself and does not positively contribute to the character of the conservation area. The siting, design, form, detailing of the proposed building is also considered acceptable. Overall the proposed development will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey

Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology'. Given the above this application is recommended for approval.



Planning Committee 20<sup>th</sup> February 2012

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/1833	<b>Ward:</b> Fortis Green
<b>Address:</b> Land at Gilson Place and Coppetts Road N10 1JP	
<b>Proposal:</b> Residential development comprising 2 x one bed flats, 31 x two bed flats, 2 x three bed houses and 4 x four bed houses, together with open space, parking and access	
<b>Existing Use:</b> Vacant	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Taylor Wimpey UK Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 05/10/2011	<b>Last amended date:</b> 22/12/2012
<b>Drawing number of plans:</b> 10/055/010B, 011B, 012B, 013B, 014B, 015B, 016B, 017A, 018, 019b, 020A, 021A, 022B, 023, 024. JBA11/80-01	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Road Network: B Road	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement	

**SUMMARY OF REPORT:**

The proposal is for the erection of a part 4 storey, part 3 storey block to accommodate 33 flats and a two-storey terrace with accommodation within the roof space to accommodate 6 houses; together with associated car parking and landscaping. Twelve of the units will be affordable housing, representing 40% of habitable rooms. This current application follows on from a number of applications for the site following the granting of planning permission for the redevelopment of the former Lynx Depot site. At the time of granting of planning permission for the former Lynx site in 2004 for 128 residential dwellings it was envisaged that this part of the site was to be redeveloped for commercial use. Bearing in mind the site's location and positioning next to residential properties and marketing of the site an alternative use is considered acceptable. The design and layout of the building are considered sensitive to the building, its surrounding and character of the area, and all the unit and room sizes consistent with the Council's floorspace minima. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers. This application is therefore recommended for APPROVAL, subject to conditions, and subject to a S106 Agreement.

**1. SITE AND SURROUNDINGS**

- 1.1 The application site is 0.35 hectares in size and is located on the western side of Coppetts Road in between a recently completed residential scheme (known as Gilson Place) and a narrow access route which provides access to Muswell Hill Playing Fields. There is a small terrace of residential properties immediately to the south of this site (Nos 135 – 141 Coppetts Road) as well as a sports pavilion and educational facility. The site is located in the very northern extremity of the Borough.
- 1.2 In 2005 planning permission was granted for the demolition of the former Lynx Depot buildings (which form part of the site in question) and for the construction of a new residential development comprising of 128 residential units with the retention of part of the land for employment purposes.

**2. PROPOSAL**

- 2.1 The proposal is for the erection of a part 4 storey, part 3 storey block to accommodate 33 flats and a two-storey terrace with accommodation within the roof space to accommodate 6 houses; together with associated car parking and landscaping. The scheme will comprise of 2 x one bed flats, 31 x two bed flats, 2 x three bed houses and 2 x four bed houses. Twelve of the units will be affordable housing, representing 40% of habitable rooms.

- 2.2 The existing estate road will provide access to these proposed new units as well as to the existing houses and flats in Gilson Place. The scheme will provide 39 parking spaces of which 9 will be located outside the terrace houses. Cycle provision of 1 per 1 or 2 bedroom dwelling, and 2 for dwellings of 3 or more bedrooms will be provided, equating to 45 spaces in total.
- 2.3 The scheme has been amended slightly from that submitted to incorporate the following changes, namely by:
- Reducing the height of the terrace of houses (plots 34 to 39);
  - Setting the terrace forward to increase the length of the rear gardens of the houses;
  - Introducing a footpath across the Coppetts Road frontage;
  - Simplifying the relationship between the entrance to the block containing units 20 to 25 and the refuse storage arrangements.

### **3. PLANNING HISTORY**

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

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

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

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

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

HGY/2011/1624- Application for a new planning permission to replace an extant planning permission HGY/2008/1484 for erection of new part four storey, part three storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas – Approved 14/12/2011

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

4.1 National Planning Policy

PPS 1: Delivering Sustainable Development  
PPS 3: Housing  
PPS4: Planning for Sustainable Economic Growth  
PPG13: Transport  
PPG17: Planning for Open space, Sport and Recreation  
PPG22: Renewable Energy

4.2 London Plan

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 3.9 Mixed and balanced communities  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.7 Renewable energy

4.3 Unitary Development Plan (2006)

Policy G1 Environment  
Policy G3 Housing Supply  
Policy UD1 Planning Statement  
Policy UD2 Sustainable Design & Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy UD8 Planning Obligations  
Policy ENV11 Contaminated Land  
Policy HSG1 New Housing Development  
Policy HSG4 Affordable Housing  
Policy HSG9 Density Standards  
Policy HSG10 Dwelling Mix  
Policy EMP4 Non Employment Uses  
Policy EMP5 Promoting Employment Uses  
Policy ENV13 Sustainable Waste Management  
Policy M4 Pedestrian and Cyclists  
Policy M5 Protection, Improvement and Creation of Pedestrian and  
Cycle Routes  
Policy M10 Parking for Development

4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements

SPD Housing – containing advice on “Privacy/Overlooking Aspect/Outlook and Daylight/Sunlight”  
 SPG5 Safety by Design  
 SPG7a Vehicle and Pedestrian Movement  
 SPG8c Environmental Performance  
 SPG9 Sustainability Statement – Including Checklist  
 SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
 SPG10b Affordable Housing  
 SPG10c Educational Needs Generated by New Housing

4.5 Other

Mayor of London ‘London Housing Design Guide’ 2010  
 Haringey ‘Draft Supplementary Planning Document on Sustainable Design and Construction’  
 Haringey ‘Open Space and Recreation Standards SPD’

5. **PRE-APPLICATION CONSULTATION**

Prior to the submission of the planning application a range of pre-application discussions and meetings took place; namely:

- Pre-application Meeting with Planning & Design Officers – 14<sup>th</sup> December 2010; (Note Attached in Appendix A)
- The Haringey Design Panel - 12th May 2011 (Note attached in Appendix B)

5. **CONSULTATION**

<b>Internal</b>	<b>External</b>
Ward Councillors Transportation Team Housing Building Control Legal Services Cleansing Waste Management	London Borough of Barnet Crouch End Vampires Football Club, Coppetts Road, N10  <u>Amenity Groups</u> Muswell Hill & Fortis Green Residents Association  <u>Local Residents</u>  133, 135 – 141 Coppetts Road, N10 1 – 10 Strawberry Terrace, Coppetts Road, N10 Greenfield School, Coppetts Road, N10

	137 Coppetts Road, N10 No's 8 23 (c) Gibson Place N10 1AF No's 107-117 (c), 118 & 119 Gibson Place. N10 1BF No's 79 98 (c) Gibson Place. N10 1BF
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## 6. RESPONSES

### London Fire & Emergency Planning Authority

6.1 The Brigade is satisfied with the proposal.

### Environmental Heath

6.2 The geo-environmental assessment letter accompanying the planning application does not consider residential gardens, bullet point three, section 8.1. It is noted that previous site investigation reports for this site are referenced, but not reproduced. In private garden areas remedial measures must be more stringent than those proposed in the letter accompanying this planning application. Condition X as outlined below is therefore imposed.

### Waste Management

6.3 2x 3 bedroom houses will each require standard kerbside collection full sets (size of refuse bin 240 litre) 4x 4 bedroom houses will each require standard kerbside collection full sets (size of refuse bin 360 litre)

6.4 Bin enclosure 1 - The application shows that the managing agents will transfer bins from the 6 households of 3 and 4 bedroom houses to bin enclosure 1 prior to day of waste collection. Waste collections start from 06:00 hours and the bins will need to be in the storage area as agreed prior to collections. Bulk waste containers must be located no further than 10 metres from the point of collection. The route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

6.5 Bin enclosure 2 – The applications shows that 4x 1100 bins will be stored in this enclosure but does not show the distance involved to the point of collection. Bulk waste containers must be located no further than 10 metres from the point of collection. The route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and

surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

Thames Water

- 6.6 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.
- 6.7 Water Comments: On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.
- 6.8 Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

London Borough of Barnet

- 6.9 Raise No Objection

Cllr Newton

- 6.10 "As one of the local ward councillors I am writing to register my support for residents of 135, 137, 139 and -141 Coppetts Road and the comprehensive objections and comments regarding this application that they have already been submitted to Haringey Planning Department. In particular I am objecting regarding heights and overlooking that will have a significant adverse impact on the residential amenity of 135-141 Coppetts Road and would request that any buildings along the boundary wall alongside the access road to Muswell Hill Playing Fields should be restricted to 2 storeys at the same height as the neighbouring 1 & 2 Gilson Place. Buildings should

also be placed further within the site and away from the boundary wall. In addition, I agree with the residents concerns over any potential change to current site levels that could lead to increase in height of buildings and would support their requested condition that the current ground site levels be retained. Previous applications for this site have been refused on grounds of the adverse impact on the surrounding residents and I request that this application is refused on similar grounds and that the applicants submit a new application that takes full consideration of the objections and solutions put forward by residents of 135-141 Coppetts Road.”

Muswell Hill & Fortis Green residents Association

- 6.11 Object to this proposed development because of the height of the buildings overlooking 135- 141 Coppett's Road. The drawing showing the South- West Elevation looking North- East shows the scale of the new development in relation to the existing houses and the proximity of the development. The adverse effect on the the amenity of the residents in these properties is unacceptable and I therefore urge the council to refuse this application .

Transportation

- 6.12 The proposed site is in an area with a low public transport accessibility level. A site visit conducted on the 01/11/2011 observed that although the site is within walking distance to the number 234' bus route which offers some 6 buses per hour between East Finchley station and Barnet and the Colney Hatch Lane bus corridor which provides some 48 buses (two-way) per hour for frequent bus connections to Highgate tube station; the pedestrian facilities are poor and will require improvement in order to facilitate the residents to use sustainable modes of transport for their journeys to and from the proposed development.
- 6.13 Access: The development will be accessed via the existing access on Coppetts Road, at the time of the site visit , it was however observed that there were vehicles travelling at high speed along this section of Coppetts Road where there are not traffic calming measures to restrict the speed of vehicles approaching the proposed site access.
- 6.14 Trip Generation: We have examined the applicant transport assessment and have, consider the sites used from the TRAVL trip prediction database to be a fair representation of the proposed site. Our review and analysis of the applicants trip prediction based on the following sites: Longfield Avenue NW7, Osier Crescent N10, Tysoe Avenue EN3 and Yates Close NW10, concludes that the proposed residential development of some 39 units will generate an estimated combined in out movement of 21 vehicles in the AM peak and 18 vehicles in the PM. We have therefore agreed that this development



proposal will generate a combined in out flow of some 169 vehicles in a 12 hour period between 07:00 hours and 19:00 hours.

- 6.15 Car parking: The applicant has proposed providing 39 car parking spaces, which is in line with the Councils adopted UDP parking standards and the 2011 London Plan considering the location of the site and the existing parking conditions. However the applicant has not provide and electric car charging point a required by the London plan, we will therefore require the developer to ensure that 20 percent of all spaces provided must be for electric vehicles with an additional 20 percent passive provision for electric vehicles in the future. In addition the applicant has not provided any disable car parking spaces. The Councils parking standard requires the applicant to ensure that 5 percent (2 spaces) of the proposed 39 car parking spaces are disable parking spaces. The applicant has also proposed providing 45 cycle paring spaces which is inline with the 2011 London Plan and the Councils 2006 adopted UDP.
- 6.16 Servicing and refuse: The applicant proposes that the management company will move the refuse bins onto the external access road on a refuse collection day and return the bins after collection. This means that the bin trucks will not need to collect refuse from the site. We are concerned that the bins will block the footways which are only some 2.5m wide and currently facilitate half up parking. We will therefore require the applicant to provide serving deliver management plan including details on the storage of refuse for collection on a refuse collection day.
- 6.17 Travel Plan and Travel by sustainable modes of Transport: The applicant has not submitted an outlined travel plan with the transport assessment in line with the Council adopted UDP, TfL Best Practice Guidance for Transport assessment and Travel Plan Guidance. Hence, we will require the applicant to submit a Travel Plan. The Travel Plan must include measures to reduce the number of trips by car, such as car Clubs and provide the first year membership for free to all resident of the proposed development. Consequently, the highway and transportation authority would only support this applicant subject to the following conditions:

1. The applicant agrees to enter in to a S.106 agreement to contribute £110,000 (one hundred and ten thousand pound towards providing highways improvement measures to facility sustainable travel to and from the proposed development.

Reason: To promote travel by Sustainable modes of transport.

2. The applicant agrees to provide a travel plan inline with TfL travel guidance and must complywith the TFL ATTrBuTE, the Travel Plan must be secured by the S.106 agreement

Reason: To promote travel by Sustainable modes of transport.

3. The applicant must submit a servicing and deliver plan as least 3 months before the development is occupied.

Reason: To ensure that the development proposal can be adequately serviced.

4. The applicant must provide a least 2 disable parking space in line with the Councils adopted UDP.

Reason: To ensure that the development proposal complies with the 2006 adopted UDP.

5. The applicant must ensure that that 20 percent of all spaces provided must be for electric vehicles with an additional 20 percent passive provision for electric vehicles in the future.

Reason: To promote travel by Sustainable modes of transport.

6. At least 6 months prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours.

7. Reason: To minimise vehicular conflict at this location.

#### Local Residents

6.18 Letters of objection/concern have been received from the residents of the following properties: No's 137, 139 Coppetts Road, No's 8, 25, 26, 110, 117 Gilson Place, 265 Osier Crescent (including a joint letter from residents of No's 135, 137, 139, 141 Coppetts Road) and are summarised as follows:

- A change of planning permission to residential would make the original permission dubious;
- Area needs more work space;
- Previous scheme only allowed when building along the south eastern boundary has been reduced to single storey to respect the residential building at 141-135 Coppetts Road;
- The properties should not be higher than single storey close to our houses rising to 2 storey further up the boundary to the entrance;
- Overdevelopment of the area – over subscription in schools;
- Not enough 1 & 3 bedroom units;

- Proposed houses will loom over neighbouring houses and gardens blocking sunlight;
- Overlooking issues;
- loss of amenity;
- Proposed terrace block will look ugly and out of character;
- Current residential estate lacks adequate parking facilities (noticeable during weekday evenings/nights and weekend);
- A change in planning permission from business/offices to residential would further exacerbate an already dangerous situation;
- Inadequate parking for visitors;

#### Comments on Amended plans

- A reduction of 400mm to the terrace block is inconsequential and does not address the concerns raised;
- Existing employment land permission is for much lower single storey block in the vicinity of our neighbouring houses;

The resident of No 309 Oscier Crescent does not object to the proposal so long as:

- enough school places, doctor's surgeries , dentists are provided;
- traffic congestion at the small roundabout and along Coppetts road and Trott Lane is considered.

## 7. ANALYSIS / ASSESSMENT OF THE APPLICATION

### Background

- 7.1 This current application follows on from a number of applications for the site following the granting of planning permission for the redevelopment of the former Lynx Depot site. At the time of granting of planning permission for the former Lynx site in 2004 for 128 residential dwellings it was envisaged that this part of the site was to be redeveloped for commercial use. The original concept for this part of the former Lynx Depot when set aside for employment use was that it would be developed by an estate of single storey light industrial / warehousing units. The S106 agreement accompanying the application for the broader redevelopment of the site referred to this part of the site as "Commercial Land", and Schedule B of the agreement contained a obligations to secure the promotion of employment development (within Use Classes B1 or B8 of the Use Classes Order).
- 7.2 Planning application ref: HGY/2008/1484 was approved in September 2008 for the erection of a new part 4 storey, part 3 storey and single

storey office buildings with ancillary parking, secure cycle storage and circulation areas. Planning application ref: HGY/2009/0963, while similar to this approved scheme was refused permission on concerns about the increase in bulk and form along the North West (Estate Road) Elevation and the partial infilling of the space in the central car park courtyard.

- 7.3 It was considered that the additional form and bulk of the proposed development relative to the previously approved scheme would by virtue of its siting represent a cramped form of development which would be detrimental to the form, pattern, layout and quality of the business/ employment accommodation and would represent an overdevelopment of this site. In addition the proposal would also be poorly related to the design and layout of this new estate and detrimental to the visual and residential amenities of nearby residents.
- 7.4 A application (current application is in effect a renewal of the existing 2008 consent for a the erection of new part 4 storey, part 3 storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas. The floor area of the development was reduced from an earlier refused scheme in 2008 (HGY/2008/0112) which proposed a development 4400sqm in floor area.
- 7.5 The area of the former Lynx Deopot to which the application relates to was set aside for future employment use when planning permission for a Wimpey Homes development (HGY/2004/1943) was approved in 2004. One of the key issues that arose in the processing of this application was the height of the proposed buildings and the potential impact that they could have on the amenity of the residential terrace located at 135 – 141 Coppetts Road.
- 7.6 The main issues in regards to this application are considered to be (1) the principle of a residential use/ change of use, (2) layout and design, (3) standard and mix of accommodation, (4) affordable housing, (5) impact on the amenity of adjoining occupiers (6) transportation/ car parking and (7) planning obligations.

#### Principle of Residential Use/ Change of Use

- 7.7 The very first issue in considering an application of this nature is the loss of the employment use. While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

- 7.8 As outlined above the S106 Agreement in association with the application approved in 2005 sought to keep this part of the broader Lynx site for employment/ commercial use. As also outlined above planning permission (ref: HGY/2008/1484) was approved in September 2008 for the erection of a new part 4 storey, part 3 storey and single storey office buildings with ancillary parking, secure cycle storage and circulation areas. This permission was sought by Safeland Plc, a developer of commercial property, who secured consent for 18 small B1 units in 4 blocks of up to 4-storeys, totalling 3,456sqm.
- 7.9 Safeland have undertaken a marketing exercise in connection with this piece of land. This has involved instructions with a number of agency's - Paul Simon Seaton Commercial (PSSC), a leading north London Commercial Property agency, jointly with Claridges Commercial, Goldschmidt and Howland, Abacus Estates, Michael Berman and Martyn Gerard's. The site was promoted on a number of commercial property marketing websites, including propertymall.com; Estates Gazette Interactive; North London Ltd; Focus and Propex. The commercial development opportunity was also circulated via the Estate Agents
- 7.10 The applicant has indicated that despite active and continuous marketing for some 3,, years, from December 2007 to summer 2011, no positive interest was forthcoming to lead to a sale of the site for commercial development
- 7.11 Officers recognise the site is in an isolated location with a low PTAL rating next to residential properties. The LPA accept that the introduction of certain uses (in particular B8 uses storage and distribution uses – i.e. self storage facilities, depots etc) would present difficulties in terms of residential amenity and transport grounds in the short, medium and long term. The creation of B1 office accommodation on this site is also seen to be problematic given the location of the site. PPS6 Planning for Town Centres (2005) requires office development as far as possible to be focused in office centres.
- 7.12 Modification of the existing S106/ obligation removing the prohibition on development for purposes other than B1 or B8, contained in

paragraph 1 of Schedule B of the Agreement dated 15 December 2005, will be required enable the approval of such an application.

- 7.13 In view of the constraints associated with this site in terms of its location and accessibility and limited market demand for the commercial development of the land, residential development is considered to be acceptable and consistent with national, London-wide and local policy.

#### Layout & Design

- 7.14 The proposed scheme will consist of two blocks; the larger of which will be a part three and a part four storey L-shaped block; located along the frontage of the site and wrapping around the western side of the site parallel to the access road. The other block will be a terrace of two-storey terrace houses with accommodation within the roofspace located near the eastern boundary of the site parallel to the access route which runs along the eastern boundary of the site.
- 7.15 The block fronting onto Coppetts Road will be three stories in height increasing in height as it turns the corner along the access road. While concerns have been raised about the height of this block, its scale and mass responds accordingly to the transition in height between the existing terraced houses (135-141) and the existing apartment block on the other side of the access road to Gilson Place.
- 7.16 The terrace of six houses will be sited 7.8m away from the boundary with the eastern boundary (access route which provide access to Muswell Hill Playing Fields). This terrace will sit further forward in comparison to the block approved in the 2008 scheme for the site (a single storey block with accommodation within the roofspace).
- 7.17 The scheme is laid with a central space for parking for cars. The scheme will also include improvements to the existing access road by providing parking bays and trees planting along this route. The scheme will have a small landscaped area which will act as a small focal point. This space will incorporate a raised brick planter and in part a resin bound aggregate surface.
- 7.18 The architectural treatment of the L shaped block will be similar to that of the existing blocks within Gilson Place while the terrace block will be of a different design to introduce a element of variety to the scheme. A comprehensive palette of materials, including brick, render, steel balustrades and artificial slate will be used. The blocks will be faced in brickwork (i.e. Terca Warnham Red/Orange and soft Terracotta Red for brick detailing). The roofing material will be concrete interlocking tile in dark grey with contrasting terracotta ridge tiles for the apartment block with red/brown concrete plain tiles for the terrace houses. The elevations will also incorporate render

(monocouche cream), UPVC double glazed windows & soffits, black half round guttering, powder coated balconies and cills and headers in reconstituted stone.

- 7.19 A landscaping design has been submitted with the application providing details of the soft and hard landscaping. There will be a variety of different surface materials to differentiate between the different surface uses. By specifying materials with contrasting qualities such as textured 'Silver-Grey' slabs and smooth 'Burnt Ochra' blocks, then a clear distinction between private footpaths and vehicular routes will be created.
- 7.20 The insufficient set back of buildings from the back edge of pavements and lack of soft landscaping is noted in respect of the existing Gilson Place development. The scheme therefore seeks to create a stronger street with tree planning and hedges. Tree, hedge and shrub planting will also be used in the central courtyard area to mitigate its hard landscaped areas. The variety of texture, form and colour to the hard surfacing and planting will give quality to the scheme.
- 7.21 A plan showing the details of the siting of refuse and recycling bin enclosure and collection points are shown on Drawing No. 10/055/23A and are considered to be acceptable.
- 7.22 Overall the layout and design of the proposed scheme is considered acceptable in the context of the adjoining residential development.

### Trees & Ecology

- 7.23 In terms of the impact of the proposal development on tree none of the proposed buildings will require removal of the existing protected trees along the Coppetts Road frontage of the site. The creation of footpaths to the front of the new building would be within the root protection areas of existing trees, but these works can be satisfactorily undertaken without detriment to the trees. The tree survey and report submitted (prepared by James Blake Associates) has recommended that several poor quality trees should be removed for good arboricultural reasons, which would provide opportunities for beneficial new planting, enhancing the Coppetts Road site frontage.
- 7.24 An ecological survey undertaken prior to the approval of the existing development concluded that no evidence of any protected species were to be found within the site. The application site does not contain any feature that could be expected to provide habitat for protected species.

### Standard & Mix of Accommodation

- 7.25 The size, distribution and tenure composition of the dwellings proposed are outlined in the table below.

	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	% Hab Rooms
Market Units	2	25	-	-	27	79	60.3
Affordable Units	-	6	2	4	12	52	39.7
<b>TOTAL</b>	<b>2</b>	<b>31</b>	<b>2</b>	<b>4</b>	<b>39</b>	<b>131</b>	<b>100.0</b>

- 7.26 All units are designed with level thresholds and are designed to be easily adaptable for residents who are wheelchair users. Lifetime Homes Criteria are applied in line with the requirements of the London Housing Design Guide.
- 7.27 The site has an area of 0.35 hectares. This residential element of the proposal will have a habitable room density of 328 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200-700 habitable rooms per hectares. In terms of the London Plan (2011), the plan categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to be an area characterised by terrace houses and blocks of flats and as such at PTAL of 200-450 HRH is considered acceptable.
- 7.28 The scheme will comprise of 2 x one bed flats, 31 x two bed flats, 2 x three bed houses and 2 x four bed houses. It is recognised that the scheme provides a very high proportion of 2 bedroom units and that more one bedroom units should be provided. However, it is recognised that the provision of more one bedroom units could increase the overall number of units which in turn would require more parking spaces on site.
- 7.29 On balance given the constraints of the site and the difficulty in accommodating more 3 bedroom units within the residential block, given the floor plan and stacking arrangement, the mix of units is considered to be acceptable.

#### Affordable Housing

- 7.30 In line with London Plan and the Council's UDP policies a proportion of affordable housing is required to be provided on site to meet the borough target of 50%. The London Plan seeks to achieve a range of types of affordable housing and an appropriate balance between social and intermediate housing, to meet a London wide objective of 65% social housing and 35% intermediate housing.
- 7.31 As per the consent issued in 2005 for the adjoining residential site, a similar proportion of affordable housing (40% of habitable rooms) will



be secured. The level of provision is very similar to that secured in a scheme (LPA Ref: HGY/2008/2196) for a nearby site (Coppetts Wood Hospital site). The terrace of 6 units will be social rented unit while 5 units within a wing of the main block will be intermediate housing and one social rent. On balance the proposal is considered to be an acceptable balance and to be in accordance with the requirements of policy HSG4.

#### Impact on Residential Amenity

- 7.32 The layout of the proposed scheme and the heights of block have been designed to sensitive to the amenities of adjoining residents, in particular those at No's 135 – 141 Coppetts Road. As outlined above the terrace of six houses will sit further into the site (7.8m), in comparison to the block approved in the 2008 scheme for a single storey block with mansard roof, containing accommodation within the roofspace.
- 7.33 The terrace of six houses will sit at a lower ground level in comparison to the level of the access road which separates the application site and the houses at 135 – 141 Coppetts Road. The ridge height of the terrace of houses has been reduced by 400mm and the terrace has been pulled marginally further into the site.
- 7.34 The position and siting of the terrace will not adversely affect the residential and visual amenities to the resident of No's 135 – 141 Coppetts Road. The roof slights on the rear roof slope of these properties will be above eye level and therefore will not lead to overlooking. While there will be 12 windows along the rear elevation of the new terrace (8 serving bedrooms and 4 bathrooms, these windows will be at a lower level to those on the back of No 135 – 141 Coppetts Road. This difference of levels, coupled with the distance apart and the angle at which these terrace blocks will sit mean that the scheme will not lead to adverse overlooking. It is important to point out that the positioning of terraces properties in this manner is common in suburban areas of this nature.
- 7.35 The other larger block of the development is considered to be located sufficiently away from the nearest residential dwellings not give rise to adverse impacts on their residential and visual amenities.

#### Transportation & Car Parking

- 7.36 In accordance with the requirements of SPG7c a Transport Assessment has been prepared by David Tucker Associates and submitted with this application. The assessment provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the

accessibility of the site. The site has a low Public Transport Accessibility Level (PTAL) rating (PTAL2).

- 7.37 A TRAVL assessment indicates that the site will generate 21 and 18 two-day vehicle trips in the AM and PM peak periods respectively. During the 12 hour period a total of 169 two-way vehicle trips are estimated to access and egress the site. This trip generation would not give rise to issues or capacity or congestion on the road network.
- 7.38 The level of parking proposed in association with the proposed is considered to be acceptable. As noted above the scheme will provide 39 parking space of which 9 will be located outside the terrace houses. Two additional spaces will be provided along the access route into the site. As noted in the comments from Transportation electric car charging point a required by the London Plan and as such 5 electric vehicles spaces would be required. In addition 2 disable parking space in line with the Councils adopted UDP will be required. Cycle provision of 1 per 1 or 2 bedroom dwelling, and 2 for dwellings of 3 or more bedrooms will be provided, equating to 45 spaces. The arrangements for access by refuse collection and other service vehicles are considered satisfactory.
- 7.39 This application will be subject to a S106 agreement to secure measures towards providing highways improvement measures to facilitate sustainable travel to and from the proposed development. It is recognised that the upgrading of pedestrian footpaths in the vicinity of the site as well as works to upgrade the mini-roundabout at the junction of Coppetts Road and Trott Road are needed. In addition the application will be required to provide a travel plan inline with TFL travel guidance and to comply with the TFL ATTrBuTE. It is identified that the Travel Plan must include measures such as car club provision.
- 7.40 Overall the proposed development is considered acceptable in highway and transportation terms.

#### Sustainability & Renewable Energy

- 7.40 In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development has been undertaken, to show how a target reduction of 20% in carbon emission can be achieved based on current Building Regulations minimum construction requirements. A number of potential renewable technologies were considered namely wind, photovoltaics, solar hot water systems, biomass heating, and power, ground sourced heating and ground sourced cooling.
- 7.41 PV panels are the most efficient and cost effective method of renewable energy for this development .Sufficient roof space has been

allocated for the PV panels required, as shown on the scheme drawings.

- 7.42 The development will be designed to meet Level 4 of the Code for Sustainable Homes, with attention paid to minimising energy and resource consumption, both during construction and in occupation.

#### Planning Obligations

- 7.43 In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £178,000.00 (primary - £86,000.00 towards & secondary £92,000.00).

- 7.44 As outlined above a 40% of habitable rooms) will be secured as affordable units; made up of the following:

- • 5 x 2 bedroom Shared Ownership apartments;
- • 1 x 2 bedroom Affordable Rented apartment;
- • 2 x 3 bedroom Affordable Rented houses;
- • 4 x 4 bedroom Affordable Rented houses.

- 7.45 The S106 agreement will require a Travel Plan to be submitted prior to commencement of development. This plan will secure a contribution of £110,000.00 towards measures towards providing highways improvement measures to facilitate sustainable travel to and from the proposed development. The applicant is also required to submit and agree a Travel Plan prior to the commencement of the development, prepared in line with TFL travel guidance and TO comply with the TFL ATTrBuTE;

- 7.46 As outlined in the report above the Schedule B of the current S106 agreement dated 15 December 2005 (entered into between Lynx Express Ltd, George Wimpey North London Ltd and the Council) will need to be varied, specifically the matter relating to 'Commercial Land'.

## **8. RECOMMENDATION**

### RECOMMENDATION 1

9.1 The Sub-Committee is recommended to RESOLVE as follows:  
(1) That planning permission be granted in accordance with planning application no. HGY/2011/1833, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the

Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £175,000.00 towards educational facilities within the Borough (£86,000.00 for primary and £92,000.00 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

(1.2) The identified 5 residential units to be provided as affordable intermediate housing and the identified 6 residential units to be provides as affordable social hosing and retained in perpetuity as such;

(1.3) A contribution of £110,000.00 is being sought for a range of highway improvement measures to facilitate sustainable travel to and from the site;

(1.4) To submit and agree a Travel Plan prior to the commencement of the development, prepared in line with TFL travel guidance and TO comply with the TFL ATTrBuTE;

1.5) Schedule B of the Agreement dated 15 December 2005, entered into between Lynx Express Ltd, George Wimpey North London Ltd and the Mayor and Burgesses of the London Borough of Haringey (relating to the "Commercial Land"), shall cease to have effect

(1.6) The developer to pay a administration / monitoring cost of £5,000.00 in connection with this Section 106 agreement. This gives a total amount of £291,000.00.

## RECOMMENDATION 2

9.2 That in the absence of the Agreement referred to in the resolution above being completed by 30<sup>th</sup> April 2012, planning application reference number HGY/2011/1833 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education facilities and contributions towards improvements to the site's junction with Watsons Road/ Ringslade Road and highway safety measures along Watsons Road the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

### RECOMMENDATION 3

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

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

### RECOMMENDATION 4

9.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2011/1833 and the Applicant's drawing No's 10/055/010B, 011B, 012B, 013B, 014B, 015B, 016B, 017A, 018, 019b, 020A, 021A, 022B, 023, 024. JBA11/80-01.

### IMPLEMENTATION

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

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

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

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

### EXTERNAL APPEARANCE & SITE LAYOUT

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

accordance with the requirements of the Local Planning Authority.

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

4. The hard landscaping shall be completed before the premises are first occupied. The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

5. Before the development hereby permitted is fully occupied the 39 parking spaces shown on the approved drawings, including at least 2 disable parking space, shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with this approved residential development.

Reason: To ensure that parking is provided in accordance with the Council's standards, in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

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

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

7. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties

TREE PROTECTION

8. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement. Reason: To safeguard the health of existing trees which represent an important amenity feature.
9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

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

#### ENERGY EFFICIENCY / SUSTAINABILITY

10. A supporting statement shall be submitted demonstrating consistency with the submitted Energy Assessment including details of the siting of the photovoltaics panels to be approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approval given by the Local Planning Authority. Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.
11. Details of electric vehicle charging points to be provided for the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. Reason: In order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

#### CONSTRUCTION

12. Before development commences other than for investigative work:
  - a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

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

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

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

Reason: To minimise vehicular conflict at this location.

#### PERMITTED DEVELOPMENT

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order



2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 of that Order shall be carried out on site

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

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

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

#### REASON FOR APPROVAL

The proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the residential block and terrace are considered sensitive to its surrounding and character of the area. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).

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

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

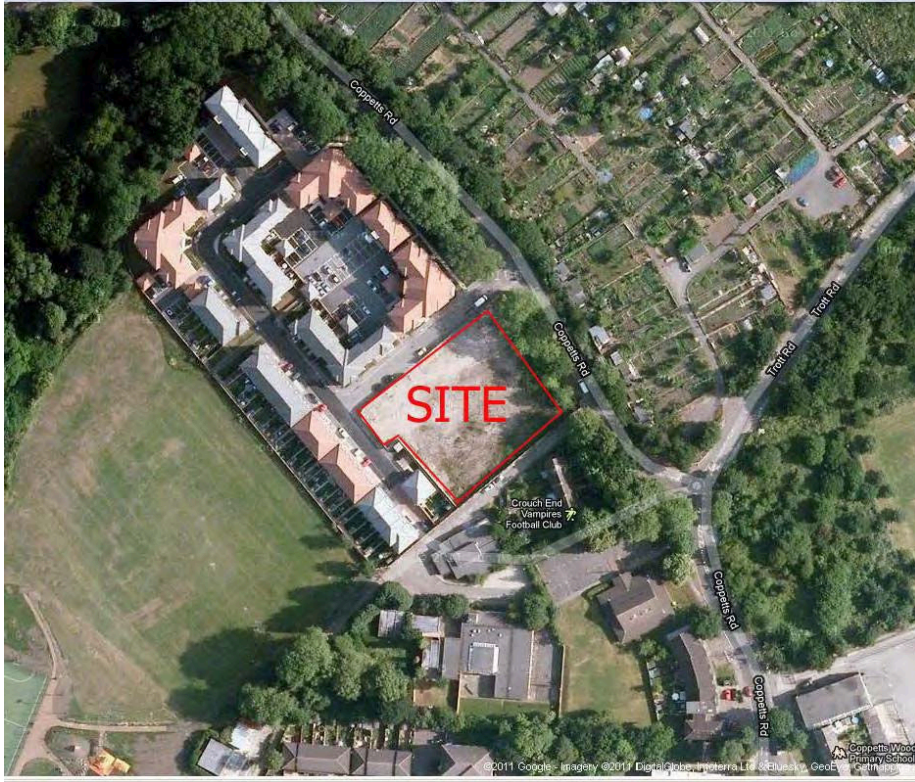


Image 1: Application Site



Drawing 1: Proposed Site Layout



**Drawing 2: Indicative elevations**



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



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



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



## Haringey Design Panel no. 27

Thursday 12<sup>th</sup> May 2011

### ATTENDANCE

#### Panel

Stephen Davy  
Michael Hammerson  
David Kells

#### Observers

Cllr. John Bevan.....Design Champion & Cabinet Member for  
Housing, Haringey Council (introduction)  
Richard Truscott (Facilitator) .....Haringey Council  
Mortimer MacSweeney .....Haringey Council

**The following schemes were considered by the Panel:**

#### 1) Presentation of proposals for housing at Coppetts Road, N10

Chris Way.....Architectus - architects  
Oliver Dyson.....Taylor Wimpey - project managers  
Bill Beyzade .....Taylor Wimpey

#### 2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6

Paul White .....Buckley Gray Yeoman - architects  
Laura O'Hagan.....Buckley Gray Yeoman  
Grace Liu .....Rolfe Judd - planning consultants

### Before - Panel Format & Terms of Reference:

Councillor Bevan opened the meeting with an introduction and to pass on his and the Council's thanks for the ongoing work and commitment of the panel; which he wanted to reiterate was highly valued. Haringey Council want to raise the standards of design of all new buildings, and particularly of housing, Cllr. Bevan's area of Cabinet responsibility. The Design Panel is a key tool to achieve this.

Cllr. Bevan also looked forward to the panel assisting in the next Haringey Design Awards. Richard Truscott then added that the awards were now being planned, to be later this year 3 years after the last and 6 after the previous first ever awards and that he hoped to use the panel once again as judges for the awards.

## 1) Presentation of proposals for housing at Coppetts Road, N10 and questions

Chris Way of Architectus, architects of the proposals, presented the scheme, with contributions from Taylor Wimpey, developers. The proposal was for 39 flats in place of previously permitted but unimplemented offices, to complete the Gilson Place development currently containing 128 homes in flats and townhouses, permitted in 2005. Their proposal would imitate the existing, built part of the estate to the extent of mirroring the façade across the road into the estate, as well as materials and details; with 40% affordable housing and 1:1 parking.

They explained that the proposal follows the block pattern of development from the neighbouring part of the existing estate to the north, but would seek to avoid the appearance of domination of parked cars and hard landscaping in the existing court with more intensive landscaping including pergolas. The block would also be spaced further away from the road into the site so it could have more landscaping and have a “boulevard” appearance.

Questioned about sustainability, they said it would achieve no more than Code for Sustainable Homes Level 3, the statutory minimum. However, most questions concerned why this proposal chose to follow in block pattern and architectural style the existing estate, rather than either classical (with authentic proportions and details) or contemporary architecture.

### Panel Observations

#### Concept & Site Layout

1. In view of the applicants chosen starting point being to complete the uncompleted 2006 housing estate, the panel unanimously expressed their concern at this and their view of the existing estate as an unsuccessful scheme as urban design and architecture.
2. In particular, the panel were unanimous in their disappointment that the applicants had chosen to replicate one of the least successful elements of the existing estate, the courtyard layout of the central block with car parking dominating that courtyard (see also point 6 below).
3. The panel's strong recommendation was that a terraced layout of housing addressing streets should be considered for a large part of the site. Street parking would then be the preferred solution to accommodating cars. It could then more easily and successfully integrate streetscape, planting and parking. It is suggested the applicants test different templates of alternative layouts; in this way come up with solutions as to how to transform the scheme.

#### Approach, Routes & Spaces in the development

4. The panel felt the desired “Boulevard” effect was not realised in the proposal; despite setting the proposed blocks further back from the roadway, the streetscape would still be too cluttered, the existing blocks would still be too close to the road and both existing and proposed blocks of flats would not address the road in the manner of a true boulevard; this is partly a problem with animation and the hierarchy of rooms facing the street and partly proportions and detailing (as dealt with below).



5. The panel were very sceptical that landscaping would be sufficient, acceptable or viable in the long term to relieve the large areas of car parking and generally hard surfaces in the courtyard of the proposal. They urged the applicants to integrate streetscape, planting and parking in an alternative street layout; rather than a courtyard, optimising planting and screening, avoiding hidden spaces, a danger to safety and reducing legibility.
6. It was also suggested that the opportunity to enhance the pleasant semi-rustic lane to the south east of the site should be taken to enhance the rustic atmosphere, by suitable landscaping and planting at that end of the lane.

### **Massing, Form & Materials**

7. The massing and heights of the proposed development were considered acceptable; the panel commended the heights along the Coppetts Road frontage, stepping up from the height of the neighbouring houses to matching the height of the neighbouring block of the existing estate.
8. However, there was real concern that the elevations would be dreary; perpetuating the failures of the existing estate. Panel members agreed that the proposal was not “proper” Classical architecture but “spec.” housing with some “classical” features used in elevations. It thus fell between two stools of successful integrated design concept, style and detailing. A fully contemporary solution could be acceptable; modern construction, standard floor heights etc. expressed with modern materials and detailing, which could include brick and other materials that could fit in successfully with the existing estate. Or a more thorough classical design, with classical proportions, *Piano Nobile*, traditionally detailed windows, surrounds etc. could equally succeed.
9. Panel members were also concerned at the convoluted flat layouts proposed, characterised by 45° angles & awkward shaped rooms. They acknowledged that the designs were at an early stage and internal layouts were not expected to be finalised yet, but in addition to noting that the final designs should provide a good standard of living accommodation, convoluted plans would also be inefficient.

### **Sustainability**

10. The commitment to Code for Sustainable Homes Level 3 was considered a poor aspiration; if the affordable element was to be Homes and Communities Agency funded, then they will require the entire development achieves at least Code 4; Haringey Council also require this for major developments, under the Sustainable Design & Construction draft SPD, which although it had not been adopted, had been through the consultation process and had been endorsed by Cabinet as guidance. Code 3 is therefore less than the statutory minimum.

### **Consensus and Conclusions**

11. The panel felt this proposal had problems. The quantum of accommodation was acceptable, as was the overall height and general massing; but the design was not. In particular, the layout and form of a courtyard dominated by parking was far less preferable to streets and terraces, the architectural language was an unsatisfactory compromise between classical and modern, and streets, parking, landscaping and sustainability were all unsatisfactory.

**2) Presentation of proposed extension to Channing School, The Bank, Highgate, N6 and questions**

Confidential until planning application submitted.



## Pre-Application Planning Advice Note PRE/2010/0031

**Date of meeting:** Monday 14<sup>th</sup> December 2010 (14.30) **Site Visit:** 121<sup>st</sup> December 2010 **Haringey Council**

**Site Address:** Land at Coppetts Road, N10 1JP (Part of Former Lynx Depot)

### **Attendants:**

- Matthew Gunning – Team Leader/ Development Management (North Area)
- Rob Huntley – Planning Consultant/ RHPC
- Oliver Dyson – Land Manager/ Taylor Wimpey
- Jeremy Rippon – Architect / Architectus
- Earl Lipman- Safeland Plc

### **Site Description**

The application site is 0.35 hectares in size and is located on the western side of Coppetts Road in between a recently completed residential scheme (know as Gilson Place) and a narrow access route which provide access to Muswell Hill Playing Fields. There is a small terrace of residential properties immediately to the south of this site (No's 135 – 141 Coppetts Road) as well as a sports pavilion and educational facility. The site is located in the very northern extremity of the Borough.

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

#### **1. Overview of proposal**

The proposal is for the erection of a part 4 storey, part 3 storey and 2 storey residential buildings to accommodate 43 one and two bedroom flats with the associated car parking and landscaping.

#### **2. Planning History**

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

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

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

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

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

### **3. Relevant Planning Policy**

#### National Planning Policy

PPS 1: Delivering Sustainable Development  
PPS 3: Housing  
PPS4: Planning for Sustainable Economic Growth  
PPG13: Transport  
PPG17: Planning for Open space, Sport and Recreation  
PPG22: Renewable Energy

#### London Plan 2008 (consolidated with Alterations)

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Maximising the potential of sites  
Policy 3A.6 Quality of new housing provision  
Policy 3A.9 Affordable housing targets  
Policy 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes  
Policy 3A.11 Affordable housing thresholds  
Policy 4A.2 Mitigating climate change  
Policy 4A.3 Sustainable design and construction  
Policy 4A.4 Energy assessment  
Policy 4B.1 Design principles for a compact city

#### Adopted Unitary Development Plan, 2006

Policy G1 Environment  
Policy G3 Housing Supply  
Policy UD1 Planning Statement  
Policy UD2 Sustainable Design & Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage  
Policy UD8 Planning Obligations  
Policy ENV11 Contaminated Land  
Policy HSG1 New Housing Development  
Policy HSG4 Affordable Housing  
Policy HSG9 Density Standards  
Policy HSG10 Dwelling Mix  
Policy EMP4 Non Employment Uses  
Policy EMP5 Promoting Employment Uses  
Policy ENV13 Sustainable Waste Management  
Policy M4 Pedestrian and Cyclists  
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes  
Policy M10 Parking for Development

Unitary Development Plan - [Click here](#)

#### Supplementary Planning Guidance

Development Control, 1<sup>st</sup> Floor, 639 High Road, Tottenham, N17 8BD  
[Development.control@haringey.gov.uk](mailto:Development.control@haringey.gov.uk)

SPG1a Design Guidance and Design Statements  
SPD Housing – containing advice on “Privacy/Overlooking Aspect/Outlook and Daylight/Sunlight”  
SPG5 Safety by Design  
SPG7a Vehicle and Pedestrian Movement  
SPG8c Environmental Performance  
SPG9 Sustainability Statement – Including Checklist  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10b Affordable Housing  
SPG10c Educational Needs Generated by New Housing

Supplementary Planning Guidance - [Click here](#)

#### Other

Mayor of London ‘London Housing Design Guide’ 2010

Haringey ‘Draft Supplementary Planning Document on Sustainable Design and Construction’

Haringey ‘Open Space and Recreation Standards SPD’

#### **4. Key Issues**

##### Principal of Residential Use

The very first issue in considering an application of this nature is the change of the use of the land from its intended use (B1/B8) and previous use (B8) to residential use. While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings currently/ previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

The Local Planning Authority (LPA) recognise that the site is not very accessible and the site is now surrounded by residential use, however as per the policy requirements as outlined above, documentary evidence to show that there is no interest in using this land for employment purposes will need to be submitted as part of a planning application.

In the event that a residential scheme is approved the existing S106 agreement will need to be modified to remove the commitment to the provision of the ‘Commercial Land’ for employment purposes.

### Design, Form & Layout

Policy G2 'Development and Urban Design' and UD4 'Quality Design' states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development.

Haven visited the site and discussed the proposal with other Officers within the LPA, we recognise that a proposal for this site is essentially the completion of an incomplete element, and therefore matching the form, materials and detailing of the existing scheme represents a practical solution in this case.

Notwithstanding this, and as discussed at our meeting, Officers recognise that there are a number of flaws in the design of the implemented scheme: i.e. the car dominated central court area, the insufficient set back of buildings from the back edge of pavements and lack of soft landscaping. While we recognise that permission was granted in 2008 for office space on this site, the creation of a solely residential scheme introduces additional requirements/ complexities which need to be overcome in order to provide a scheme of good quality design and satisfactory living accommodation.

An accompanying note has been written by the Council's Urban Design Officer which provides further advice on the form and siting of buildings for this site. The LPA can provide further advice on any forthcoming schemes for the site and can arrange for further meetings to discuss such proposals.

### Density, Dwelling Mix & Tenure

The density of the proposed scheme needs to be carefully looked at as the density of the proposed is in excess of the density range for a suburban location of this nature, taking account of its PTAL rating (in this case 1a). The density of the proposed scheme is calculated to be approximately 350 habitable rooms per hectare which is the very upper range limit for a residential scheme in a suburban location with a medium to high level of accessibility.

table 3A.2 Density matrix (habitable rooms and dwellings per hectare)

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
<b>Suburban</b>	<b>150 – 200 hr/ha</b>	<b>150 – 250 hr/ha</b>	<b>200 – 350 hr/ha</b>
3.8 – 4.6 hr/unit	35 – 55 u/ha	35 – 65 u/ha	45 – 90 u/ha
3.1 – 3.7 hr/unit	40 – 65 u/ha	40 – 80 u/ha	55 – 115 u/ha
2.7 – 3.0 hr/unit	50 – 75 u/ha	50 – 95 u/ha	70 – 130 u/ha
<b>Urban</b>	<b>150 – 250 hr/ha</b>	<b>200 – 450 hr/ha</b>	<b>200 – 700 hr/ha</b>
3.8 – 4.6 hr/unit	35 – 65 u/ha	45 – 120 u/ha	45 – 185 u/ha
3.1 – 3.7 hr/unit	40 – 80 u/ha	55 – 145 u/ha	55 – 225 u/ha
2.7 – 3.0 hr/unit	50 – 95 u/ha	70 – 170 u/ha	70 – 260 u/ha
<b>Central</b>	<b>150 – 300 hr/ha</b>	<b>300 – 650 hr/ha</b>	<b>650 – 1100 hr/ha</b>
3.8 – 4.6 hr/unit	35 – 80 u/ha	65 – 170 u/ha	140 – 290 u/ha
3.1 – 3.7 hr/unit	40 – 100 u/ha	80 – 210 u/ha	175 – 355 u/ha
2.7 – 3.0 hr/unit	50 – 110 u/ha	100 – 240 u/ha	215 – 405 u/ha

Taking the density range of 200 hr/ha as the highest possible for this site and working back from this level, the site at best can only accommodate a scheme with 70 habitable rooms.

Policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough. The recommended mix for private market housing is set out in the Council's 'Housing' SPD and requires a dwelling mix of 37% -1 bedroom units, 30% -2 bedroom units, 22% - 3 bedroom units and 11% 4 bedroom units. The recommended mix for affordable housing development is also set out in the Housing SPD and requires a mix of: 28% for 1 bedroom flats, 20% for 2 bedroom flats, 22% for 3 bedroom flats and 32% for 4 bedroom flats.

On policy grounds and as discussed at our recent meeting a residential scheme for this site should have a higher proportion of family sized units (3 and 4 bed units). The residential units for this site will need to meet the Council's floorspace minima as set out in the Housing SPD and show in the table below.

Figure 8.1: Minimum floor area for residential accommodation

Number of persons	Dwelling size (net internal floor area in sq.m.)						
	1p	2p	3p	4p	5p	6p	7p
Bedrooms	1	1	2	2/3	3	3/4	4
Kitchen / Dining / Living area	20	22	24	27	30	33	36
Main bedroom	8	11	11	11	11	11	11
Other double bedrooms	-	-	-	10	10	10	10
Single bedroom	-	-	6.5	6.5	6.5	6.5	6.5
Indicative total floor area	32.5	48	60	73	82	90	95

### Affordable Housing

Policy HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. We note that in the preliminary scheme discussed at our meeting 21 of the 43 units are identified to be affordable units.

Given the comments outlined in regards to the layout, density and residential mix the scheme for this site will need to change substantially, which will inevitably affect the viability and provision of affordable housing on site.

As per the consent issued in 2005 for the broader site the LPA are likely to accept a similar proportion of affordable housing (40% of habitable rooms). As discussed at our meeting a very similar level of affordable housing provision was secured in a scheme (LPA Ref: HGY/2008/2196) for a nearby site (Coppetts Wood Hospital site).

### Car Parking & Transportation

At this point we have not formally consulted our Highways & Transportation Team on this scheme other than having an initial discussion with a member of the team. While we accept that the level of car parking provision proposed is very similar to that provided on the Gilson Place scheme, in the interest of achieving a good layout and design, a level of parking provision below 1 per 1 may be considered acceptable in this case. At this same time the LPA recognise that the site has a poor accessibility level and expect a high level of future occupant to be dependent on private cars for journeys to and from the site.

The LPA would require all of the large family size units to have an allocated car parking space. In terms of the smaller units the LPA would be willing to allow a reduced level of car parking for the flatted units (which we can provide further clarification on) subject to a 'car club scheme' being part of the proposal. Secure cycle storage would need to be provided with the scheme (typically 1 per unit). A transport assessment will need to be submitted with such an application.



### Environmental & Sustainability Issues

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. The Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and energy efficient boiler systems.

In line with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development will need to be undertaken and an Energy Report submitted with such an application; prepared in line with the London Renewable Toolkit. A sustainability checklist will also need to be completed and submitted as part of the planning application.

### Planning Obligations

In line with Supplementary Planning Guidance 10a planning obligations/ contributions will need to be secured arising from the development of this site.

The LPA will seek an educational contribution in connection with this development, which will be calculated inline with SPG 10c ‘Educational Needs Generated by New Housing’. We can provide you with a breakdown/ figure for this once a scheme for submission has been arrived at.

The LPA will also seek a contribution either through S.106 agreement/ S278 agreement for work involving the creation/ upgrading of pedestrian footpaths in the vicinity of the site and towards the cost of works to upgrade the mini-roundabout at the junction of Coppetts Road and Trott Road. The LPA will provide you with further information on this matter very shortly.

Depending on the scheme that comes forward for this site the LPA will provide an indication as to whether an open space and recreation contribution will be required in this case.

## **5. Consultation**

Prior to the submission of a planning application the LPA would advise you to undertake some initial public consultation with local amenity groups (Muswell Hill & Fortis Green Residents Association) and with neighbouring residents. In addition the LPA would advise you to speak to Haringey’s Crime Prevention Officer in developing a scheme for this site.

Any application would undergo normal consultation procedures – a minimum of 21 days for neighbours and other statutory and non-statutory consultee’s. Given the size of the site and the nature of the scheme such a planning application for this site would have to go before the Planning Committee for determination. In such a case the LPA would endeavour to ensure that a formal decision is issued within the statutory 13 week period, however this is contingent on Planning Committee dates.

## 6. Information required for the Planning Application

The following information will be required for registration of the planning application in respect of this site.

1. Planning Application Form - appropriately filled;
2. A site location plan (scale 1:1250), identifying the application site edged in red and other adjoining land(s) in the ownership of the applicant edged in blue;
3. Planning Statement in support of the application (including evidence to show that the land has been actively marketed for more than 18 months);
4. Design & Access Statement;
5. Fully annotated and scaled (@ 1:100, 200) drawings showing, floor plans, sections elevations of the proposed building as well as drawings showing site sections and relationship with neighbouring buildings;
6. Reduced plans to fit on an A3 size paper or reduced to scale 1:200;
7. Energy Report/ A completed Sustainability Checklist;
8. Transport Assessment.

## 7. List of Relevant Contacts

Paul Smith – Head of Development Management - Tel: 020-8489 5507  
Matthew Gunning – Team Leader/ Principal Planner - 020-8489 5290  
Richard Truscot - Urban Design Officer 020 8489 5241  
Maurice Richards - Principal Transportation Planner - 020 8489 5575  
Mark Davies – Waste Management - 020 8489 5659

Andrew Snape – Crime Prevention Officer - Muswell Hill Police Station, 115 Fortis Green, Muswell Hill, London N2 9HW

Telephone: 020 8340-1212 Facsimile: 020 8345-2190  
Direct 020 8345-2164 Metphone: 22164 Metfax: 22190

## INFORMATIVE

Whilst this advice is offered in good faith and to best of ability it neither conveys planning permission nor binds the Local Planning Authority to the grant of permission, which will be subject to public consultation and ultimately decided by a relevant Council Committee.

## APPENDIX A - Urban Design Comments

### Summary

The proposals presented are unacceptable because they fail to relate well to the existing estate in massing and disposition of blocks, fail to improve the poor connections of the estate to public routes, the wider community and local amenities, and do not protect the privacy and amenities of its neighbours.

However it could be modified to provide an acceptable development from an Urban Design point of view if the applicant moved away from the "perimeter block" model to create streets and spaces with a clear hierarchy of front and back, public and private and used a greater variety of urban forms (not necessarily different to those used already in the rest of the estate) to meet needs and policy requirements and provide more satisfactory spaces and buildings.

Provided the principle of residential development is acceptable (which is not an Urban Design consideration), this development presents an opportunity to correct some of the mistakes in the existing housing development. In particular, the lack of connections in the existing estate could be corrected and the public face of the wider estate improved.

### Location, Site and Planning History

This pre-application enquiry is for a residential development on a site in the north westernmost corner of the borough, beside Coppetts Road not far from where it meets Pinkham Way, part of the North Circular road. Coppetts Road runs in a North West - South east direction, and the rectangular site faces Coppetts Road on the South West side across a narrow strip of dense trees and shrubs. A single vehicular access to the neighbouring existing housing runs off Coppetts Road along the North West boundary of the site.

The site forms one remaining unbuilt "quarter" of an otherwise completed residential development. The existing housing, to the North West and South West of the site, was built in accordance with previous approvals HGY/2004/1943 granted 15/12/2005 and amended housing layout HGY/2008/0718 granted 27/06/2008. The development forms a distinct estate; the access road runs off Coppetts Road perpendicular direction, then meets a T junction with a parallel road. Housing forms a perimeter block of 4 story blocks of flats North West of the site with communal parking in the middle and a long terrace of three story town houses with garages on the other side of the road to the south west, continuing along the whole of that edge. There is also a pair of two story houses to the immediate south west of the site that back on to the high brick wall that forms the South East boundary of the site. The high brick wall, presumably a survivor of the previous industrial / warehouse use of the wider site, is about 2m high from in the site but lower on the other side.

It was a requirement, secured by condition and Section 106 agreement, in both previous applications for the remainder of the development that the site the subject of this enquiry was to be used for employment uses. Permission was granted, HGY/2008/1484, for office buildings of a similar style and layout to the housing; the blocks being arranged as a perimeter block with parking in the centre. Architectural style would have followed the housing; a variety of different coloured bricks, pitched roofs with heavy expressed curved white fascias to their overhangs, white doors and windows in a simplified classical style which extends to the mini-pediments over entrance doors.

## **Context**

The wider site is at almost the very northern end of Coppetts Road, just before it joins Pinkham Way, the North Circular Road. It fronts on to Coppetts Road behind a broad densely vegetated verge. The opposite side of the narrow and quiet road has a dense hedge at the kerb separating it from a large area of allotments; this gives the road a decidedly pastoral rural feel that is shockingly overturned the moment it bursts out onto the thunderous near-motorway of the North Circular.

To immediate south on Coppetts Road is a short terrace of 4no. 2 story houses. A narrow track or alleyway, which is a right of way, separates the site from these houses; behind the houses the track opens out into an informal parking area with a single story sports pavilion building of a temporary appearance, before ending in a gate to Muswell Hill Sports Ground. This adjoins the entire South Western boundary of the wider site and stretches away to the South West ultimately connecting to Coldfall Wood. Although most of Muswell Hill Sports Ground is laid out for flat sports pitches in a series of terraces, it has recently been augmented with play equipment and considerably more trees and now presents an attractive outlook as well as a tremendous local amenity.

Beyond the Muswell Hill Sports Ground and the band of trees along the north western edge of the site the St Pancras and Islington Cemetery. Apart from its gates at the junction with Coppetts Road and Pinkham Way, north of the wider site, one is hardly aware of the cemetery's presence but it contributes to the openness of the area.

Behind the sports pavilion on the alleyway is a former school site identified in the Sites DPD for development, behind which and also adjoining the south eastern side of the Muswell Hill Sports Ground is a recent housing estate similar in appearance to the housing already built on the site under consideration

## **Compatibility with the existing development**

The existing residential development displays a strong architectural style; it would be best if any new residential development on the site fitted in well with the existing housing on the wider site. It would not normally be a requirement; as far as I am concerned this site could have been developed in a more modern style or in a different style according to the applicants taste, but as this proposed development is essentially the completion of an incomplete development, I would have thought matching form, materials and detailing would be wise.

That is not to say the "perimeter block" development form used in the part of the wider site to the immediate North West is necessarily best followed slavishly. However the 3 to 4 story blocks of flats and 2 story terraced houses form good house type precedents for development of this site as residential. In contrast, I do not consider the car dominated central court area to be a good precedent to follow; such parking as has to be provided as communal would be better arranged broken up, spread out, at the front of blocks and as conventional on-street parking if possible.

I would accept it would be reasonable to match the height of existing blocks across the site roads; the 3 and 4 story blocks, could be matched along the main site road, and 2 story terraces with accommodation within the roof space and private garden along the southern boundary of the site. However if the proximity of the flatted blocks across the access road were matched, the distance between them would be too close and would create problems of overlooking.

It is also notable that despite the “neo-classical” detailing, symmetry and axes have not been consistently exploited as an estate wide organising principle so far. This development does present an opportunity to create a more attractive “entrance” to the “estate” with a broader main access road, wide enough to be tree lined and axial to the middle of the terrace at its end, by simply setting the proposed block a little further away from the existing road and with judicial car parking layout and tree planting. Alternatively, a development that proposed a block at the entrance to the estate of the same set back as the existing blocks would create a “gateway” effect. This could also be an attractive feature, but should open out into an attractive space once through the “gateway”; we would prefer the development to therefore create a communal amenity space; a “square” at the north western corner of their site if this model was chosen.

Overall, though, despite the flaws in the design of the existing site, this proposal will be most successful if it integrates well into the existing estate and becomes seen as seamlessly a part of it.

### **Urban Design - Connectivity**

The existing wider site has been developed as very much an exclusive, distinctive estate consciously separated from the context. It has a single vehicular entrance near the centre of its north eastern edge that also forms the only practical pedestrian entrance. The north eastern edge forms a very attractive pedestrian terrace as the land banks above the road, separated by a steep wooded bank and ditch, but there is no way out in the north east corner. Notwithstanding that, we would expect any successful proposal to follow the principle of maintaining and enhancing the landscaped strip between the housing blocks and Coppetts Road, and to provide an attractive pedestrian route and front doors along that edge.

Improvements to connectivity to the north east would be desirable; it would considerably improve the wider estate if there were steps down to Coppetts Road from the end of the raised terrace at the north eastern corner of the site; this would provide an attractive pedestrian route towards the North Circular and its footbridge just to the west of the Coppetts Road junction. However this is well outside of the current application site.

There is a pedestrian access to the park through the middle of the south western boundary, but it does not connect to paths in the park, is inconveniently sited and does not appear to be well used. No opportunities have been taken to link to the track along the south eastern edge; despite a site access road touching the boundary there is no opening in the high brick wall.

The proposed development provides an excellent opportunity to correct the error of not providing a connection from the wider estate to the track to the south east, which would also provide the best possible, most pedestrian friendly connection from the wider estate to the excellent leisure facilities in the park. However the best possible location for such a connection would not be on the current application site, but closer to the south western corner at the end of the long road in front of the long terrace of 3 story town houses.

### **Urban Design - Neighbourliness**

Any development on this application site will have to be careful not to harm the amenities and privacy of the existing residences to the south east, on the other side of the track. I would suggest a block in the south eastern corner of the application site should drop to no higher eaves level than these houses.

However it should also avoid having windows that overlook the rear windows of these houses. Therefore I would have thought there should be no block close to the south eastern boundary of the application site west of the rear of these houses. As the track is a public right of way, houses or blocks facing onto and opening on to the track might have been possible, but I think the nature of this track is not the same as a public road, more it is like a mews or lane and rear gardens would be a more suitable neighbour.

This reinforces my strong view that the proposal should include terraced housing along most of the south eastern edge of the site, picking up the precedent of the two existing houses built as part of the original development and extending along that side, with a terrace being “completed” with a block of flats at the Coppetts Road end, that turn the corner and close the end of the terrace. This terrace should probably be mostly 2 story but could have accommodation with the roofspace if privacy distances were satisfied. Such properties should have decent private rear gardens which would contribute to meeting the requirement for larger family sized units and would represent the best neighbourly relationship.

Richard Truscott    Design & Conservation Team    Monday, 24 January 2011



Haringey Council

Agenda item:

[ ]

Special Planning Committee

On 20<sup>th</sup> February 2012

Report Title: Town & Country Planning Act 1990 Town & Country Planning (Trees) Regulations 1999	
Report of: Lyn Garner Director of Place and Sustainability	
Wards(s) affected: Alexandra & Muswell Hill	Report for: Special Planning Committee
<p><b>1. Purpose</b> The following report recommend Tree Preservation Orders be confirmed.</p>	
<p><b>2. Summary</b> Details of confirmation of Tree Preservation Orders against trees located at:</p> <ol style="list-style-type: none"> <li>1. 1 Parham Way N10</li> <li>2. St Luke's Hospital, Woodside Avenue N10</li> <li>3. Cascade Avenue, Tennis Courts N10</li> </ol>	
<p><b>3. Recommendations</b> To confirm the attached Tree Preservation Orders.</p>	
<p>Report Authorised by: .....</p> <p><i>PP</i> Marc Dorfman Assistant Director Planning, Regeneration &amp; Economy</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader      Tel: 020 8489 5114</p>	
<p><b>4. Local Government (Access to Information) Act 1985</b> With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file. The planning staff and case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Management Support Team on 020 8489 1478.</p>	

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: 1 Parham Way N10

Species: T1: Lawson Cypress

Location: Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. Tree is located in a Conservation Area and may be at risk during permitted development of the site.
2. The tree appears healthy for its species and age, and has a predicted life expectancy in excess of 40 years.
3. The tree is of amenity value, and will provide screening to the development.
4. The tree appears suitable to its location, contributing to the character of the Conservation Area.

1 objection letter received from 123 Rosebery Road N10 as follows:

- Light obstruction resulting in restriction on full enjoyment of garden.
- Falling branches causing risk of damage to plants, garden furniture, pets and people.
- Root damage concerns from the spread of the trees canopy.

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

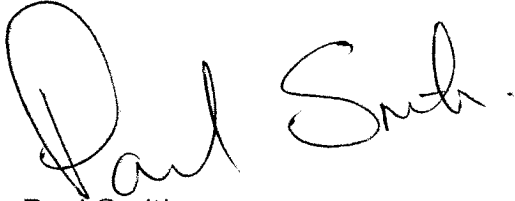
- The tree can be managed by regular crown reduction to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surrounding gardens and living space within the adjacent properties on Dashwood Road.

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

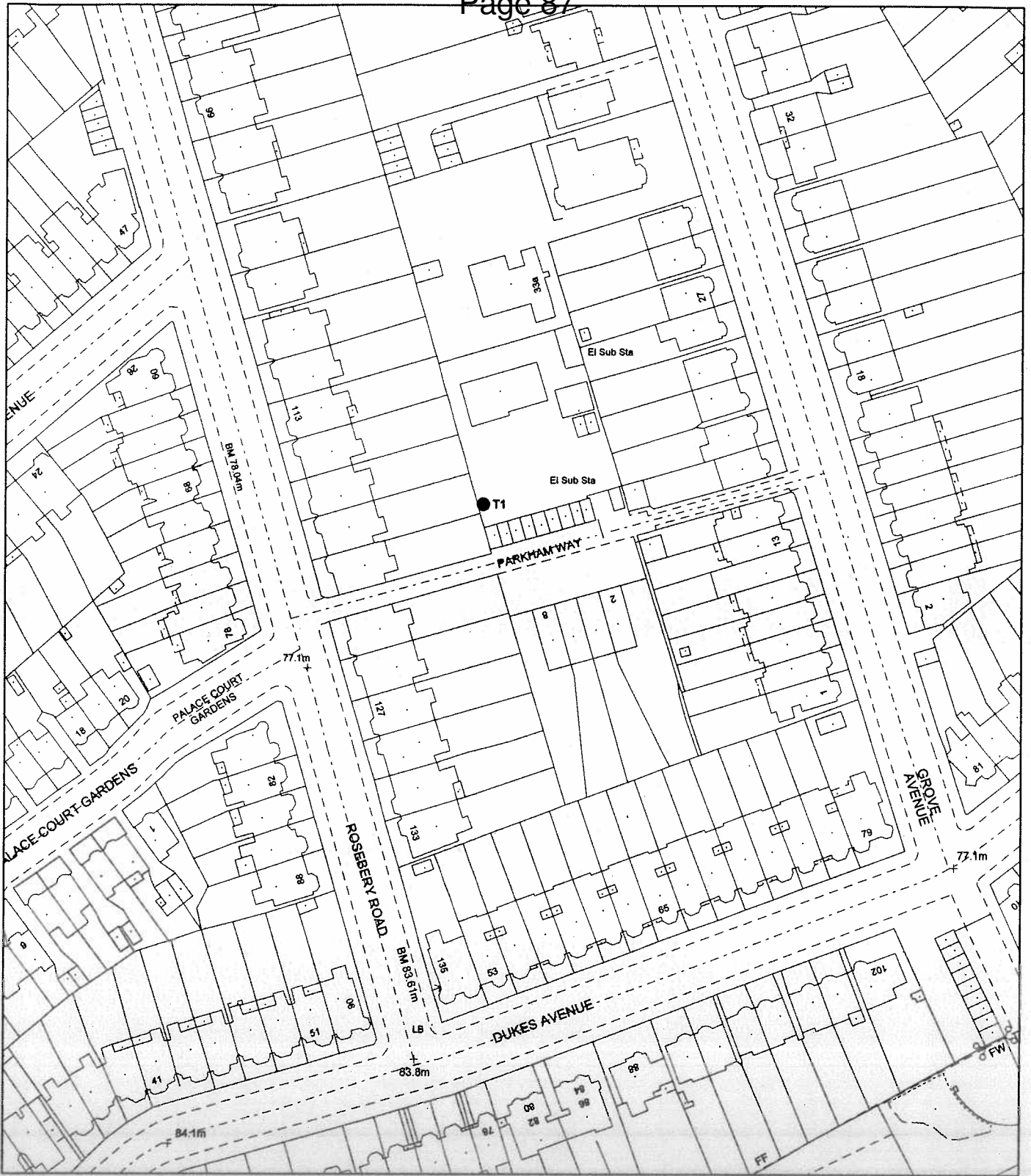
Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

RECOMMENDATION

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



Paul Smith  
Head Of Development Management

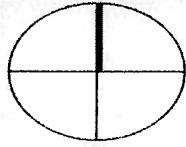


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**Site plan  
1 Parham Way N10  
T1. Lawson Cypress**

**Directorate of  
Place &  
Sustainability**

Marc Dorfman  
Assistant Director  
Planning and Regeneration

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	Date	20/02/2012

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: St Luke's Hospital, Woodside Avenue, N10

Species: T1: Indian Horse Chestnut  
T2: Horse Chestnut  
G3: Horse Chestnut, Lime, Acacia  
G4: Horse Chestnut x 6, Sycamore  
G5: Lime, Yew x 4, Ash, Beech

Location: Hospital Grounds

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are located in a Conservation Area and may be at risk during future development of the site.
2. The trees are of significant amenity value, being clearly visible to all local residents,
3. The trees appear healthy for their age and species, are predominantly mature specimens and have a predicted life expectancy of 20 – 40 years +.
4. The trees appear suitable to their location, contributing to the character of the Conservation Area and increasing local biodiversity.
5. The trees provide valuable screening to any proposed re-development of the site.

1 objection letter received from Veronica Lam and Michale Schabas of 28 and 30 Grand Avenue N10 as follows:

- Trees are not of special interest and there should be no restriction on pruning them
- Branches extending into rear garden and particular growing towards brickwork and roofing gutters of no 30 Grand Avenue

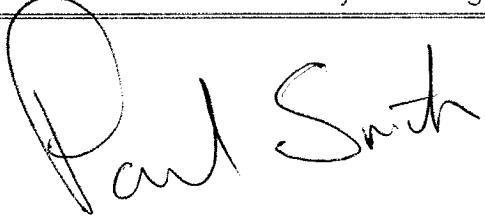
The Council Arboricultural Manager has commented on these objections as follows:

- The trees are located in a Conservation Area and are within or in close proximity to the development site. The TPO is necessary to provide robust statutory protection.
- The revised TPO which is being presented does not include the trees adjacent to no 30 Grand Avenue, as they do not fulfil the required criteria for TPO status.

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

RECOMMENDATION

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



Paul Smith  
Head Of Development Management



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**Site plan**  
**St Luke's Hospital, Woodside Avenue N10**  
**G1. Horse Chestnut x2, Lime, Ash, Pear & Magnolia**  
**G2. Weeping Ash, Horse Chestnut, Beech**

**Directorate of Place & Sustainability**

Marc Dorfman  
 Assistant Director  
 Planning and Regeneration

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	Date	20/02/2012

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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: Cascade Avenue, Tennis Courts, N10

Species: T1: Horse Chestnut  
T2: Horse Chestnut

Location: See map

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age. They have a predicted life expectancy of 50 years.
3. The trees are suitable to their location; significantly contributing to the character of the Conservation Area.

2 objection letters received from Stephen Cunningham (joint owner of tennis court site) and Mrs J Algie and Ms J E E Burton of 57 Etheldene Avenue N10 as follows:

Tree (T2) has an ill-formed specimen and is not of high amenity value

Tree (T2) not suitable to its location due to machinery required to enter site for the future

Tree (T2) detracts from the character of the area

Tree (T1) is very close to property and potential cause for concern

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


- The trees can be managed in future by regular pruning to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surrounding gardens and living spaces within the adjacent properties
- Request for a TPO received from the Trustees of Cascade Avenue Tennis Courts, due to the current lease of the tennis courts expiring and uncertainty about the future use of the site.

- The TPO is necessary as there is a foreseeable threat to the trees.

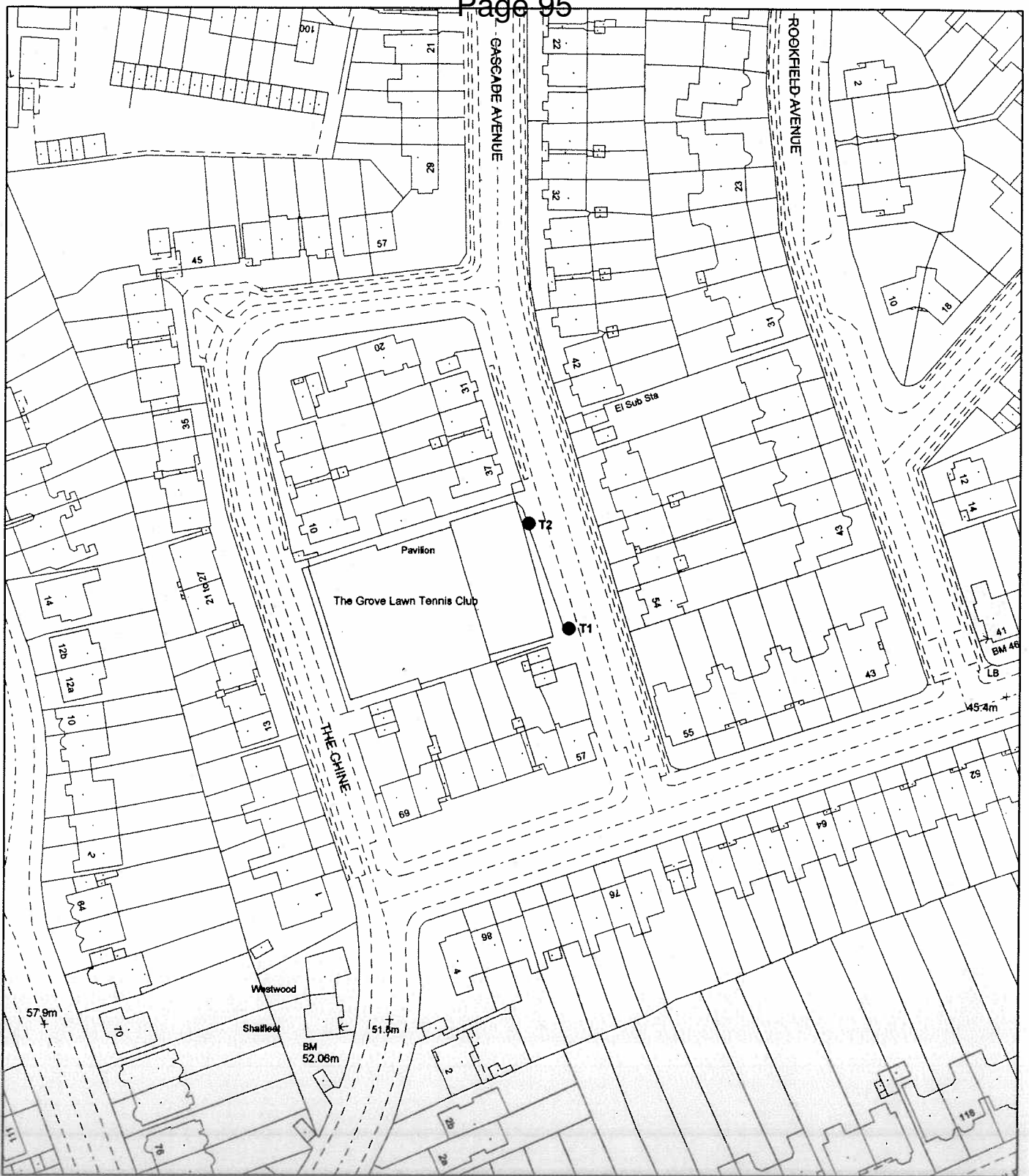
Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

RECOMMENDATION

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

A handwritten signature in black ink that reads "Paul Smith". The signature is written in a cursive style with a large, looped initial 'P'.

Paul Smith  
Head Of Development Management



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**Site plan  
 Cascade Avenue, Tennis Courts N10  
 T1. Horse Chestnut, T2. Horse Chestnut**

**Directorate of  
 Place &  
 Sustainability**

Marc Dorfman  
 Assistant Director  
 Planning, Regeneration & Economy

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	Date	20/02/2012

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Haringey Council

Agenda item:

[ ]

Special Planning Sub-Committee

On 20<sup>th</sup> February 2012

Report Title: Appeal decisions determined during December 2011 and January 2012

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All

Report for: Special Planning Sub-Committee

**1. Purpose**

To advise the Special Planning Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during December 2011 and January 2012.

**2. Summary**

Reports outcome of 3 planning appeal decisions determined by the Department for Communities and Local Government during December 2011 of which 1 (33%) were allowed and 2 (67%) were dismissed.

Reports outcome of 11 planning appeal decisions determined by the Department for Communities and Local Government during January 2012 of which 6 (55%) were allowed and 5 (45%) were dismissed.

**3. Recommendations**

That the report be noted.

Report Authorised by: .....

*PP - P. Dorfman*  
 Marc Dorfman

*E. Smith*  
 Assistant Director Planning, Regeneration & Economy

Contact Officer: Ahmet Altinsoy

Development Management Support Team Leader

Tel: 020 8489 5114

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

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, 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](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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**APPEAL DECISION DECEMBER 2011**

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2011/0971</b>
<b>Decision Level:</b>	<b>Delegated</b>

**30 Alexandra Park Road N10 2AB****Proposal:**

Extension and remodelling of existing ground floor extension, remodelling of first floor rear addition, construction of garage/store and alteration of roof pitch and loft conversion

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed extensions on the character and appearance of the Muswell Hill Conservation Area

The effect on the living conditions of adjoining occupiers and on highway safety

**Result:**

Appeal - **Dismissed** 12 December 2011

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2011/1052</b>
<b>Decision Level:</b>	<b>Delegated</b>

**30 Alexandra Park Road N10 2AB****Proposal:**

Formation of new crossover and construction of new boundary wall and railings

**Type of Appeal:**

Written Representation

**Issues:**

The effect of proposal on highway safety

The effect on the character and appearance of the conservation area

**Result:**

Appeal – **Allowed** 13 December 2011

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2011/0334</b>
<b>Decision Level:</b>	<b>Delegated</b>

**101 Truro Road N22 8DS**

**Proposal:**

Erection of a single storey building with three bedrooms

**Type of Appeal:**

Written Representation

**Issues:**

The effect the appeal would have on the character and appearance of the area

Whether the appeal proposal would recognise and respect the character and appearance of the Bowes Park Conservation Area

**Result:**

Appeal – **Dismissed** 22 December 2011



**APPEAL DECISION JANUARY 2012**

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2011/0424</b>
<b>Decision Level:</b>	<b>Delegated</b>

**155 Lordship Lane N17 6XE****Proposal:**

Change of use from a hairdressers (A1) to a café (A3). The condition in dispute is No.3 which states that: "The use hereby permitted shall not be operated before 0800 or after 2100 on any day"

The reason for the condition is: "This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished"

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed variation of the disputed condition on the living conditions of neighbouring occupiers in terms of noise and general disturbance

**Result:**

Appeal – **Allowed** 31 January 2012

<b>Ward:</b>	<b>Crouch Hill</b>
<b>Reference Number:</b>	<b>HGY/2011/1438</b>
<b>Decision Level:</b>	<b>Delegated</b>

**124A Crouch Hill N8 9DY****Proposal:**

Addition of ground floor conservatory to the rear

**Type of Appeal:**

Written Representation

**Issues:**

The impact of the proposal on the occupiers of adjacent properties by reason of loss of light and outlook and in particular the occupants of 124 Crouch Hill

**Result:**

Appeal – **Allowed** 25 January 2012

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2010/2074</b>
<b>Decision Level:</b>	<b>Delegated</b>

**51 Queens Avenue N10 3PE****Proposal:**

Erection of first floor rear extension to Flat 7

**Type of Appeal:**

Written Representation

**Issues:**

The impact of the proposal on the living conditions of residents of 49 Queens Avenue in terms of loss of daylight, sunlight and outlook

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

**Result:**

Appeal – **Dismissed** 25 January 2012

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2011/0851</b>
<b>Decision Level:</b>	<b>Delegated</b>

**5 Carysfort Road N8 8RA****Proposal:**

Erection of roof extension at rear and roof terrace; changing all windows and doors from PVC to timber framed sashes

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the rear roof extension on the character and appearance of the property itself and of the surrounding area

**Result:**

Appeal - **Dismissed** 5 January 2012

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2011/0182</b>
<b>Decision Level:</b>	<b>Delegated</b>

**3 Cranley Gardens N10 3AA****Proposal:**

Alterations to front garden, provision of driveway and formation of cross over

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on pedestrian and highway safety

**Result:**

Appeal - **Dismissed** 18 January 2012

<b>Ward:</b>	<b>Northumberland Park</b>
<b>Reference Number:</b>	<b>HGY/2011/0139</b>
<b>Decision Level:</b>	<b>Delegated</b>

**2 Birkbeck Road N17 8NG****Proposal:**

Conversion of existing building into two self contained units

**Type of Appeal:**

Written Representation

**Issues:**

Whether, having regard to development plan policy, the appeal property is suitable for conversion,

Whether the proposal would provide adequate living conditions for its occupiers, with regard to the size of the flats and the 'stacking' arrangements between floors

**Result:**

Appeal **Dismissed** 18 January 2012

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>HGY/2011/1014</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Flat 1, 38 Alexandra Road N8 0PP****Proposal:**

Demolition of the rear ground floor extension and the erection of a single storey rear ground floor extension

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the extension on the appearance of the property and its surroundings

**Result:**

Appeal **Allowed** 25 January 2012

<b>Ward:</b>	<b>St Ann's</b>
<b>Reference Number:</b>	<b>HGY/2011/0877</b>
<b>Decision Level:</b>	<b>Delegated</b>

**42 Victoria Crescent N15 5LU****Proposal:**

Retrospective approval for the retention of windows, doors and security grill on the ground floor flat

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the development on the character and appearance of the appeal property and the surrounding area

**Result:**

Appeal **Dismissed** – in relating to the security grills – 19 January 2012  
 Appeal **Allowed** – in relating to the windows and door – 19 January 2012

<b>Ward:</b>	<b>West Green</b>
<b>Reference Number:</b>	<b>HGY/2011/0884</b>
<b>Decision Level:</b>	<b>Delegated</b>

**428 West Green Road N15 3PU**

**Proposal:**

Conversion of the first and second floor maisonette into two 1 bedroom self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

The extent to which the conversion would create a demand for on-street parking space that could not be satisfactorily accommodated

**Result:**

Appeal **Allowed** 26 January 2012

<b>Ward:</b>	<b>West Green</b>
<b>Reference Number:</b>	<b>HGY/2011/0346</b>
<b>Decision Level:</b>	<b>Delegated</b>

**434 West Green Road N15 3PT**

**Proposal:**

Erection of single storey rear extension to provide a one person flat and an upgrade of the shop

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the living conditions of existing and prospective occupiers in respect of the amount and quality of living accommodation

The effect of the proposal on the character and appearance of the host building and the area in general

The effect of the proposal on the amenity of residents and the operation of bus services in the area from any additional street parking

**Result:**

Appeal **Allowed** 23 January 2012

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Agenda item:

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**Special Planning Sub-Committee** **On 20<sup>th</sup> February 2012**

Report Title: Decisions made under delegated powers between 19 December 2011 and 29 January 2012

Report of: Lyn Garner Director of Place and Sustainability

Wards(s) affected: All | Report for: Special Planning Sub-Committee

**1. Purpose**  
To inform the Special Planning Sub-Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Special Planning Sub-Committee.

**2. Summary**  
The applications listed were determined between 19 December 2011 and 29 January 2012.

**3. Recommendations**  
See following reports.

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 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 19/12/2011 AND 29/01/2012

#### BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

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

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No:	<b>HGY/2011/1978</b>	Officer:	Valerie Okeiyi	Decision Date:	20/12/2011
Decision:	GTD				
Location:	35 Grosvenor Road N10 2DR				
Proposal:	Amendments to the approved planning permission reference HGY/2011/0178 to alter the design of a rear dormer.				
Application No:	<b>HGY/2011/2020</b>	Officer:	John Ogenga P'Lakop	Decision Date:	20/12/2011
Decision:	GTD				
Location:	4 Talbot Road N22 7UA				
Proposal:	Erection of single storey ground floor rear extension.				
Application No:	<b>HGY/2011/2025</b>	Officer:	John Ogenga P'Lakop	Decision Date:	28/12/2011
Decision:	PERM DEV				
Location:	329-331 Alexandra Park Road N22 7BP				
Proposal:	Certificate of Lawfulness for erection of rear dormer				
Application No:	<b>HGY/2011/2060</b>	Officer:	Valerie Okeiyi	Decision Date:	06/01/2012
Decision:	GTD				
Location:	Flat 2 6 Alexandra Park Road N10 2AA				
Proposal:	Erection of white PVCu double-glazed conservatory to rear of property				
Application No:	<b>HGY/2011/2080</b>	Officer:	Matthew Gunning	Decision Date:	13/01/2012
Decision:	GTD				
Location:	land Rear of 23 Alexandra Park Road N10 2DD				
Proposal:	Approval of Details pursuant to Condition 3(materials), Condition 4 (hard and landscaping), and condition 5 (front boundary) attached to planning permission HGY/2010/0964				
Application No:	<b>HGY/2011/2213</b>	Officer:	Ruma Nowaz	Decision Date:	24/01/2012
Decision:	REF				
Location:	64 Grove Avenue N10 2AN				
Proposal:	Erection of single storey extension to provide utility room				
Application No:	<b>HGY/2011/2226</b>	Officer:	Tara Jane Fisher	Decision Date:	25/01/2012
Decision:	PERM DEV				
Location:	203 Alexandra Park Road N22 7BJ				
Proposal:	Erection of rear dormer including insertion of 4 x rooflights to front elevation				
Application No:	<b>HGY/2011/2241</b>	Officer:	John Ogenga P'Lakop	Decision Date:	26/01/2012
Decision:	GTD				
Location:	69 Rosebery Road N10 2LE				
Proposal:	Erection of side extension including refurbishment work to existing property				

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Application No: **HGY/2011/2243** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 26/01/2012  
 Location: 54 Clyde Road N22 7AE  
 Proposal: Retention of rear dormer with insertion of 1 x rooflight to front elevation

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WARD: **Bounds Green**


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Application No: **HGY/2011/1477** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 09/01/2012  
 Location: 72X Clarence Road N22 8PW  
 Proposal: Change of use of property from B1 (workshop) to C3 (residential) comprising 1 x 1 bed flat, 1 x 2 bed flat and 1 x 2/3 bed flat with associated minor exterior alterations

Application No: **HGY/2011/1995** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 20/12/2011  
 Location: 361 High Road N22 8JA  
 Proposal: Erection of rear first and second floor extensions to existing flats and formation of mansard third storey to provide 1 x one bed flat.

Application No: **HGY/2011/2063** Officer: Subash Jain  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 2A Marquis Road N22 8JH  
 Proposal: Replacement of existing windows with new double-glazed windows

Application No: **HGY/2011/2151** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/01/2012  
 Location: 66B Finsbury Road N22 8PF  
 Proposal: Insertion of two rooflights to front roofslope

Application No: **HGY/2011/2202** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 23/01/2012  
 Location: Nightingale Primary School, Bounds Green Road N22 8ES  
 Proposal: Installation of wall mounted canopies to east and west elevations

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WARD: **Bruce Grove**


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Application No: **HGY/2011/1240** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 21/12/2011  
 Location: 8 Bruce Grove N17 6RA  
 Proposal: Approval of Details pursuant to Conditions 3 (external appearance), 4 (schedule of repairs, annotated plans), 6 (walls, gates and fences), 7 (hard and soft landscaping), 8 (on-site lighting), 9 (enclosures and screens for recycling / refuse), 12 (demolition / alteration) attached to planning reference HGY/2009/1695, and conditions 3 (external appearance, 4 (schedule of repairs, annotated plans), 6 (walls, gates and fences), and 9 (demolition / alteration) attached to planning permission reference HGY/2009/1696.

Application No:	<b>HGY/2011/1912</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/12/2011
Location:	56 Kitchener Road N17 6DX		
Proposal:	Tree works to include 25% crown reduction and thinning to 1 x Sycamore Tree.		
Application No:	<b>HGY/2011/2012</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/12/2011
Location:	72 Newlyn Road N17 6RX		
Proposal:	Replacement of existing windows with double-glazed white PVCu tilt and turn windows		
Application No:	<b>HGY/2011/2013</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/12/2011
Location:	Ground Floor Flat 1 Hartham Road N17 6RZ		
Proposal:	Replacement of existing windows / doors to ground floor flat with white PVCu double-glazed tilt and turn windows and doors.		
Application No:	<b>HGY/2011/2022</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	21/12/2011
Location:	2-32 Forster Road N17 6QD		
Proposal:	Installation of Digital TV Aerial System.		
Application No:	<b>HGY/2011/2155</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/01/2012
Location:	55 Elsdon Road N17 6RY		
Proposal:	Use of property as 2 self-contained flats		
Application No:	<b>HGY/2011/2167</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	11/01/2012
Location:	36 Elsdon Road N17 6RY		
Proposal:	Replacement of existing windows / doors with white PVCu double-glazed windows and doors (ground floor flat only)		
Application No:	<b>HGY/2011/2198</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/01/2012
Location:	4 Chester Road N17 6BY		
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front roofslope		
Application No:	<b>HGY/2011/2201</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/01/2012
Location:	545 High Road N17 6SB		
Proposal:	Erection of first floor front extension and new second storey to create 2 self-contained flats comprising 1 x two bed flat and 1 x one bed flat		
Application No:	<b>HGY/2011/2203</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/01/2012
Location:	26 & 26a Elmhurst Road N17 6RQ		
Proposal:	Replacement of existing white painted timber sliding sash and casement windows and doors with white PVCu Double Glazed windows and doors		

WARD: **Crouch End**

Application No:	<b>HGY/2011/1498</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	11/01/2012
Location:	65 Ferme Park Road N8 9RY		
Proposal:	Demolition of existing two storey rear extension and erection of two storey rear extension. Erection of 2 rear dormer extensions with covered terraces including insertion of three rooflights to front elevation (Householder App, amended)		
Application No:	<b>HGY/2011/1822</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/12/2011
Location:	Flat 7, 8 Christchurch Road N8 9QL		
Proposal:	Tree works to include lift overhanging by 20% of 1 x London Plane tree		
Application No:	<b>HGY/2011/1957</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/12/2011
Location:	Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY		
Proposal:	Erection of two padel courts in replacement of two existing tennis facilities.		
Application No:	<b>HGY/2011/1986</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/12/2011
Location:	13 Bourne Road N8 9HJ		
Proposal:	Demolition of existing single storey rear extension and erection of single storey rear extension including alterations to the existing rear dormer window to form full height double door opening and other associated alterations.		
Application No:	<b>HGY/2011/2006</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	21/12/2011
Location:	16 Shepherds Hill N6 5AQ		
Proposal:	Demolition of existing garage and erection of 1 x four bedroom dwelling.		
Application No:	<b>HGY/2011/2007</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	21/12/2011
Location:	16 Shepherds Hill N6 5AQ		
Proposal:	Conservation area consent for Demolition of existing garage and erection of 1 x four bedroom dwelling.		
Application No:	<b>HGY/2011/2010</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/12/2011
Location:	Lower Maisonette 16 Shepherds Hill N6 5AQ		
Proposal:	Demolition of lower section of two storey rear bay and erection of new single storey rear extension with raised garden terrace and first floor balcony		
Application No:	<b>HGY/2011/2033</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	23/12/2011
Location:	39 Birchington Road N8 8HP		
Proposal:	Change of use from C4 (HMO) to C3 (Dwelling House) incorporating single storey rear extension including alterations to front / rear elevations.		

Application No:	<b>HGY/2011/2037</b>	Officer:	Ruma Nowaz	Decision Date:	23/12/2011
Decision:	GTD				
Location:	The Coach House 49A Cecile Park N8 9AX				
Proposal:	Erection of single storey lounge extension.				
Application No:	<b>HGY/2011/2058</b>	Officer:	Valerie Okeiyi	Decision Date:	25/01/2012
Decision:	GTD				
Location:	12 Bourne Road N8 9HJ				
Proposal:	Erection of full width rear ground floor				
Application No:	<b>HGY/2011/2069</b>	Officer:	Jeffrey Holt	Decision Date:	28/12/2011
Decision:	REF				
Location:	31 Womersley Road N8 9AP				
Proposal:	Retrospective planning application for installation of solar panels to roof				
Application No:	<b>HGY/2011/2075</b>	Officer:	Ruma Nowaz	Decision Date:	23/12/2011
Decision:	PERM DEV				
Location:	5 Courtside N8 8EW				
Proposal:	Erection of new wall infill, insertion of small window including minor internal alterations to enlarge downstairs toilet.				
Application No:	<b>HGY/2011/2096</b>	Officer:	Ruma Nowaz	Decision Date:	04/01/2012
Decision:	GTD				
Location:	Highgate Heights Shepherds Hill N6 5RF				
Proposal:	Tree works to include removal of deadwood and root collar excavation to 1 x Oak tree				
Application No:	<b>HGY/2011/2162</b>	Officer:	John Ogenga P'Lakop	Decision Date:	17/01/2012
Decision:	PERM DEV				
Location:	63 Priory Gardens N6 5QU				
Proposal:	Certificate of Lawfulness for erection of rear ground floor extension				
Application No:	<b>HGY/2011/2178</b>	Officer:	Ruma Nowaz	Decision Date:	17/01/2012
Decision:	GTD				
Location:	Highgate Spinney Crescent Road N8 8AR				
Proposal:	Tree works to include various works to various trees				
Application No:	<b>HGY/2011/2186</b>	Officer:	Tara Jane Fisher	Decision Date:	19/01/2012
Decision:	GTD				
Location:	29 Coolhurst Road N8 8ET				
Proposal:	Tree works to include pollarding to previous points of 1 x Plane tree				
Application No:	<b>HGY/2011/2233</b>	Officer:	Jeffrey Holt	Decision Date:	25/01/2012
Decision:	GTD				
Location:	71 Priory Gardens N6 5QU				
Proposal:	Erection of rear dormer with insertion of 1 x rooflight to front elevation to facilitate a loft conversion				

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Application No: **HGY/2011/2268** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 26/01/2012  
 Location: 26 Bryanstone Road N8 8TN  
 Proposal: Tree works to include fell to ground to 1 x Monkey Puzzle Tree

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WARD: **Fortis Green**


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Application No: **HGY/2011/1697** Officer: Jill Warren  
 Decision: GTD Decision Date: 06/01/2012  
 Location: 1 The Drive N6 4TD  
 Proposal: Tree works to include reduction by 15% of 1 x Silver Birch tree (amended description).

Application No: **HGY/2011/1927** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 2 Fortis Green Cottages, Fortis Green N2 9HH  
 Proposal: Erection of first floor rear extension (householder application) (REVISED DRAWINGS)

Application No: **HGY/2011/1989** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 20/12/2011  
 Location: 1-6 Manor Court Aylmer Road N2 0PJ  
 Proposal: Installation of an external vertical platform lift.

Application No: **HGY/2011/2011** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 20/12/2011  
 Location: 14 Eastwood Road N10 1NL  
 Proposal: Erection of roof extension to facilitate a loft conversion.

Application No: **HGY/2011/2027** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 27/12/2011  
 Location: 23 Hildridge Court Lanchester Road N6 4SY  
 Proposal: Erection of a shed in the car park.

Application No: **HGY/2011/2032** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 21/12/2011  
 Location: 472 Archway Road N6 4NA  
 Proposal: Roof extension including alterations to form additional two bedroom flat.

Application No: **HGY/2011/2072** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 28/12/2011  
 Location: Chessing Court Fortis Green N2 9ER  
 Proposal: Formation of additional floor to create 1 x three bed flat

Application No:	<b>HGY/2011/2101</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	04/01/2012
Location:	20 Birchwood Avenue N10 3BE		
Proposal:	Tree works to include crown thinning by 20% and removal of deadwood from 1 x Ash tree		
Application No:	<b>HGY/2011/2105</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/01/2012
Location:	5 Barrenger Road N10 1HU		
Proposal:	Erection of rear conservatory extension and reinstatement of outdoor WC (householder application)		
Application No:	<b>HGY/2011/2119</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/01/2012
Location:	300 Muswell Hill Broadway N10 2QR		
Proposal:	Installation of new shopfront.		
Application No:	<b>HGY/2011/2121</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/01/2012
Location:	390-392 Muswell Hill Broadway N10 1DJ		
Proposal:	Change of use of property from A4 (public house) to A1 (retail), installation of new shopfront, ground level plant and bakery extract, and erection of minor side and rear extensions.		
Application No:	<b>HGY/2011/2122</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	13/01/2012
Location:	390-392 Muswell Hill Broadway N10 1DJ		
Proposal:	Removal of existing external roof plant and ducting and replacement with new roof plant comprising 1x air supply handling unit, 5x a/c heat pumps, 1x double stacked a/c heat pump and 1x wall mounted boiler, all situated on first floor flat roof behind steel powdercoated screen. Associated alterations to rear elevation including acoustic wall lining, plus conversion of first floor window into a door for maintenance access		
Application No:	<b>HGY/2011/2153</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/01/2012
Location:	390 Muswell Hill Broadway N10 1DJ		
Proposal:	Display of 1 x internally illuminated fascia sign, 1 x internally hanging sign and 2 x others signs.		
Application No:	<b>HGY/2011/2164</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/01/2012
Location:	15 Osier Crescent N10 1QQ		
Proposal:	Tree works to include raising of crown to 3m, reduction of crown by 20% and thinning of crown by 10% to 1 x London Plane tree		
Application No:	<b>HGY/2011/2170</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/01/2012
Location:	33 Creighton Avenue N10 1NX		
Proposal:	Alterations to existing roof structure, including flat roof and mansard elevation		



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Application No: **HGY/2011/2194** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 47 Fordington Road N6 4TH  
 Proposal: Removal of existing conservatory and erection of single storey side and rear extension (householder application)

Application No: **HGY/2011/2326** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 13/01/2012  
 Location: 66 Twyford Avenue N2 9NL  
 Proposal: Erection of rear dormer window with insertion of 2 rooflights to front roofslope (Certificate of Lawfulness)

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WARD: **Harringay**


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Application No: **HGY/2011/1977** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 20/12/2011  
 Location: 435 Green Lanes N4 1HA  
 Proposal: Approval of Details pursuant to Condition 4 (Refuse Strategy) attached to planning permission reference HGY/2011/1069.

Application No: **HGY/2011/1988** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 28/12/2011  
 Location: 49 Warham Road N4 1AR  
 Proposal: Change of use to Dwelling house (C3) to create 6 person HMO

Application No: **HGY/2011/2015** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 20/12/2011  
 Location: Flat B, 62 Frobisher Road N8 0QX  
 Proposal: Erection of rear dormer with insertion of 2 rooflights to front elevation to facilitate a loft conversion.

Application No: **HGY/2011/2042** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 28/12/2011  
 Location: Jennings Court 2-8 Stroud Green Road N4 2DF  
 Proposal: Erection of mansard roof addition to provide 1 x 2 bed and 2 x 1 bed flats

Application No: **HGY/2011/2117** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 25/01/2012  
 Location: 14 Wordsworth Parade N8 0SJ  
 Proposal: Conversion of existing first floor office area into 2 x two bed flats and 1 x one bed flat

Application No: **HGY/2011/2132** Officer: Subash Jain  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 12 Alroy Road N4 1EF  
 Proposal: Demolition of existing rear side conservatory and erection of side extension (householder application)

Application No: **HGY/2011/2235** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 20/01/2012  
 Location: 45 Frobisher Road N8 0QT  
 Proposal: Minor alterations and refurbishment including new roof covering for residential use

Application No: **HGY/2011/2247** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 81 Wightman Road N4 1RJ  
 Proposal: Non-Material amendment following a grant of planning permission HGY/2011/0983 for installation of fire exit door to lower ground floor lightwell

Application No: **HGY/2011/2255** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 26/01/2012  
 Location: Flat A 6 Hampden Road N8 0HX  
 Proposal: Change of use of upper floor from Community organisation to 3 bedroom self contained flat.

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**WARD: Highgate**


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Application No: **HGY/2011/1313** Officer: Jill Warren  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 65 Hornsey Lane Gardens N6 5PA  
 Proposal: Erection of single storey rear ground floor extension (householder application) (REVISED DRAWINGS)

Application No: **HGY/2011/1838** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 27/01/2012  
 Location: 20C Broadlands Road N6 4AN  
 Proposal: Tree works to include 20% crown reduction to 1 x Horse Chestnut tree and 20% crown reduction to 2 x Lime trees

Application No: **HGY/2011/1958** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 28/12/2011  
 Location: Broadlands Lodge 18 Broadlands Road N6 4AW  
 Proposal: Tree works to include pruning back lateral branches of 1 x Cedar tree.

Application No: **HGY/2011/1992** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 27/01/2012  
 Location: 18 North Hill N6 4QA  
 Proposal: Erection of rear ground floor extension, remodelling of rear roof, addition of brick walls to front, addition of iron railings and garden wall, and relocation of garage

Application No: **HGY/2011/2004** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 23/12/2011  
 Location: 6 Sheldon Avenue N6 4JT  
 Proposal: Tree works to include various works to ten trees.

Application No:	<b>HGY/2011/2005</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/01/2012
Location:	10 Cromwell Avenue N6 5HL		
Proposal:	Erection of single storey side extension at ground floor level, erection of rear dormer and insertion of 2 rooflights to front roofslope (householder application)		
Application No:	<b>HGY/2011/2023</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/12/2011
Location:	42 Stormont Road N6 4NP		
Proposal:	Approval of Details pursuant to Condition 3 (materials), Condition 6 (trees), Condition 7 (arboricultural method statement), Condition 8 (boundary treatment) and Condition 9 (refuse, waste storage and recycling) attached to planning permission reference HGY/2011/0628.		
Application No:	<b>HGY/2011/2024</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/12/2011
Location:	Flat E 95 Hornsey Lane N6 5LW		
Proposal:	Addition of velux window to shower room at rear.		
Application No:	<b>HGY/2011/2038</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/12/2011
Location:	38 Orchard Road N6 5TR		
Proposal:	Removal of existing conservatory and erection of single storey rear infill extension.		
Application No:	<b>HGY/2011/2041</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/01/2012
Location:	Hillsdown Courtenay Avenue N6 4LR		
Proposal:	Tree works to include felling to ground level of 2 x Pear trees, 1 x Damson tree and 1 x Ash tree		
Application No:	<b>HGY/2011/2051</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/12/2011
Location:	28-30 Highgate High Street N6 5JG		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x externally illuminated hanging sign, 1 x non illuminated plaque, 1 x internally illuminated menu box, 1 x internally illuminated take away sign, 1 x internally illuminated poster box and 2 x non illuminated awnings		
Application No:	<b>HGY/2011/2052</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/12/2011
Location:	28-30 Highgate High Street N6 5JG		
Proposal:	Listed building consent for display of 2 x externally illuminated fascia signs, 1 x externally illuminated hanging sign, 1 x non illuminated plaque, 1 x internally illuminated menu box, 1 x internally illuminated take away sign, 1 x internally illuminated poster box and 2 x non illuminated awnings		
Application No:	<b>HGY/2011/2068</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/12/2011
Location:	54 North Hill N6 4RH		
Proposal:	Tree works to include reducing volume of crown of 1 x Oak tree by 25%.		

Application No:	<b>HGY/2011/2090</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	03/01/2012
Location:	Flat A 306 Archway Road N6 5AU		
Proposal:	Replacement of existing sash windows on front elevation of property.		
Application No:	<b>HGY/2011/2098</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/01/2012
Location:	51 North Road N6 4BE		
Proposal:	Demolition of existing garden unit and erection of new garden annexe (householder application)		
Application No:	<b>HGY/2011/2116</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/01/2012
Location:	St Michaels School, North Road N6 4BG		
Proposal:	Listed building consent for replacement of existing external nursery space fence		
Application No:	<b>HGY/2011/2127</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/01/2012
Location:	Caretakers House, St Michaels School, North Road N6 4BG		
Proposal:	Upgrade of existing caretaker's house, including new windows, doors, roofing, brick courses and stone coping, stainless steel caps to existing chimney flues, and general improvements		
Application No:	<b>HGY/2011/2128</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/01/2012
Location:	Caretakers House, St Michaels School, North Road N6 4BG		
Proposal:	Listed building consent for upgrade of existing caretaker's house, including new windows, doors, roofing, brick courses and stone coping, stainless steel caps to existing chimney flues, and general improvements		
Application No:	<b>HGY/2011/2135</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/12/2011
Location:	5 Milton Park N6 5QB		
Proposal:	Erection of side extension to rear of property (householder application)		
Application No:	<b>HGY/2011/2141</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/12/2011
Location:	Derwen Compton Avenue N6 4LH		
Proposal:	Construction of new front door opening within existing window bay with new window to existing front door position (householder application)		
Application No:	<b>HGY/2011/2148</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/01/2012
Location:	Tree Tops Compton Avenue N6 4LH		
Proposal:	Tree works to include felling to ground level and stump removal of 1 x Silver Birch		
Application No:	<b>HGY/2011/2161</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	16/01/2012
Location:	109 North Hill N6 4DP		
Proposal:	Listed Building Consent for replacement of existing coping stores to South elevation, repair 3.5 lineal metre crack to the South elevation and removal/repoint brickwork to South elevation		

Application No:	<b>HGY/2011/2163</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	17/01/2012
Location:	8 Cromwell Avenue N6 5HL		
Proposal:	Erection of rear dormer and insertion of front and side rooflights, erection of side and rear ground floor extensions and creation of front lightwell		
Application No:	<b>HGY/2011/2172</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/01/2012
Location:	Communications Station, Electricity sub station adjacent to 154 Archway Road N6 5BB		
Proposal:	The redevelopment of existing 10m high streetworks column. The height of the column will be increased from 10m high to 12.5m high. The new streetworks pole will contain 5 no antenna within Glass Reinforced Plastic (GRP) Shroud. At ground level 2 no replacement equipment cabinet will be situated next to the column and associated ancillary developments		
Application No:	<b>HGY/2011/2218</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/01/2012
Location:	10 Denewood Road N6 4AJ		
Proposal:	Tree works to include crown reduction by 20% to 1 x Oak Tree.		
Application No:	<b>HGY/2011/2234</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/01/2012
Location:	Chapel of St Michael Highgate School North Road N6 4AY		
Proposal:	Installation of new infill metal railings to the arched openings to the crypt; installation of infill glazing to the cloisters together with glazed doors; installation of new cast iron rainwater gutters and down pipes, replacement of the terracotta balustrade panels at parapet level and reinstating same where missing around the apse end of the Chapel, installation of architectural lighting to the north elevation and relocation of the commemoration plaque.		
Application No:	<b>HGY/2011/2249</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/01/2012
Location:	16 Southwood Avenue N6 5RZ		
Proposal:	Excavation of existing basement, creation of new steps to access basement at side of property, and creation of front and rear lightwells'		
Application No:	<b>HGY/2011/2264</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/01/2012
Location:	The Park, S/O 2 Talbot Road N6 4QR		
Proposal:	Installation of green cabinet box (Prior Approval)		
Application No:	<b>HGY/2011/2269</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/01/2012
Location:	32 Hampstead Lane N6 4NT		
Proposal:	Tree Works to include fee to ground level 1 x Hawthorn Tree		
Application No:	<b>HGY/2011/2279</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/01/2012
Location:	Opp 42-75 Southwood Park Southwood Lawn Road N6 5SQ		
Proposal:	Installation of broadband green cabinet (Prior Approval)		

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Application No:	<b>HGY/2011/1955</b>	Officer:	Subash Jain	Decision Date:	13/01/2012
Decision:	GTD				
Location:	Flat A 43 Priory Avenue N8 7RN				
Proposal:	Demolition of existing conservatory and construction of new rear extension at ground floor level. Erection of side extension at ground floor level with alternative entrance (Householder Application)				
Application No:	<b>HGY/2011/1975</b>	Officer:	Michelle Bradshaw	Decision Date:	25/01/2012
Decision:	GTD				
Location:	Lower Maisonette 9 Ferrestone Road N8 7BX				
Proposal:	Erection of a single storey side / rear extension and excavation of basement and lower the floor to create a uniformed height.				
Application No:	<b>HGY/2011/1980</b>	Officer:	Tara Jane Fisher	Decision Date:	19/12/2011
Decision:	GTD				
Location:	1-38 Mildura Court Church Lane N8 7NS				
Proposal:	Installation of communal Digital TV Aerial System.				
Application No:	<b>HGY/2011/2034</b>	Officer:	Valerie Okeiyi	Decision Date:	12/01/2012
Decision:	GTD				
Location:	Pump House New River Avenue N8 7QD				
Proposal:	Internal refurbishment and new floor with minor external additions				
Application No:	<b>HGY/2011/2169</b>	Officer:	Tara Jane Fisher	Decision Date:	17/01/2012
Decision:	REF				
Location:	83 Middle Lane N8 8NX				
Proposal:	Opening up and repaving of front patio, and creation of vehicle crossover.				

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**WARD: Muswell Hill**


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Application No:	<b>HGY/2011/1735</b>	Officer:	Sarah Madondo	Decision Date:	13/01/2012
Decision:	GTD				
Location:	9-37 & 39-69 New Road N8 8TA				
Proposal:	Installation of communal Digital TV System				
Application No:	<b>HGY/2011/1746</b>	Officer:	Tara Jane Fisher	Decision Date:	10/01/2012
Decision:	GTD				
Location:	74A Muswell Hill Place N10 3RR				
Proposal:	Alterations to roof including hip to gable end, erection of 2 rear dormers and insertion of 3 rooflights to front roofslope (householder application)				
Application No:	<b>HGY/2011/2030</b>	Officer:	Subash Jain	Decision Date:	21/12/2011
Decision:	GTD				
Location:	Flat 1-9 Clemence Court Lynton Road N8 8SP				
Proposal:	Installation of Digital TV Aerial System.				

Application No:	<b>HGY/2011/2036</b>	Officer:	Jeffrey Holt	Decision Date:	20/12/2011
Decision:	GTD				
Location:	60- 62 Muswell Hill Broadway N10 3RT				
Proposal:	Demolition of existing glass / timber back addition and erection of single storey rear extension.				
Application No:	<b>HGY/2011/2040</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	28/12/2011
Decision:	GTD				
Location:	17 Cranley Gardens N10 3AA				
Proposal:	Formation of rear facing recessed balcony within footprint of existing dormer.				
Application No:	<b>HGY/2011/2110</b>	Officer:	Jeffrey Holt	Decision Date:	04/01/2012
Decision:	GTD				
Location:	81 Park Avenue North N8 7RS				
Proposal:	Certificate of lawfulness for erection of rear dormer				
Application No:	<b>HGY/2011/2114</b>	Officer:	Tara Jane Fisher	Decision Date:	13/01/2012
Decision:	GTD				
Location:	141 Muswell Hill Broadway N10 3RS				
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign				
Application No:	<b>HGY/2011/2115</b>	Officer:	Valerie Okeiyi	Decision Date:	13/01/2012
Decision:	GTD				
Location:	43 Connaught Gardens N10 3LG				
Proposal:	Erection of rear kitchen extension, expansion of lower ground floor under existing terrace and creation of full-height basement under existing house (householder application)				
Application No:	<b>HGY/2011/2157</b>	Officer:	Valerie Okeiyi	Decision Date:	13/01/2012
Decision:	GTD				
Location:	172 Muswell Hill Broadway N10 3SA				
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x non - illuminated hanging sign.				
Application No:	<b>HGY/2011/2171</b>	Officer:	Tara Jane Fisher	Decision Date:	17/01/2012
Decision:	GTD				
Location:	258 Muswell Hill Broadway N10 3SH				
Proposal:	Installation of new shopfront to front elevation and alterations to rear elevation facade				
Application No:	<b>HGY/2011/2246</b>	Officer:	Tara Jane Fisher	Decision Date:	28/12/2011
Decision:	PERM DEV				
Location:	6 Wood Vale N10 3DP				
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)				
Application No:	<b>HGY/2011/2266</b>	Officer:	Ruma Nowaz	Decision Date:	26/01/2012
Decision:	PERM DEV				
Location:	27 Woodland Gardens N10 3UE				
Proposal:	Formation of two dormers to rear and insertion of 4 x rooflights to front roofslope and 1 x rooflight to rear				

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Application No: **HGY/2011/2278** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 26/01/2012  
 Location: 13 Warner Road N8 7HB  
 Proposal: Erection of rear dormer window with insertion of three x rooflights to front roofslope

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WARD: **Noel Park**


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Application No: **HGY/2011/1685** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 20/12/2011  
 Location: 173 Farrant Avenue N22 6PG  
 Proposal: Partial rebuild and widening of existing rear extension.

Application No: **HGY/2011/1971** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 19/12/2011  
 Location: 45 Gladstone Avenue N22 6JX  
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2011/1985** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 20/12/2011  
 Location: 184 Farrant Avenue N22 6PG  
 Proposal: Replacement of single glazed windows with double glazed PVC Georgian styled windows and replacement of existing wooden red door with similar design.

Application No: **HGY/2011/2031** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/01/2012  
 Location: 14-18 Lymington Avenue N22 6JA  
 Proposal: Construction of timber framed storage cabin

Application No: **HGY/2011/2053** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/01/2012  
 Location: 41 Darwin Road N22 6PH  
 Proposal: Erection of single storey side extension at rear of property (householder application)

Application No: **HGY/2011/2082** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 13/01/2012  
 Location: 77 Alexandra Road N8 0LG  
 Proposal: Creation of vehicle crossover

Application No: **HGY/2011/2091** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 03/01/2012  
 Location: 3-4 Wellington Terrace, Turnpike Lane N8 0PX  
 Proposal: Erection of 2 side dormers and insertion of 3 rooflights to Flat 3 of planning permission HGY/2011/0042



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Application No:	<b>HGY/2011/2109</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	29/12/2011
Location:	653 Lordship Lane N22 5LA		
Proposal:	Certificate of Lawfulness for loft conversion entailing hip to gable, rear dormer with insertion of 2 x rooflights to front elevation.		
Application No:	<b>HGY/2011/2149</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/01/2012
Location:	Unit 14, Wood Green Shopping City, High Road N22 6YD		
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign		
Application No:	<b>HGY/2011/2152</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	13/01/2012
Location:	57 Alexandra Road N8 0PN		
Proposal:	Certificate of Lawfulness for use of property as 7 self-contained bed-sit flats		
Application No:	<b>HGY/2011/2195</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/01/2012
Location:	59-61 High Road N22 6BH		
Proposal:	Alterations to shopfront, with relocated main front doors		
Application No:	<b>HGY/2011/2196</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/01/2012
Location:	Mecca Bingo Club, 707 Lordship Lane N22 5JY		
Proposal:	Display of 3 x internally illuminated fascia signs, 2 x internally illuminated hanging signs, 1 x externally illuminated hoarding sign and 3 x non illuminated other sign.		

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WARD: **Northumberland Park**


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Application No:	<b>HGY/2011/0875</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/12/2011
Location:	26 Lordship Lane N17 8NS		
Proposal:	Approval of Details pursuant to Condition 3 (materials), Condition 4 (landscaping), condition 5 (perimeter railing), Condition 6 (recycle and wheeled refuse), Condition 7 (obscure glazing), Condition 8 (Permitted Development), Condition 9 (construction hours) and Condition 10 (site investigation) attached to planning permission reference HGY/2010/0862.		
Application No:	<b>HGY/2011/1864</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	23/12/2011
Location:	108 Manor Road N17 0JE		
Proposal:	Replacement of existing white painted timber windows with white PVCu double-glazed windows and doors.		
Application No:	<b>HGY/2011/1981</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	20/12/2011
Location:	4-18 Kathleen Ferrier Court Brereton Road N17 8BY		
Proposal:	Installation of communal Digital TV System.		

Application No:	<b>HGY/2011/1996</b>	Officer:	Ruma Nowaz	Decision Date:	21/12/2011
Decision:	REF				
Location:	83 Brantwood Road N17 0DT				
Proposal:	Use of property as 2 self-contained flats.				
Application No:	<b>HGY/2011/2078</b>	Officer:	Valerie Okeiyi	Decision Date:	24/01/2012
Decision:	GTD				
Location:	69 Asplins Road N17 0NX				
Proposal:	Replacement of existing windows / doors with white PVCu double-glazed windows and doors (excluding No.69A Asplins Road)				
Application No:	<b>HGY/2011/2124</b>	Officer:	Jeffrey Holt	Decision Date:	12/01/2012
Decision:	GTD				
Location:	90 White Hart Lane N17 8HP				
Proposal:	Conversion of existing property into 3 self-contained flats, including erection of rear dormer and insertion of 2 rooflights to front roofslope				
Application No:	<b>HGY/2011/2140</b>	Officer:	Valerie Okeiyi	Decision Date:	26/01/2012
Decision:	GTD				
Location:	18 Ruskin Road N17 8ND				
Proposal:	Erection of rear dormer extension with insertion of 2 x rooflights to front elevation to create a one bed self-contained flat.				
Application No:	<b>HGY/2011/2147</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	28/12/2011
Decision:	REF				
Location:	180 Park Lane N17 0JA				
Proposal:	Conversion of existing dwelling into 2 self contained flats comprising 1x1 bedroom flat and 1x2 bedroom maisonette with erection of rear dormer roof extension.				
Application No:	<b>HGY/2011/2166</b>	Officer:	Jeffrey Holt	Decision Date:	11/01/2012
Decision:	GTD				
Location:	196 Park Lane N17 0JA				
Proposal:	Replacement of existing windows / doors with white PVCu double-glazed windows and doors to Flats 1 + 4				
Application No:	<b>HGY/2011/2206</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	23/01/2012
Decision:	GTD				
Location:	1-14 Cooperage Close N17 0HF				
Proposal:	Replacement of existing white painted timber pivot windows / doors with white PVCU double glazed tilt and turn windows / doors				
Application No:	<b>HGY/2011/2214</b>	Officer:	John Ogenga P'Lakop	Decision Date:	04/01/2012
Decision:	PERM DEV				
Location:	9 Bromley Road N17 0AR				
Proposal:	Certificate of Lawfulness for use of C3 as C4.				
Application No:	<b>HGY/2011/2295</b>	Officer:	Ruma Nowaz	Decision Date:	12/01/2012
Decision:	PERM DEV				
Location:	71 Bruce Castle Road N17 8NL				
Proposal:	Certificate of Lawfulness for change of use from C3 to C4				

**WARD: St Anns**

Application No:	<b>HGY/2011/2001</b>	Officer:	Jeffrey Holt	Decision Date:	16/01/2012
Decision:	GTD				
Location:	99 Chesterfield Gardens N4 1LW				
Proposal:	Certificate of Lawfulness for use of property as two self-contained flats				
Application No:	<b>HGY/2011/2081</b>	Officer:	Jeffrey Holt	Decision Date:	03/01/2012
Decision:	REF				
Location:	Flat D 410 St Anns Road N15 3ST				
Proposal:	Demolition of existing garage building and erection of two storey block comprising of 2 x 2 bedroom maisonettes				
Application No:	<b>HGY/2011/2120</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	24/01/2012
Decision:	GTD				
Location:	Flats 1-22 Monterey Apartments, Cornwall Road N15 5AX				
Proposal:	Non-material amendment following a grant of planning permission HGY/2006/0902 for installation of roller barrier security system to the top of the rear boundary wall and to the side footpath section				
Application No:	<b>HGY/2011/2160</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	10/01/2012
Decision:	GTD				
Location:	718-720 Seven Sisters Road N15 5NH				
Proposal:	Conversion of a three storey former industrial building into a ground floor commercial unit and four residential units on first and second floors				

**WARD: Seven Sisters**

Application No:	<b>HGY/2011/1481</b>	Officer:	Ruma Nowaz	Decision Date:	23/01/2012
Decision:	GTD				
Location:	3-5 Clifton Gardens N15 6AP				
Proposal:	Erection of double storey extension with new roof apex				
Application No:	<b>HGY/2011/1982</b>	Officer:	Jeffrey Holt	Decision Date:	28/12/2011
Decision:	REF				
Location:	42 Tewkesbury Road N15 6SE				
Proposal:	Change of use from B2 / B8 to D2 (snooker club)				
Application No:	<b>HGY/2011/2054</b>	Officer:	Tara Jane Fisher	Decision Date:	28/12/2011
Decision:	REF				
Location:	Flat A 44 Howard Road N15 6NL				
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front elevation (Householder Application)				
Application No:	<b>HGY/2011/2088</b>	Officer:	Valerie Okeiyi	Decision Date:	03/01/2012
Decision:	GTD				
Location:	136 Fairview Road N15 6TR				
Proposal:	Erection of roof extension to facilitate a loft conversion (Householder Application)				

Application No: **HGY/2011/2126** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 27/01/2012  
 Location: 102 Fairview Road N15 6TP  
 Proposal: Erection of roof extension comprising front / rear dormer windows to provide 2 additional bedrooms / bathroom

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**WARD: Stroud Green**


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Application No: **HGY/2011/0051** Officer: Valerie Okeiyi  
 Decision: WTD Decision Date: 25/01/2012  
 Location: 12 Perth Road N4 3HB  
 Proposal: Erection of single rear extension and first floor rear extension (Householder Application) (Please Note- Appeal against Non-Determination) (Amended Letter)

Application No: **HGY/2011/1846** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 20/12/2011  
 Location: 52 Mount View Road N4 4JP  
 Proposal: Erection of rear ground floor extension.

Application No: **HGY/2011/1926** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 20/12/2011  
 Location: 61 Uplands Road N8 9NH  
 Proposal: Tree works to include reduction of density and length of branches to 1 x Sycamore tree at rear of property.

Application No: **HGY/2011/2021** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 20/12/2011  
 Location: 12A Victoria Terrace N4 4DA  
 Proposal: Conversion of live-work unit with 1 x 2 bed flat to live work unit with 2 x 2 bed flats, including new doors, window, rooflights and replace access stair and porch to upper flat

Application No: **HGY/2011/2055** Officer: Subash Jain  
 Decision: REF Decision Date: 28/12/2011  
 Location: 34 Stroud Green Road N4 3ES  
 Proposal: Erection of mansard roof extension to existing second floor flats.

Application No: **HGY/2011/2062** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 28/12/2011  
 Location: 45 Albert Road N4 3RP  
 Proposal: Conversion of first, second and third floor five bedroom flat to form 1 x one bed flat and 1 x two bedroom flat

Application No: **HGY/2011/2100** Officer: Subash Jain  
 Decision: GTD Decision Date: 10/01/2012  
 Location: 36 Mount View Road N4 4HX  
 Proposal: Tree works to include 50% crown reduction of 1 x Lombardy Poplar and cutting to ground level of 1 x Ash tree

Application No:	<b>HGY/2011/2102</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/12/2011
Location:	46 Nelson Road N8 9RU		
Proposal:	Replacement of single glazed window units and PVC rear facing doors with wooden double glazed window / door units.		
Application No:	<b>HGY/2011/2130</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/01/2012
Location:	23A Albert Road N4 3RR		
Proposal:	Tree works to include pollarding and thinning out of 1 x London Plane tree		
Application No:	<b>HGY/2011/2131</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	13/01/2012
Location:	1 Lancaster Road N4 4PJ		
Proposal:	Conversion of existing property into 2 self-contained units, including enlargement of side extension and erection of single storey rear extension		
Application No:	<b>HGY/2011/2199</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/01/2012
Location:	104 Stroud Green Road N4 3EN		
Proposal:	Change of use from A1/ A2 / A3 (retail / office / restaurant) to D1 (Thai therapy centre)		
Application No:	<b>HGY/2011/2240</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/01/2012
Location:	48 Mount View Road N4 4JP		
Proposal:	Erection of rear dormer window with insertion of 4 x rooflights to front roofslope and two rooflights to the rear roof slope, additional storey to the rear extension and increase in the main roof ridge height.		
Application No:	<b>HGY/2011/2272</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/01/2012
Location:	19 Ferme Park Road N4 4DS		
Proposal:	Approval of details pursuant to condition 4 (Materials) attached to planning permission HGY/2011/0906.		

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**WARD: Tottenham Green**


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Application No:	<b>HGY/2011/1983</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/12/2011
Location:	255 Philip Lane N15 4AE		
Proposal:	Erection of side / first floor extension with pitched roof.		
Application No:	<b>HGY/2011/2002</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/12/2011
Location:	1-36 Fairweather Close N15 4LL		
Proposal:	Installation of 30 solar panels and associated equipment to roof.		

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Application No:	<b>HGY/2011/2014</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	23/12/2011
Location:	Land Adjacent 1 Stonebridge Road N15 5NY		
Proposal:	Subdivision of existing site and erection of 3 storey block comprising 1 x two bed, 1 x 3bed and 1 x 4 bed self-contained flats.		
Application No:	<b>HGY/2011/2035</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/12/2011
Location:	1-36 Elizabeth Clyde Close N15 4LJ		
Proposal:	Installation of 30 solar panels and associated equipment to roof.		
Application No:	<b>HGY/2011/2057</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/01/2012
Location:	12 Wakefield Road N15 4NL		
Proposal:	Conversion of existing property into two self contained flats		
Application No:	<b>HGY/2011/2106</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/01/2012
Location:	91 West Green Road N15 5DA		
Proposal:	Change of use from A2 (estate agent) to A3 (cafe / restaurant) with installation of extract duct to rear.		
Application No:	<b>HGY/2011/2173</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	17/01/2012
Location:	19 Birstall Road N15 5EN		
Proposal:	Certificate of lawfulness for erection of rear dormer		
Application No:	<b>HGY/2011/2193</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/01/2012
Location:	34 Seaford Road N15 5DY		
Proposal:	Use of property as two self-contained flats		
Application No:	<b>HGY/2011/2216</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	28/12/2011
Location:	164 West Green Road N15 5AE		
Proposal:	Use of property as two self contained flats.		
Application No:	<b>HGY/2011/2253</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/01/2012
Location:	2D Bedford Road N15 4HA		
Proposal:	Conversion of garage into habitable living area.		

Application No:	<b>HGY/2011/1589</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/12/2011
Location:	Former GLS Depot Ferry Lane N17 9QQ		
Proposal:	Approval of Details pursuant to Condition 7 (threshold and boundary treatments) attached to planning permission reference HGY/2010/2090.		
Application No:	<b>HGY/2011/1594</b>	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	21/12/2011
Location:	Land to the west of Tottenham Hale Station/Watermead Way Station Road N17 9LR		
Proposal:	New and realigned public and private highway, pedestrian and cycle links, taxi, bus, drop off/collection and servicing facilities and including new altered surfaces, lighting, drainage and other infrastructure. New and relocated public realm with associated seats, lighting, bins, cycle parking, and infrastructure and planting. New and relocated bus stops and stands including shelters, posts, signs, barriers, lighting and other apparatus.		
Application No:	<b>HGY/2011/1601</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/12/2011
Location:	Former GLS Depot Ferry Lane N17 9QQ		
Proposal:	Approval of Details pursuant to Condition 15 (external areas) attached to planning permission reference HGY/2010/2090.		
Application No:	<b>HGY/2011/2071</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	25/01/2012
Location:	63 + 82 Lansdowne Road N17 0NN		
Proposal:	Replace of existing windows / doors with white PVCu double-glazed windows / doors (excluding First Floor Flat, 63 Lansdowne Road)		
Application No:	<b>HGY/2011/2077</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/12/2011
Location:	71A Lansdowne Road N17 0NN		
Proposal:	Replacement of existing windows / doors with white PVCu double-glazed casement windows and doors		
Application No:	<b>HGY/2011/2092</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/01/2012
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 12 (Parking Strategy Statement) attached to planning permission HGY/2011/0201		
Application No:	<b>HGY/2011/2093</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/01/2012
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 19 (management plan to deal with noise, litter, waste, common external areas, parking, car free use, disabled access and deliveries) attached to planning permission HGY/2010/0201		
Application No:	<b>HGY/2011/2142</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/01/2012
Location:	Flat 5 44 Lansdowne Road N17 9XG		
Proposal:	Retention of existing PVC windows		

Application No:	<b>HGY/2011/2158</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/01/2012
Location:	640-656 High Road N17 0AF		
Proposal:	Insertion of outward opening exit door on to Hampden Lane		
Application No:	<b>HGY/2011/2179</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/01/2012
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 6 (hard landscaping) attached to planning permission HGY/2010/0201		
Application No:	<b>HGY/2011/2180</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/01/2012
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 7 (thresholds and details of boundary treatment) attached to planning permission HGY/2010/0201		
Application No:	<b>HGY/2011/2181</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/01/2012
Location:	596-606 High Road N17 9TA		
Proposal:	Approval of details pursuant to condition 5 (landscaping and treatment of surroundings) attached to planning permission HGY/2010/0201		
Application No:	<b>HGY/2011/2265</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/01/2012
Location:	153 Reedham Close N17 9PY		
Proposal:	Replacement of existing wooden windows / door with white double glazed UPVc windows / door.		
Application No:	<b>HGY/2011/2281</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/12/2011
Location:	220 Park Lane N17 0HY		
Proposal:	Approval of Details pursuant to Condition 4 (Treatment), Condition 5 (Hard Landscaping), Condition 9 (Central Dish / Aerial System), Condition 14 (Play Equipment) and Condition 17 (Compensatory flood storage works) attached to planning permission HGY/2008/2220		

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**WARD: West Green**


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Application No:	<b>HGY/2011/2048</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/01/2012
Location:	42 Downhills Way N17 6BA		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2011/2079</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	13/01/2012
Location:	27 Waldeck Road N15 3EL		
Proposal:	Erection of rear dormer addition including internal alterations to create a loft room with ensuite (Certificate of Lawfulness)		



Application No: **HGY/2011/2099** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 04/01/2012  
 Location: 226 Boundary Road N22 6AJ  
 Proposal: Certificate of lawfulness for erection of rear dormer and insertion of 2 rooflights to front roofslope

Application No: **HGY/2011/2207** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 23/01/2012  
 Location: Park View Academy, Langham Road N15 3RB  
 Proposal: Erection of four floodlights to rear of site around main football pitch

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**WARD: White Hart Lane**


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Application No: **HGY/2011/1808** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/01/2012  
 Location: 115 Tower Gardens Road N17 7PE  
 Proposal: Erection of rear dormer window with insertion of 2 x rooflights to front elevation to facilitate a loft conversion (Householder Application)(Amended plans)

Application No: **HGY/2011/1899** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 16/01/2012  
 Location: 27 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/2011/1961** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 19/12/2011  
 Location: 104 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/2011/1964** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/01/2012  
 Location: 233 Tower Gardens Road N17 7NX  
 Proposal: Replacement of existing white timber vertical sliding windows / timber rear entrance doors with new timber windows to elevation, timber windows to rear elevation and like for like 2 x G style entrance doors

Application No: **HGY/2011/1966** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 11/01/2012  
 Location: 188 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/2011/2045** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/12/2011  
 Location: 2 Fenton Road N17 7JR  
 Proposal: Erection of single storey ground floor side extension (householder application)

Application No: **HGY/2011/2049** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 28/12/2011  
 Location: 2 Fenton Road N17 7JR

Proposal: Certificate of Lawfulness for alteration of hip to gable, erection of rear dormer and insertion of three rooflights to front roofslope

Application No: **HGY/2011/2309** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 25/01/2012  
 Location: 550 White Hart Lane N17 7RQ

Proposal: Approval of details pursuant to condition 3 (Materials), condition 4 (Hard and Soft Landscaping), condition 5 (External Lighting), condition 14 (Surface Water Drainage), condition 15 (Energy Efficiency), condition 16 (BREEM rating) and condition 18 (Site Investigation) attached to planning application HGY/2011/1566 and condition 3 (Materials), condition 4 (Hard and Soft Landscaping), condition 5 (Waste Management), condition 6 (External Lighting), condition 16 (Surface Water Drainage), condition 17 (Energy Efficiency), condition 18 (BREEM rating) and condition 20 (Site Investigation) attached to planning application HGY/2011/0814.

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WARD: **Woodside**

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Application No: **HGY/2011/2017** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 20/12/2011  
 Location: 68 Lyndhurst Road N22 5AT

Proposal: Roof extension to form a bedroom and shower and insertion of rooflight to front elevation.

Application No: **HGY/2011/2044** Officer: Subash Jain  
 Decision: GTD Decision Date: 23/12/2011  
 Location: 272 High Road N22 8JY

Proposal: Installation of ATM to shopfront.

Application No: **HGY/2011/2059** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 23/12/2011  
 Location: 6 Dunbar Road N22 5BE

Proposal: Erection of rear dormer.

Application No: **HGY/2011/2097** Officer: Ruma Nowaz  
 Decision: PERM REQ Decision Date: 28/12/2011  
 Location: 59 Woodside Road N22 5HP

Proposal: Erection of rear ground floor extension.

Application No: **HGY/2011/2113** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 04/01/2012  
 Location: Newsagent, Wood Green Underground Station, High Road N22 8HH

Proposal: Change of use from A1 (retail) to A5 (take away)

Application No: **HGY/2011/2177** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 28/12/2011  
 Location: 208 High Road N22 8HH

Proposal: Installation of new shopfront including new tiled riser, rear entrance door and render columns

Application No:	<b>HGY/2011/2187</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/01/2012
Location:	41A Ewart Grove N22 5NY		
Proposal:	Retention of single storey rear conservatory extension		
Application No:	<b>HGY/2011/2197</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/12/2011
Location:	208 High Road N22 8HH		
Proposal:	Display of 1x internally illuminated fascia and 1x illuminated hanging sign.		
Application No:	<b>HGY/2011/2204</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/01/2012
Location:	30 & 30a Norman Avenue N22 5EP		
Proposal:	Replacement the existing white painted timber and metal framed casement windows and doors with white PVCu Double Glazed windows and doors		
Application No:	<b>HGY/2011/2205</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/01/2012
Location:	29 & 31 Melrose Avenue N22 5EA		
Proposal:	Replacement of existing white painted timber sliding sash and casement windows / doors with white PVCu double glazed windows / doors.		
Application No:	<b>HGY/2011/2223</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/01/2012
Location:	10 Cranbrook Park N22 5NA		
Proposal:	Erection of 2 storey side / rear extension, conversion of the roof from hip to gable and erection of rear dormer and excavation of basement to provide 2 x 3 bed flats with associated rear garden amenity including second floor roof terrace and 2 off street car parking spaces.		
Application No:	<b>HGY/2011/2238</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/01/2012
Location:	Flat A & B 8 Glendale Avenue N22 5AH		
Proposal:	Replacement of existing white painted timber casement windows / doors with white UPvc double glazed windows / doors		
Application No:	<b>HGY/2011/2244</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	26/01/2012
Location:	7 Stirling Road N22 5BL		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2011/2254</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/01/2012
Location:	91A The Roundway N17 7HB		
Proposal:	Non-material amendments following a grant of planning permission HGY/2007/1390 to create only one space for off street parking and also shift the dropped curb to be allocated directly in front.		

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2011/1655**

Officer: Ruma Nowaz

Decision: RNO

Decision Date: 24/01/2012

Location: 115 Olinda Road N16 6TS

Proposal: Erection of single storey rear extension (observations to L.B. Hackney)

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