



**Haringey** Council

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## Regulatory Committee

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TUESDAY, 29TH MAY, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Basu, Beacham, Brabazon, Christophides, Demirci, Ejiofor, Mallett, McNamara, Peacock, Reid, Schmitz, Scott and Solomon

*Subject to confirmation at Annual Council, 21 May 2012*

### AGENDA

**1. APOLOGIES FOR ABSENCE**

**2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 10 below.

**3. DECLARATIONS OF INTEREST**

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

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determination 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. MINUTES (PAGES 1 - 8)**

To approve the minutes of the meeting held on 12 April 2012.

**5. ESTABLISHMENT OF LICENSING SUB COMMITTEES (PAGES 9 - 24)**

To establish two Licensing Sub Committees to conduct the majority of licensing hearings, and to note the provisions for the appointment of substitutes.

**6. DECISIONS MADE UNDER DELEGATED POWERS BETWEEN 26 MARCH 2012 AND 13 MAY 2012 (PAGES 25 - 60)**

To inform the Regulatory Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Regulatory Committee.

**7. APPEAL DECISIONS DETERMINED DURING MARCH AND APRIL 2012 (PAGES 61 - 68)**

To advise the Regulatory Committee of appeal decisions determined by the Department for Communities and Local Government during March and April 2012.

**8. DEVELOPMENT MANAGEMENT, BUILDING CONTROL AND PLANNING ENFORCEMENT WORK REPORT (PAGES 69 - 88)**

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

**9. PLANNING ENFORCEMENT UPDATE - YEAR REPORT 2011-12 (PAGES 89 - 104)**

To inform Members on Planning Enforcement's progress in maintaining service delivery 2011/12.

**10. NEW ITEMS OF URGENT BUSINESS**

To consider any new items of urgent business admitted under agenda item 2 above.

David McNulty  
Head of Local Democracy  
and Member Services  
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225 High Road  
Wood Green  
London N22 8HQ

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Monday, 21 May 2012

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**MINUTES OF THE REGULATORY COMMITTEE  
THURSDAY, 12 APRIL 2012**

Councillors Basu, Beacham, Brabazon, Demirci (Chair), Egan, Erskine, Hare, Mallett, Rice, Schmitz and Waters

Apologies Councillor Scott and Councillor Peacock

Also Present: Marc Dorfman (Assistant Director, Planning, Regeneration and Economy), Paul Smith (Head of Development Management), Daliah Barrett (Lead Licensing Officer), Tracy Duguid (Legal Services), Myles Joyce (Planning Enforcement Team Leader) and Helen Chapman (Clerk)

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
REG39.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Cllr Peacock, for whom Cllr Egan was substituting, and from Cllr Scott.</p>	
REG40.	<p><b>URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>	
REG41.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
REG42.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 21 February 2012 be approved and signed by the Chair.</p> <p><u>Matters arising</u></p> <p>Cllr Schmitz confirmed that he had circulated the information on the recovery of Housing Benefit paid for unlicensed HMOs, as agreed at the previous meeting.</p> <p>It was confirmed that s106 payments had been received in respect of both Winns Mews and Hale Village.</p> <p>In response to a question from the Committee regarding the issue of overage, no firm figures could be provided, but the Committee was advised that current sales were moving towards the point at which overage would be triggered, although last year's riots had had an impact on sales.</p>	

**MINUTES OF THE REGULATORY COMMITTEE  
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**REG43. LATE NIGHT LEVY PROPOSAL**

Daliah Barrett presented a briefing on the consultation issued by the Home Office on the Late Night Levy and Early Morning Restriction Orders. Subsequent to the publication of the agenda for the meeting, it had been decided to freeze the introduction of any Levy until 2013, although the consultation would still take place. Ms Barrett gave an outline of other proposed changes to Licensing legislation to take effect from 25 April 2012, although secondary guidance was still awaited, which would provide details:

- Licensing Authorities to become responsible authorities in their own right. A report would be brought to the Committee proposing an amendment to the Scheme of Delegations accordingly.
- The Director of Public Health to become a responsible authority.
- Abolition of interested parties – anybody would be entitled to make representations on licensing applications, although vexatious or frivolous representations could be rejected.
- The wording ‘appropriate to promote the licensing objectives’ to replace the previous ‘necessary to promote the licensing objectives’ as part of the guidance to Licensing Sub Committees on modifying conditions or rejecting the whole or part of the application.
- The Licensing Authority to be responsible for advertising all licensing applications.
- TENs could be for up to 7 days, with Environmental Health having the right of veto. Contested TENs applications to be brought to a Sub Committee for determination.
- Increased penalties for those persistently selling alcohol to underage persons.
- The Licensing Authority to have the power to suspend licences for non-payment of fees.
- Licensing Policies to last for 5 years rather than the current 3 years; the existing Policy to be updated to reflect The Government’s Alcohol Strategy, produced in 2012.
- Sub Committees to be required to take into account reasonable representations from the Police.
- It would now be legitimate to set fixed / staggered closing hours for an area.
- Applicants to be required to give greater consideration to the local area.

In response to concerns raised by the Committee, it was clarified that these were changes from Government, which the Licensing Authority had no discretion to approve or reject. It was confirmed that, as soon as detailed guidance was received, a full training session would be held for Members on the legislative changes.

Ms Barrett spoke to the Late Night Levy consultation document, which had been circulated with the agenda pack. The Late Night Levy would allow the licensing authority to charge any premises with a licence to serve alcohol between 0000 and 0600. Feedback from licensees in the

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	<p>borough was that this would be unaffordable for them, and several had indicated that they would give up their licences completely. It was reported that a clause was proposed that, were a borough to approve the introduction of a Late Night Levy, premises would be given the option to give up their licences for the hours affected by the levy, in order to avoid being liable for payment. This process would be managed at the Council's expense.</p> <p>In response to a question from the Committee, it was confirmed that the Levy would not affect private parties, but that a community hall with a licence for alcohol past midnight would be required to pay the levy. It was confirmed that the levy would be payable by any premises with a licence to serve alcohol after 0000, but would not apply to premises whose usual licensing hours did not go past 0000, but who applied for TENs for the occasional event after 0000. It was confirmed that the borough had discretion regarding the start time for the levy, but that whatever was decided would be the same for premises across the borough.</p> <p>With regards to the proposal that community centres could apply to be exempt from the requirement to have a DPS, Ms Barrett reported that Haringey's response to the consultation would be strongly against this proposal.</p> <p>It was confirmed that training for Members would be arranged as soon as details on the guidance and regulations were received.</p> <p><b>NOTED</b></p>	D Barrett
REG44.	<p><b>REVIEW APPLICATIONS TO LICENSING SUB COMMITTEES - PROCEDURE</b></p> <p>The Committee considered a report on proposed amendments to the wording of the summary of procedure in respect of Licensing Review applications. The proposed wording was to make the roles of the respective parties clearer, as in review hearings these differed from the parties in licence application hearings.</p> <p><b>RESOLVED</b></p> <p>That the new procedure for Licensing Sub Committee, specifically in relation to Review Applications, as set out in the report, be approved and adopted.</p>	
REG45.	<p><b>DELEGATED POWERS FOR PLANNING DECISIONS</b></p> <p>The Committee considered a report on the principles and process of delegated planning powers, Haringey's delegation scheme, the volume of applications decided under delegated powers within the borough and how this compared to national guidelines.</p> <p>The following points were raised in discussion:</p>	

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- Government advice is that local authorities should delegate at least 90% of applications received; for the period 2006-2012, the level of delegation at Haringey had been between 97.1% and 97.9%.
- Members should raise any concerns regarding the delegations process with Marc Dorfman or Paul Smith.
- The wording of the scheme of delegations had been updated in recent days to reflect the current job titles in the Place and Sustainability directorate.
- In addition to the list of delegations to planning officers of matters otherwise within the terms of reference of the Planning Committee, officers were able to refer any application to the Committee.
- Mr Smith outlined the process whereby the list of delegated decisions was forwarded to the Chair and Vice Chair of the Committee on a Friday, to give them time to raise any issues prior to the decisions being implemented on the following Tuesday. In addition to this, any controversial issues would be drawn to the attention of the Chair and the Vice Chair.
- All Councillors were notified of planning applications affecting their ward, and all Councillors were encouraged to respond to applications.
- In response to point (r) of the scheme of delegations, Members stated that they were aware of applications where residents' associations had made representations, and the application had not been referred to the Committee. It was clarified that that "any other applications" as referred to in (r) only applied to applications that did not fall within any of the categories (a) to (p) on the preceding list.
- Determination of whether an application should go to Committee depended on the quality of consultation responses rather than the quantity, although an application attracting a high number of representations would be considered carefully and may be referred to the Committee.
- Ward Councillors were encouraged to contact the Chair of the Regulatory Committee regarding any applications they were notified of which they felt should come to the Committee, and the Chair could then discuss this with Planning.
- The Committee requested information on the level of delegation within other boroughs, and it was agreed that Marc Dorfman would circulate this information outside the meeting.
- The Committee asked how many applications Members requested to go to Committee and, of these, how many were actually referred to Committee. Mr Dorfman advised that generally requests by Councillors for referrals to Committee were accommodated and usually did go to the Committee for determination; it was reported that the number of applications affected was very small – there had only been one such example this year.
- Mr Dorfman advised that the Council had a very good appeals record, well above the national target, and that performance in this area continued to improve each year.

M  
Dorfman



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	<ul style="list-style-type: none"> <li>• It was emphasised that getting planning decisions right was vitally important, as they had a significant impact on local communities – the focus had to be on ensuring that appropriate systems were in place such that decisions were made in the best interests of the local community.</li> <li>• All decisions, both delegated and Committee, were made in line with planning policy. It was therefore suggested that, where areas of concern were identified, these should be addressed by means of considering changes to planning policy in those areas, on the basis of robust evidence regarding the impact of a particular type of decision.</li> <li>• It was felt that there was currently a good balance between delegated decision and those taken at Committee, and that any change to the scheme of delegations would have an impact on the level of business considered by the Committee. Members were urged to make full use of the existing mechanisms for feeding into planning applications and influencing policy in the first instance, before making amendments to the scheme of delegations.</li> <li>• The Committee suggested that there should be an opportunity to consider the issue of the scheme of delegation for planning in greater detail, and it was agreed that the appropriate mechanism for taking this forward be identified.</li> <li>• The Committee requested that information on how Councillors should engage with the planning process be circulated to all Members, and it was agreed that Planning would issue guidance accordingly.</li> </ul> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	<p>Legal / Planning / Clerk</p> <p>Planning</p>
<p><b>REG46.</b></p>	<p><b>DELEGATED DECISIONS - JANUARY - MARCH 2012</b></p> <p>The Committee considered a report on delegated decisions made between 30 January and 25 March 2012. The following points were raised in discussion of the report:</p> <ul style="list-style-type: none"> <li>• The Committee raised concerns regarding the Change of Use from C3 to C4 at 13 Reform Row, Tottenham Hale Ward – it was agreed that Marc Dorfman would look into the circumstances of this case and report back to the Committee.</li> <li>• It was agreed that Planning would look at the possibility of including information on cases of ‘established use’ in future reports, to show cases where permitted development had been allowed due to becoming immune from enforcement after 4 years.</li> <li>• Mr Dorfman agreed with the Committee’s recommendation that arrangements to consult the private sector on issues such as space standards, etc, on receipt of HMO applications should be formalised. Mr Dorfman advised that, while there was already regular liaison with the private sector regarding these issues, work on a protocol for this liaison was currently underway.</li> </ul>	<p>M Dorfman</p> <p>Planning</p>

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	<ul style="list-style-type: none"> <li>In response to concerns raised regarding the way in which delegated decisions were brought to the attention of the Chair, it was reported that key issues were raised at the monthly meeting between the Chair and Planning officer. It was suggested that, if Members had any concerns regarding an application, these should be raised with planning officers or the Chair so that they could be discussed in further detail.</li> </ul> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<b>REG47.</b>	<p><b>PLANNING APPEALS FEBRUARY 2012</b></p> <p>The Committee considered a report on appeal decisions determined during February 2012, and noted that, of the 6 appeal decisions during this period, 100% had been dismissed.</p> <p>The Committee asked for an update on the Wards Corner appeal, and Mr Dorfman advised that the inquiry was scheduled for October. Work was taking place to complete the statement of case by the end of May, and the Council had made contact with the Wards Corner Coalition to discuss the points they wished to raise. Mr Dorfman advised that it was essential for the Council to focus on the reasons for refusal and defend the decision of the Committee. Cllr Schmitz agreed to supply Mr Dorfman with a copy of his representation to the Planning Inspectorate.</p> <p>It was agreed that details regarding the date and venue of the Wards Corner appeal would be circulated to all Members.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	Planning
<b>REG48.</b>	<p><b>DEVELOPMENT MANAGEMENT, BUILDING CONTROL &amp; PLANNING ENFORCEMENT WORK - PERFORMANCE STATISTICS</b></p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement since the 21<sup>st</sup> February Regulatory Committee meeting.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<b>REG49.</b>	<p><b>PLANNING ENFORCEMENT UPDATE TO 23 MARCH 2012</b></p> <p>The Committee considered the Planning Enforcement year report to 23<sup>rd</sup> March 2012, and discussed details of the cases referred to in the report.</p> <p>The following points were discussed:</p> <ul style="list-style-type: none"> <li>Members asked whether there was any scope for funds</li> </ul>	

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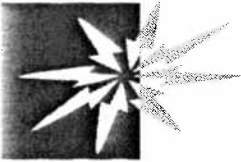
	<p>recovered as a result of Planning Enforcement action to contribute to the Planning Enforcement budget.</p> <ul style="list-style-type: none"> <li>• The need to widely promote successful enforcement action was emphasised, and officers confirmed that they liaised with the Council's communications team to promote enforcement successes both within the Council and externally.</li> <li>• It was confirmed that additional detail would be added to the prosecutions and outcomes table (at appendix 4) for future reports, to indicate the nature of the breach.</li> <li>• Marc Dorfman and Myles Joyce would look at how best to communicate the outcome of planning enforcement action to ward councillors.</li> </ul> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	<p>M Dorfman / M Joyce</p>
<p><b>REG50.</b></p>	<p><b>PLANNING ENFORCEMENT APPEALS 2011-12</b></p> <p>The Committee considered a report on planning and planning enforcement appeals for the year 2011/12, up to 23<sup>rd</sup> March 2012. It was reported that improvements were continuing to be made on the administrative side, and that results of appeals were continually reviewed to identify area for further improvement.</p> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<p><b>REG51.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>The Chair advised that training dates would be identified for sessions on both the Localism Act and the new National Planning Policy Framework. Mr Dorfman suggested that a report on the Localism Act could be brought to a future meeting.</p> <p>As the last meeting of the Regulatory Committee for the municipal year 2011/12, the Chair thanked Members for their contributions, assistance and feedback throughout the year.</p> <p><b>NOTED</b></p>	<p>Planning</p>
<p><b>REG52.</b></p>	<p><b>DATES OF FUTURE MEETINGS</b></p> <p>29 May 2012 (tbc).</p> <p>The meeting closed at 2100hrs.</p>	

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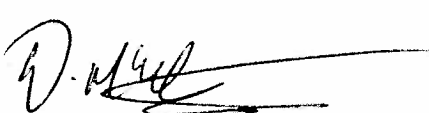
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CLLR ALI DEMIRCI

Chair



Haringey Council

Report for:	Regulatory Committee	Item Number:	5
Title:	Establishment of Licensing Sub-Committees		
Report Authorised by:	  David McNulty, Head of Local Democracy and Member Services Bernie Ryan, Head of Legal Services		
Lead Officer:	Clifford Hart, Democratic Services Manager, x2920		
Ward(s) affected: All	Report for Key/Non Key Decisions:  Non-key		

1. Describe the issue under consideration

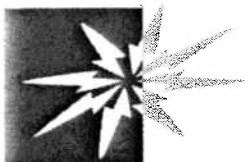
- 1.1 To establish two Licensing Sub-Committees to conduct the majority of licensing hearings, and to note the provisions for the appointment of substitutes.

2. Cabinet Member introduction

N/A

3. Recommendations

- 3.1 To note the terms of reference of the Regulatory Committee in the Council's Constitution attached as Appendix 1, and confirm the terms of reference of the Licensing Sub-Committees attached as Appendix 3 to this report.
- 3.2 That Members agree the establishment of two Licensing Sub-Committees with the membership set out in Appendix 2 to this report. (to follow)



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- 3.3 That Members note the provisions in the Committee Procedure Rules, Part 4, Section B of the Constitution and the delegations to the Head of Local Democracy and Member Services (Appendix E Section 9 paragraph 1.5 of the Constitution), attached at Appendix 4 to this report, for the appointment of a substitute Member of a Licensing Sub-Committee from among the Members of the Regulatory Committee when the permanent Sub-Committee Member is unable to attend for any reason.
- 3.4 To note that the Council Procedure Rules in Part 4 B of the Constitution do not apply to licensing hearings only in those areas where they conflict with the Local Licensing Procedure Rules and the relevant Acts and Regulations which take precedence.

**4. Other options considered**

N/A.

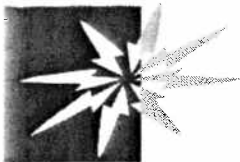
**5. Background information**

**Regulatory Committee**

- 5.1 The full Council appoints the membership of the Regulatory Committee including its Chair and Vice-Chair. By law there must be at least 10 but no more than 15 appointed Members. The Committee can still meet and undertake its business with a quorum of 4 Members.
- 5.2 The Council can determine the terms of reference of the Committee. These are currently set out in Part 3 C of the Council's Constitution and attached as Appendix 1 to this report. Members are invited to note the Committee's terms of reference.

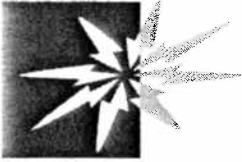
**Establishing the Licensing Sub-Committees**

- 5.3 The Regulatory Committee may establish Licensing Sub-Committees to assist with holding hearings. Although the membership for these has been reported to Annual Council, legally it is the Regulatory Committee that fixes these Sub-Committees' membership and confirms their terms of reference.
- 5.4 Last year there were 2 Licensing Sub-Committees to deal with contested applications. It is anticipated that the volume of applications will continue for the foreseeable future. It is recommended that 2 Licensing Sub-Committees be appointed and this should be sufficient. The appointed membership of the Sub-Committees is fixed by law at 3 Members. The Council's own Local Licensing Procedure Rules set the quorum for hearings at 3 Members since this promotes better decision-making.



**Haringey Council**

- 5.5 The membership of the 2 Licensing Sub-Committees will be set out in Appendix 2 to this report, which will be circulated once the membership of the full Regulatory Committee is confirmed.
- 5.6 On occasion an appointed Member of a Licensing Sub-Committee cannot take part in the decision on a particular case, for example, due to a conflict of interest or if the premises in question is located in the Member's own Ward. In such cases, and any other case where a Member is unexpectedly absent or seriously late, it will be necessary to appoint a substitute Member often at short notice. Any such substitution will be made in accordance with the provisions of Appendix E, Section 9, Paragraph 1.5(k) and 1.5(l) of the Constitution. Substitute Members would always be trained Members of the Regulatory Committee who were able to make themselves available.
- 5.7 Members of the Committee are asked to note the terms of reference of the Licensing Sub-Committees. These are set out in Part 3 C of the Constitution and attached as Appendix 3 to this report. Reports on matters of general concern and decisions on general procedural issues will come to the Regulatory Committee.
- 6. Comments of the Chief Finance Officer and financial implications**
  - 6.1 The Chief Finance Officer confirms that there are no financial implications arising from the recommendations in this report.
- 7. Head of Legal Services and legal implications**
  - 7.1 The Head of Legal Services has been consulted and approves the content of this report.
- 8. Equalities and Community Cohesion Comments**
  - 8.1 The Council has a public sector equality duty under S149 of the Equality Act 2010 to have due regard to need to:
    - tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
    - advance equality of opportunity between people who share those protected characteristics and people who do not;
    - foster good relations between people who those characteristics and people who do not.
  - 8.2 Policy and Equalities Team have been consulted in the preparation of this report and they comment that the proposals outlined in this report carry no apparent implications for the any aspect of duty outlined above.



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**9. Head of Procurement Comments**

N/A

**10. Use of Appendices**

10.1 Appendix 1 to this report is the terms of reference of the Regulatory Committee

10.2 Appendix 2 to this report is the proposed membership of the two Licensing Sub-Committees (to follow)

10.3 Appendix 3 to this report is the terms of reference of the Licensing Sub-Committees

10.4 Appendix 4 to this report is the extracts from the Committee Procedure Rules and Scheme of Delegation to officers in respect of substitution arrangements.

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

11.1 The following background papers were used in the preparation of this report:

(i) The Council's Constitution and (ii) Local Licensing Procedure rules.



**PART THREE – RESPONSIBILITY FOR FUNCTIONS****Section C – Terms of Reference: Full Council & Non Executive Bodies**

- (m) Granting exemptions for politically restricted posts and giving directions to include a post on the list of restricted posts;
- (n) Advising the Council on the appointment of independent members and taking steps to select them.

**4. Alexandra Palace and Park Board**

To fulfil the functions, powers and duties of the Council as Trustee of Alexandra Palace and Park under the Alexandra Park and Palace Acts and Order 1900 to 1985 and, without prejudice to the generality of this, these functions include:

- (a) The duty to uphold, maintain and repair the Palace and to maintain the Park and Palace as a place of public resort and recreation and for other public purposes.
- (b) Acting as the employing body for employees engaged in the working of the Trust at Alexandra Palace, and to be responsible for the setting of staffing policies, conditions of service and terms of employment of those employees.
- (c) In relation to the Trust, being responsible for developing and monitoring the implementation of effective policies and practices to achieve equality of opportunity both for employment and service delivery.

**5. The Regulatory Committee**

The Regulatory Committee has functions either (1) as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as a non-statutory Committee exercising other non-executive functions relating to Licensing, Town Planning and other regulatory matters generally. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Committee is operating in its capacity as “statutory Licensing Committee” or as a “non-statutory Committee”.

**Membership**

The Regulatory Committee must have between 10 and 15 Members in order to comply with the legislation as statutory Licensing

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

Committee.

Protocol

There is a Protocol outside this Constitution setting out how the Regulatory Committee is to operate. The Protocol shall be applied in a manner consistent with Committee Procedure Rules in Part 4 and the relevant Licensing Procedure Rules when the Committee is conducting a formal hearing. Any issue on procedure at the meeting shall be subject to the ruling of the Chair. The Protocol can be amended by the written agreement of the Leaders of the Political Groups on the Council.

- (1) In its capacity as the statutory Licensing Committee the Committee has all the functions referred to it by law under the Licensing Act 2003 and the Gambling Act 2005. These include:
- (a) To be responsible for monitoring the operation of the Acts licensable activities and gambling in the Borough;
  - (b) To establish the Licensing Sub-Committees and to agree the delegation of functions to the Sub-Committees and to officers;
  - (c) To receive reports on the matters in (a) above and on the functions delegated to the Licensing Sub-Committees and to officers. To call for a report on any individual case;
  - (d) To determine the procedures to be followed in handling applications, notices, representations and all hearings, subject to the relevant Regulations;
  - (e) Subject to Regulations, to determine the fees payable for applications for premises licences and related matters under the Gambling Act 2005;
  - (f) In a Council Election Year when there is a need to hold a hearing in the period between Election day and the Annual Meeting of the Council, those Members of the Committee who are re-elected as Councillors shall meet as the Committee (subject to there being a quorum of 3 Members) in order to exercise any of the functions of

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

the Licensing Sub-Committees, or of the Committee under (f) above, and shall elect a Chair for the meeting.

- (2) In its capacity as the non-statutory Committee exercising other non-executive functions the Committee has the following functions:
- (a) Exercising the functions which are stated not to be the responsibility of The Executive/Cabinet In Regulation 2 and Schedule 1, Paragraph B (Licensing and Registration) of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any Statute or subordinate legislation further amending these Regulations. The Committee's functions are to determine all policy issues, procedures and standard terms and conditions relating to the non-executive licensing functions but exclude decisions in individual cases which are delegated to the Licensing Sub-Committees;
  - (b) Formulating, reviewing and approving for consultation the Statement of Licensing Policy under the Licensing Act 2003 and recommending it, and any revisions to it, to full Council for adoption;
  - (c) Being consulted informally on the review and determination of the Statement of Gambling Policy, including procedures for Council consultation with external stakeholders, and making recommendations on these matters to the Cabinet;
  - (d) Making informal recommendations to the Cabinet and full Council on local development documents, development plan documents, the local development framework, the statement of community involvement and any other planning policy matter;
  - (e) Reviewing all Council plans and policies on any licensing, planning or regulatory matters, exercising an overview in relation to common themes and making informal recommendations on these matters to Cabinet and full Council;
  - (f) Making informal recommendations to the Cabinet and other bodies on service delivery, grant aid,

**PART THREE – RESPONSIBILITY FOR FUNCTIONS**

**Section C – Terms of Reference: Full Council & Non Executive Bodies**

commissioning and procurement matters when these involve or relate to licensing, planning, conservation or regulatory issues.

**SECTION 3 - SUB-COMMITTEES AND PANELS**

The following bodies shall be created as Sub-Committees of the relevant Committee of the Council under which they are listed. Bodies described as "Panels" are Sub-Committees unless otherwise stated. Sub-Committees shall report to their parent bodies and they shall have the membership as described in the Appointments of Non-Executive Committees, Sub-Committees, Panels, etc as approved by the Annual Meeting

**1. Under the Corporate Committee**

**1.1 Disciplinary Appeals Panel**

To confirm, reduce or increase the penalty imposed by previous internal disciplinary hearings.

**1.2 Grievance Panel**

To determine grievances lodged by employees of the Council in relation to their terms and conditions of service, in accordance with the approved procedures.

**1.3 Job Evaluation Appeals Panel**

To determine job evaluation appeals lodged by employees of the Council in accordance with the approved procedures.

**1.4 Haringey Council and Employees Joint Consultative Sub-Committee**

(a) To negotiate on matters relating to the service between the Council and the officers or between officers with a view to the prevention of differences and to their better adjustment when they appear, and to make appropriate recommendations to the Corporate Committee.

(b) To secure the largest possible measure of joint action between

**PART THREE – RESPONSIBILITY FOR FUNCTIONS****Section C – Terms of Reference: Full Council & Non Executive Bodies**

will follow procedures agreed by the Committee.

**3.2 Review Sub-Committees**

Between three and five members of the Committee. Not to include any member of the Assessment Sub-Committee for the same allegation.

To review, when requested, any decision of an Assessment Sub-Committee to take no action on an allegation. The Sub-Committees will follow procedures agreed by the Committee.

**3.3 Hearing Sub-Committees**

Five members of the Committee.

To hear complaints against Councillors and co-opted members made to the Council or referred back from the Standards Board for England. The Sub-Committees will follow procedures agreed by the Committee.

**4. Under The Regulatory Committee****4.1 Licensing Sub-Committees****Introduction**

The Licensing Sub-Committees have functions either (1) as Sub-Committees of the Regulatory Committee in its capacity as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as Sub-Committees of the Regulatory Committee in its capacity as a non-statutory Committee exercising non-executive licensing and regulatory functions. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Sub-Committee is operating in its capacity as “statutory Licensing Sub-Committee” or as a “non-statutory Sub-Committee”.

**Membership**

The membership of each Sub-Committee is nominated by the Annual Council but formally appointed by the Regulatory Committee each year. In the event that an appointed Member or Members of a Sub-Committee is unable or unwilling to take part in a hearing for any

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

reason a Special Licensing Sub-Committee may be appointed from among the Members of The Regulatory Committee. When operating in its capacity as “statutory Licensing Sub-Committee” there must be a membership and quorum of 3 present at all times.

(1) General Provisions Relating to the Statutory Licensing Sub-Committees

(a) Licensing Sub-Committees have the power to make final decisions on behalf of the Council on matters within their terms of reference and there is no right of appeal to the Regulatory Committee;

Functions under both the Licensing Act 2003 and the Gambling Act 2005

- (b) To determine applications for premises licences where relevant representations have been made;
- (c) To determine applications for provisional statements where relevant representations have been made;
- (d) To determine valid applications for review of premises licences;
- (e) To decide on any other matter where it is necessary or desirable for Members to make that decision;

Functions under the Licensing Act 2003 alone

- (f) To determine applications for variations of premises licences where relevant representations have been made except in the case of minor variations;
- (g) To determine applications to vary designated premises supervisors following police objections;
- (h) To determine applications for transfer of premises licences following police objections;
- (i) To consider police objections made to interim authority notices;
- (j) To determine applications for club premises certificates where relevant representations have been made;

PART THREE – RESPONSIBILITY FOR FUNCTIONS  
Section C – Terms of Reference: Full Council & Non Executive Bodies

- (k) To determine applications to vary club premises certificates where relevant representations have been made except in the case of minor variations;
- (l) To determine valid applications for review of club premises certificates;
- (m) To decide whether to give counter notices following police objections to temporary event notices;
- (n) To determine applications for grants of personal licences following police objections;
- (o) To determine applications for renewals of personal licences following police objections;
- (p) To decide on revocation of personal licences where convictions come to light after grant;

Functions under the Gambling Act 2005 alone

- (q) To determine applications for variations of premises licences where relevant representations have been made;
- (r) To determine applications for transfers of premises licences following representations by the Gambling Commission or others;
- (s) To determine applications for the re-instatement of premises licences where relevant representations have been made;
- (t) To decide whether to give counter notices following objections to temporary use notices;
- (u) To determine applications for the grant of club gaming permits and club machine permits where objections have been received;
- (v) To determine proposals to cancel club gaming permits and club machine permits where the holder requests a hearing;
- (w) When the licence holder requests a hearing, to determine officer proposals: (i) to make an order removing the

**PART THREE – RESPONSIBILITY FOR FUNCTIONS**

**Section C – Terms of Reference: Full Council & Non Executive Bodies**

entitlement of an on-premises alcohol licence holder to have one or two gaming machines, or (ii) to cancel or vary a licensed premises gaming machine permit;

- (x) To determine licensed premises gaming machine permit applications for 5 or more machines and all applications for any number of machines where there is cause for concern about the proper management of the premises;
- (2) General Provisions Relating to the Non-Statutory Licensing Sub-Committees
  - a) The Sub-Committees have all the functions which are stated not to be the responsibility of the Council's Executive/Cabinet in Regulation 2 and paragraph B (Licensing and Registration) of Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 S. 1. 2853, as amended, or further amended, in any statute or subordinate legislation. The Sub-Committee's remit includes the licensing of street trading, special treatment premises, sex establishments and dog breeding establishments.
  - (b) The Sub-Committees make decisions in all individual licensing or registration cases where a hearing is required because of an objection to an application or to a proposed revocation or because of an officer recommendation for refusal.
  - (c) The Sub-Committees have the power to make final decisions on behalf of the Council in relation to its functions in (b).
  - (d) Excluded from the Sub-Committees' terms of reference are decisions on all policy issues, procedures and standard terms and conditions which are within the remit of The Regulatory Committee.

**4.2 Planning Sub-Committee**

- (a) The Sub-Committee has all the functions which are set out in (b) and (c) below and which are stated not to be the responsibility of the Executive in Regulation 2 and Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any statute or subordinate legislation further amending those Regulations (references to paragraphs are to those in Schedule 1);



**PART FOUR – RULES OF PROCEDURE Section B – Committee Procedure Rules**

that the meeting is adjourned for a specified period. If seconded, the motion will be voted on without discussion.

**39. General disturbance**

If there is a general disturbance making orderly business impossible, the chair may adjourn the meeting for as long as he/she thinks necessary.

**DISTURBANCE BY MEMBERS OF THE PUBLIC**

**40. Removal of member of public**

If a member of the public interrupts proceedings, the chair will warn the person concerned. If they continue to interrupt, the chair will order their removal from the meeting room.

**41. Clearance of part of meeting room**

If there is a general disturbance in any part of the meeting room open to the public, the chair may call for that part to be cleared.

**VOTING**

- 42. Voting shall be by a show of hands.
- 43. Immediately after the vote is taken, a member may require to be recorded in the minutes whether he/she voted for or against the decision or abstained.
- 44. In the case of an equality of votes, the Chair shall have a second or casting vote, unless the constitution of the body as approved by the Council provides otherwise.
- 45. Proposals carried are recorded as resolutions or recommendations. Proposals lost are not recorded, except as provided for in (2) above.

**ATTENDANCE**

- 46. Any member of the Council may attend the public part of all meetings whenever he/she wishes and, with the Chair's consent, may take part in the business of a meeting of which he/she is not a member but may not move a resolution nor vote. Before a Member participates in or addresses a meeting under this rule, written notice should be given to the Chair, preferably before the meeting but in any event as soon as the Member arrives at the meeting. Members of the Council are not required to complete any form used by the public to request permission to speak at a meeting.
- 47. With the Chair's consent, any member of the Council may attend the exempt part of meetings whenever he or she wishes and may take part in the business of a meeting of which he or she is not a member but may not move a resolution nor vote. No Member, other than the appointed Members of the bodies concerned, may attend certain meetings affecting specific individuals, such as Appointments Panels, hearings and appeals where this is prevented in the Constitution or procedure rules of the body or where advised by the Monitoring Officer.
- 48. Every member attending a meeting shall sign his/her name on the attendance sheet provided for that purpose.
- 49. Where a Member is proposing to be absent for any reason from a meeting of a particular Committee/Sub-Committee to which they have been appointed they may give notice to arrange for a substitute Member in their

PART FOUR – RULES OF PROCEDURE Section B – Committee Procedure  
Rules

- place. The Chief Whip of a political group may give this notice in place of any Member from that group who will be absent.
50. Notice under 49 must be given in writing, including e-mail, to the Head of Local Democracy & Member Services by 10.00 a.m. on the day of the meeting if the meeting commences at 6.00 p.m. or later. Where the meeting commences before 6.00 p.m., the notice must be given by 10.00 a.m. on the previous working day before the meeting.
  51. On receipt of notice under 49 above, the Head of Local Democracy & Member Services will notify the Chief Whip for the political group of the Member who will be absent. The Chief Whip will make arrangements for the attendance of a substitute Member from the list of reserve Members for that Committee/Sub-Committee nominated by the group. Where none of the listed reserve Members for the relevant Committee/Sub-Committee is available, or where no reserve Members have been nominated, then the Chief Whip may select any other Member of the group. The provisions of this rule are subject to 54 below.
  52. The name of the Member selected to act as the substitute must be notified in writing, including e-mail, by the Chief Whip to the Head of Local Democracy & Member Services no later than 3 hours before the time for commencement of the meeting stated on the agenda.
  53. If the Chief Whip of a political group is absent or unable to act for any reason, then any action to be taken by the Chief Whip in this Standing Order may be undertaken instead by the group's Assistant Whips, Group Secretary and Group Chair.
  54. In the case of meetings of Committees/Sub-Committees where prior Member training is required, only those Members who have attended appropriate training can be selected as substitutes. Currently these bodies are the Standards Committee and its Sub-Committees, the Planning Committee, Disciplinary Appeals Panels, Grievance Panels, Job Evaluation Panels and hearings conducted by the Licensing Committee and its Sub-Committees. Reserve Members will be trained for the relevant body as soon as possible after their appointment.
  55. Substitutes properly appointed will be recorded in the minutes and shall carry full voting and other rights and responsibilities. This rule (in 49) does not apply so as to allow substitution at meetings of The Cabinet or its Committees or its subordinate bodies.

**CHAIR'S PREROGATIVE ON INTERPRETATION OF STANDING ORDERS**

56. The ruling of the Chair on the interpretation or application of any of these Standing Orders, or on any proceedings of the Committee, Sub-Committee, Panel or other body, shall not be challenged.

## APPENDIX E – SCHEME OF DELEGATION TO OFFICERS

## Section 9 – Proper and Specified Officer Functions

- (e) Signing on behalf of the Council to certify a contract under the Local Government (Contracts) Act 1997;
- (f) The functions of the Monitoring Officer under sections 5 and 5A of the Local Government and Housing Act 1989 and Part 3 of the Local Government Act 2000 or other legislation relating to Local Government and Regulations made under the above;
- (g) Determining whether the public interest requires information to be treated as “exempt information” in any report or related background paper and whether any meeting of the Council or a Council body is likely not to be open to the public because of the risk of disclosure of confidential or exempt information or the advice of a political assistant under Part VA and Schedule 12A of the Local Government Act 1972 and the Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2000-2006 (Access to Information);
- (h) Determining whether the public interest in maintaining the exemption of information, or the exclusion of the duty to confirm or deny, outweighs the public interest in disclosure in relation to any request for information, or to any internal review after the refusal of a request, under section 2 and Part 2 of the Freedom of Information Act 2000;
- (i) Being the “qualified person” to form a reasonable opinion as to whether disclosure of information would be likely to inhibit the free and frank provision of advice or exchange of views or would be likely otherwise to prejudice the effective conduct of public affairs under section 36 of the Freedom of Information Act 2000;

**1.5 Head of Local Democracy and Member Services**

The Head of Local Democracy and Member Services is appointed Proper Officer and specified officer in relation to:

- (a) Those proper officer functions relating to access to information not delegated to the Head of Legal Services above under Part VA and Schedule 12A of the Local Government Act 1972 and the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000-2006;
- (b) Section 191 of the Local Government Act 1972 (providing information to assist the Ordnance Survey);
- (c) Sections 225 and 229 and Schedule 14, Part II, Paragraph 25 (7) of the Local Government Act 1972, and Section 41(1) of the Local Government (Miscellaneous Provisions) Act 1976 (custody of, and certifying, documents);

APPENDIX E – SCHEME OF DELEGATION TO OFFICERS

Section 9 – Proper and Specified Officer Functions

- (d) Section 8 of the Representation of the People Act 1983 (the officer who will act as Deputy to the Electoral Registration Officer in the event of the latter's incapacity or a vacancy arising);
- (e) Section 2(2) of the Local Government and Housing Act 1989 (Maintenance of the list of politically restricted posts);

In addition the Head of Local Democracy and Member Services is empowered:

- (f) To determine the appointment of outside members to the "pool" from which the membership of School Admissions Appeals Panels and School Exclusions Appeals Panels are drawn;
- (g) To determine the membership of individual Appeals Panels (under (f) above) and the selection of Chairs of these Panels;
- (h) To make appointments of representative School Governors as notified by the Executive Member for Education or the Opposition Spokesperson, as appropriate; \*
- (i) To make appointments to vacancies on the Standing Advisory Council on Religious Education and Conference Committees;
- (j) To make appointments to the membership of Special Licensing Sub-Committees from among the Members of the Regulatory Committee; \*
- (k) To appoint an additional Member or Members to any scheduled meeting of a Licensing Sub-Committee from among the Members of the Regulatory Committee whenever the appointment of a substitute Member under the Committee Procedure Rules (Part 4, Section B) would be impracticable and the meeting would otherwise be inquorate; \*
- (l) The exercise of the delegated powers in (j) and (k) above shall be, so far as practicable, in consultation with the Chair of the Regulatory Committee and the Chief Whip of each Group and with a view to achieving political balance in the membership of Licensing Sub-Committees. \*
- (m) To appoint the membership of Assessment Sub-Committees, Review Sub-Committees and Hearing Sub-Committees in accordance with the relevant Regulations (S. I. 2008/1085 and any amendment) and the decisions of the Standards Committee and in consultation with the Chair of the Standards Committee and the Monitoring Officer. \*

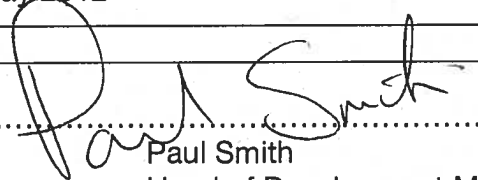
**1.6 Head of Human Resources**

The Head of Human Resources is authorised to provide the "Certificate of Opinion" for an employee on SCP44 or above making application to the Standards Committee for exemption of his/her post from political restriction

LONDON BOROUGH OF HARINGEY CONSTITUTION 4  
Last Updated March / April 2012



**Haringey** Council

Report for:	Regulatory Committee	Item Number:	
Title:	Decisions made under delegated powers between 26 March 2012 and 13 May 2012		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 <a href="mailto:Ahmet.Altinsoy@haringey.gov.uk">Ahmet.Altinsoy@haringey.gov.uk</a>		
Ward(s) affected:	All		

#### 1. Describe the issue under consideration

To inform the Regulatory Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Regulatory Committee.

#### 2. Recommendations

See following reports.

#### 3. Background information

The applications listed were determined between 26 March 2012 and 13 May 2012.

#### 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 26/03/2012 AND 13/05/2012**

#### 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/2011/2039</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/03/2012
Location:	102 Alexandra Park Road N10 2AE		
Proposal:	Erection of temporary portable storage container for 2 years and replacement of two existing ground floor sash windows and replace with uPvc.		
Application No:	<b>HGY/2011/2111</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/04/2012
Location:	30 Alexandra Park Road N10 2AB		
Proposal:	Extending and remodelling of existing ground floor extension, remodelling of existing side extension. Erection of rear dormer including alteration of pitched roof (householder application)		
Application No:	<b>HGY/2011/2118</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/04/2012
Location:	Flat B 230 Alexandra Park Road N22 7BH		
Proposal:	Replacement of existing door and window at rear first floor level with bi-fold doors and fixed obscure panel at door level and fixing of obscure panels on the balcony surround		
Application No:	<b>HGY/2011/2192</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	11/05/2012
Location:	58 Grove Avenue N10 2AN		
Proposal:	Erection of single storey rear extension and internal alterations to garage (Householder Application)		
Application No:	<b>HGY/2012/0028</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2012
Location:	Near Footbridge and Orion Road, Pinkham Way N11		
Proposal:	Display of 1 x 48 sheet internally illuminated display panel		
Application No:	<b>HGY/2012/0033</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	09/05/2012
Location:	31 Cecil Road N10 2BU		
Proposal:	Certificate of Lawfulness for insertion of side and rear rooflights		
Application No:	<b>HGY/2012/0116</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/05/2012
Location:	230 Alexandra Park Road N22 7BH		
Proposal:	Erection of a single storey extension at basement level and erection of lightwell (Amended Address & Drawings)		
Application No:	<b>HGY/2012/0225</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/04/2012
Location:	40 Muswell Road N10 2BG		
Proposal:	Conversion from bedsit accommodation to three self contained flats		



Application No:	<b>HGY/2012/0255</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	27/03/2012
Location:	174 Albert Road N22 7AH		
Proposal:	Conversion of existing 3 bedroom flat into two self-contained one bedroom flats.		
Application No:	<b>HGY/2012/0281</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	02/04/2012
Location:	23 Cecil Road N10 2BU		
Proposal:	Erection of a roof extension including rear dormer, insertion of 2 rooflights to front roof slope and erection of rear ground floor conservatory extension		
Application No:	<b>HGY/2012/0326</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/04/2012
Location:	122 Alexandra Park Road N10 2AH		
Proposal:	Installation of ATM		
Application No:	<b>HGY/2012/0327</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/04/2012
Location:	122 Alexandra Park Road N10 2AH		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2012/0352</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	12/04/2012
Location:	17 Harcourt Road N22 7XW		
Proposal:	Erection of side/rear extension with new fence and rebuilt boundary wall, and associated internal and external works (householder application)		
Application No:	<b>HGY/2012/0373</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	16/04/2012
Location:	42 Colney Hatch Lane N10 1DU		
Proposal:	Erection of single storey rear extension, erection of rear dormer, creation of basement extension together with formation of a front lightwell and conversion of property into 5 x self-contained flats.		
Application No:	<b>HGY/2012/0405</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/04/2012
Location:	13 Thirlmere Road N10 2DL		
Proposal:	Erection of rear dormer, single storey side extension and insertion of 2 rooflights to front roofslope and 2 rooflights to rear roofslope		
Application No:	<b>HGY/2012/0426</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/04/2012
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Listed Building Consent for removal of a wooden and metal panel (11 panels) fence line and a wooden planter from the beach area of the south terrace. To be re-instated by end of January 2013.		
Application No:	<b>HGY/2012/0430</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/04/2012
Location:	65 Clyde Road N22 7AD		
Proposal:	Erection of single storey infill extension (householder application)		

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Application No: **HGY/2012/0431** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 25/04/2012  
Location: 67 Clyde Road N22 7AD  
Proposal: Erection of single storey infill extension (householder application)

Application No: **HGY/2012/0432** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 25/04/2012  
Location: 21A Coniston Road N10 2BL  
Proposal: Internal alterations to existing one bedroom flat to form 2 bedroom flat and Installation of a new door to rear side elevation

Application No: **HGY/2012/0439** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 26/04/2012  
Location: Ground Floor Flat 10 Goodwyns Vale N10 2HA  
Proposal: Erection of single storey rear ground floor extension (amended plans)

Application No: **HGY/2012/0445** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 24/04/2012  
Location: 5 Elgin Road N22 7UE  
Proposal: Loft conversion entailing alteration of hip to gable and erection of rear dormer (householder application)

Application No: **HGY/2012/0476** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 01/05/2012  
Location: 249 Alexandra Park Road N22 7BJ  
Proposal: Demolition of existing ground floor conservatory / undercroft and erection of conservatory at rear with storage and associated stairs / landscaping (householder application)

Application No: **HGY/2012/0481** Officer: Subash Jain  
Decision: GTD Decision Date: 02/05/2012  
Location: 28 Thirlmere Road N10 2DN  
Proposal: Erection of rear dormer and insertion of 2 rooflights to front roofslope (householder application)

Application No: **HGY/2012/0521** Officer: Gareth Prosser  
Decision: GTD Decision Date: 04/05/2012  
Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ  
Proposal: Construction of small amphitheatre on the slope at the back of sport field.

Application No: **HGY/2012/0545** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 09/05/2012  
Location: 127 Alexandra Park Road N22 7UN  
Proposal: Formation of gable end dormer and rear dormer to create a loft conversion including installation of 2 x rooflights (householder application)

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WARD: **Bounds Green**

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Application No:	<b>HGY/2012/0289</b>	Officer:	Gareth Prosser	
Decision:	GTD			Decision Date: 02/04/2012
Location:	4, Clarence Court, Clarence Road N22 8PH			
Proposal:	Tree works to include removal of 1 x Monkey Puzzle tree			
Application No:	<b>HGY/2012/0314</b>	Officer:	Jeffrey Holt	
Decision:	GTD			Decision Date: 30/03/2012
Location:	87 Nightingale Road N22 8PT			
Proposal:	Erection of rear ground floor extension (householder application)			
Application No:	<b>HGY/2012/0316</b>	Officer:	Gareth Prosser	
Decision:	REF			Decision Date: 05/04/2012
Location:	46 Eleanor Road N11 2QS			
Proposal:	Erection of single storey rear extension, including alterations to the front office unit			
Application No:	<b>HGY/2012/0368</b>	Officer:	Valerie Okeiyi	
Decision:	PERM DEV			Decision Date: 13/04/2012
Location:	29 Churston Gardens N11 2NJ			
Proposal:	Certificate of Lawfulness for erection of rear dormer.			
Application No:	<b>HGY/2012/0370</b>	Officer:	Tara Jane Fisher	
Decision:	GTD			Decision Date: 13/04/2012
Location:	8 Truro Road N22 8EL			
Proposal:	Erection of single storey ground floor side and rear extension (householder application)			
Application No:	<b>HGY/2012/0435</b>	Officer:	John Ogenga P'Lakop	
Decision:	REF			Decision Date: 26/04/2012
Location:	Flat A 122 Myddleton Road N22 8NQ			
Proposal:	Replacement of existing sash windows with double lazed UPVC windows (householder application)			
Application No:	<b>HGY/2012/0459</b>	Officer:	Tara Jane Fisher	
Decision:	REF			Decision Date: 25/04/2012
Location:	Warwick Court Bounds Green Road N11 2EB			
Proposal:	Demolition of existing ten garages and erection of two 3-bed houses			
Application No:	<b>HGY/2012/0542</b>	Officer:	John Ogenga P'Lakop	
Decision:	GTD			Decision Date: 09/05/2012
Location:	13 Richmond Road N11 2QR			
Proposal:	Erection of rear and side extensions at ground floor level (householder application)			

Application No:	<b>HGY/2010/1620</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/03/2012
Location:	Bruce Castle Court, Lordship Lane N17 6RR		
Proposal:	Listed Building Consent for renewal of existing slate roof covering, renewal of timber battens, installation of breathable felt underlay, mineral wool, installation timber repairs to fascia.		
Application No:	<b>HGY/2011/2345</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/03/2012
Location:	13 Whitley Road N17 6RJ		
Proposal:	Alterations to existing flats including retention of loft conversion and removal of one flat including removal of loft floor rear terrace & alternative floor plan layout		
Application No:	<b>HGY/2012/0353</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/04/2012
Location:	22 Hartham Road N17 6RZ		
Proposal:	Erection of ground floor rear/side extension and first floor rear extension (householder application)		
Application No:	<b>HGY/2012/0359</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	11/04/2012
Location:	135 Mount Pleasant Road N17 6TQ		
Proposal:	Erection of single storey rear extension and conversion of property into 2 x two bed self-contained flats		
Application No:	<b>HGY/2012/0382</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	17/04/2012
Location:	20 & 20A Gloucester Road N17 6DH		
Proposal:	Retrospective planning application for the replacment of existing white painted timber sliding sash and casement windows and doors with white PVCu Double Glazed tilt and turn, and casement windows and doors.		
Application No:	<b>HGY/2012/0441</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/04/2012
Location:	43 A & B Newlyn Road N17 6RX		
Proposal:	Replacement of existing windows/doors with double glazed white PVCu windows/doors		
Application No:	<b>HGY/2012/0458</b>	Officer:	Awot Tesfai
Decision:	PERM DEV	Decision Date:	30/04/2012
Location:	145 The Avenue N17 6JJ		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2012/0516</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/05/2012
Location:	144 Greyhound Road N17 6XN		
Proposal:	Extension and conversion of existing outbuilding to create 1 one bed dwelling		
Application No:	<b>HGY/2012/0527</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/05/2012
Location:	363 High Road N17 6QN		
Proposal:	Display of 3 x externally illuminated fascia signs		

WARD: **Crouch End**

Application No:	<b>HGY/2011/0726</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2012
Location:	4 Crouch End Hill N8 8AA		
Proposal:	Use of upper floors as 3 x 1 bed flats		
Application No:	<b>HGY/2011/1614</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/03/2012
Location:	36 Cecile Park N8 9AS		
Proposal:	Erection of first floor rear extension including internal alterations		
Application No:	<b>HGY/2012/0130</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/04/2012
Location:	Alyn Bank Crescent Road N8 8AP		
Proposal:	Tree works to include Crown reduce to previous reduction points of 1 x Sycamore tree		
Application No:	<b>HGY/2012/0261</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2012
Location:	Opposite 34 Haslemere Road N8 9RB		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth		
Application No:	<b>HGY/2012/0272</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	29/03/2012
Location:	Side of 20 Crouch Hall Road N8 8HU		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth		
Application No:	<b>HGY/2012/0276</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/03/2012
Location:	19, Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Installation of new shopfront		
Application No:	<b>HGY/2012/0277</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/03/2012
Location:	19, Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign		
Application No:	<b>HGY/2012/0301</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/04/2012
Location:	16B Coolhurst Road N8 8EL		
Proposal:	Tree works to include reduce crown by 30-40% of 1 x Ash tree		

Application No:	<b>HGY/2012/0311</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	05/04/2012
Location:	5 Briston Grove N8 9EX		
Proposal:	Erection of single storey side return extension including internal reconfiguration (householder application)		
Application No:	<b>HGY/2012/0342</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	09/05/2012
Location:	142B Crouch Hill N8 9DX		
Proposal:	Erection of rear dormer, installation of new stair for access including insertion of conservation rooflights to front elevation (householder application)		
Application No:	<b>HGY/2012/0357</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	11/04/2012
Location:	31 Clifton Road N8 8JA		
Proposal:	Erection of single storey rear extension, creation of front lightwell, realignment of rear projection flank wall and conversion of property into a single dwellinghouse		
Application No:	<b>HGY/2012/0384</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	11/04/2012
Location:	48 Wolseley Road N8 8RP		
Proposal:	Erection of shed in rear garden (certificate of lawfulness)		
Application No:	<b>HGY/2012/0388</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	17/04/2012
Location:	Flat 11 Northern Heights, Crescent Road N8 8AS		
Proposal:	Replacement of like for like double glazed crittal windows		
Application No:	<b>HGY/2012/0401</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/04/2012
Location:	33 Weston Park N8 9SY		
Proposal:	Erection of single storey rear extension, formation of side and rear dormers, and insertion of additional front rooflight		
Application No:	<b>HGY/2012/0406</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2012
Location:	8 Edison Road N8 8AE		
Proposal:	Erection of single storey rear side extension		
Application No:	<b>HGY/2012/0408</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2012
Location:	25 Shepherds Hill N6 5QJ		
Proposal:	Tree works to include reduction in size and shape by 30% of 1 x Sycamore tree		
Application No:	<b>HGY/2012/0413</b>	Officer:	Awot Tesfai
Decision:	PERM DEV	Decision Date:	19/04/2012
Location:	11 Landrock Road N8 9HP		
Proposal:	Erection of a dormer to each side of the main roof and insertion of 2 rooflights to front roofslope		

Application No:	<b>HGY/2012/0434</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/04/2012
Location:	Alyn Court Crescent Road N8 8AN		
Proposal:	Variation of Condition 14 attached to planning permission HGY/2009/0582 to read as follows: "that the existing woodland area, as defined as Area A in schedule 1, shall be retained as amenity open space for existing and future occupiers"		
Application No:	<b>HGY/2012/0451</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	26/04/2012
Location:	44 Avenue Road N6 5DR		
Proposal:	Installation of new steel staircase and door/window opening		
Application No:	<b>HGY/2012/0452</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/04/2012
Location:	22 Edison Road N8 8AE		
Proposal:	Erection of single storey side extension and single storey rear infill extension, including external alterations.		
Application No:	<b>HGY/2012/0457</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/04/2012
Location:	90 Crouch Hill N8 9ED		
Proposal:	Replacement of existing painted windows with double glazed window / painted wood windows to front elevation and new white colour UPVC windows to rear elevation.		
Application No:	<b>HGY/2012/0460</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/04/2012
Location:	36 Haringey Park N8 9JD		
Proposal:	Redevelopment of existing windows to front/rear elevations with new double glazed, painted wood windows to match style and appearance of existing windows		
Application No:	<b>HGY/2012/0461</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/04/2012
Location:	100 Cecile Park N8 9AU		
Proposal:	Replacement of existing windows to front/rear with new double glazed painted wood windows to match style and appearance of existing windows		
Application No:	<b>HGY/2012/0470</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/05/2012
Location:	Avenue Hall, 2 Avenue Road N6 5DN		
Proposal:	Approval of details pursuant to condition 3 (details of fencing) attached to planning permission HGY/2009/0625, altering proposed enclosure from fencing to hedging		
Application No:	<b>HGY/2012/0480</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	05/04/2012
Location:	R/O 62-70 Coolhurst Road N8 8EU		
Proposal:	Approval of Details pursuant to Conditions 5 and 6 (protection of existing trees), Condition 7 (landscaping scheme) and Condition 10 (tree protection method statement) attached to planning permission HGY/2011/1243		

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Application No: **HGY/2012/0504** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 04/05/2012  
 Location: 5 Aubrey Road N8 9HH  
 Proposal: Demolition of existing lean-to and external WC and erection of new rear extension and external terraced area

Application No: **HGY/2012/0530** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 09/05/2012  
 Location: 10 Shanklin Road N8 8TJ  
 Proposal: Erection of rear dormer with insertion of rooflight to front elevation (householder application)

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WARD: **Fortis Green**


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Application No: **HGY/2012/0091** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 26/03/2012  
 Location: 1 Midhurst Avenue N10 3EP  
 Proposal: Erection of rear dormer to facilitate a loft conversion

Application No: **HGY/2012/0241** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 08/05/2012  
 Location: 189 Creighton Avenue N2 9BN  
 Proposal: Tree works to include lop / trim by 25% of 1 x Oak tree

Application No: **HGY/2012/0263** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 05/04/2012  
 Location: 42 Fordington Road N6 4TJ  
 Proposal: Retention of roof balcony and glass balustrade to rear elevation (householder application)

Application No: **HGY/2012/0299** Officer: Subash Jain  
 Decision: GTD Decision Date: 04/04/2012  
 Location: 32 & 34 Aylmer Road N2 0BX  
 Proposal: Formation of vehicle cross-overs to No's 32 & 34 Aylmer Road N2.

Application No: **HGY/2012/0310** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 03/04/2012  
 Location: 10 Woodside Avenue N6 4SS  
 Proposal: Erection of rear ground floor conservatory extension

Application No: **HGY/2012/0328** Officer: Subash Jain  
 Decision: GTD Decision Date: 18/04/2012  
 Location: 5 Aylmer Road N2 0BS  
 Proposal: Erection of side and rear dormers and roof extension



Application No:	<b>HGY/2012/0329</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	19/04/2012
Location:	10 Woodside Avenue N6 4SS		
Proposal:	Certificate of Lawfulness for loft conversion including alteration of hip to gable and erection of rear dormer		
Application No:	<b>HGY/2012/0363</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	09/05/2012
Location:	1 Sussex Gate Sussex Gardens N6 4LS		
Proposal:	Partial demolition and refurbishment of existing conservatory (householder application) (amended address)		
Application No:	<b>HGY/2012/0366</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/04/2012
Location:	Flat 31, Whittington Court, Aylmer Road N2 0BT		
Proposal:	Replacement of existing white wooden casement windows with white uPVC double-glazed windows		
Application No:	<b>HGY/2012/0379</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/04/2012
Location:	41 Queens Avenue N10 3PE		
Proposal:	Erection of single storey rear extension including alterations to rear elevation		
Application No:	<b>HGY/2012/0409</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/05/2012
Location:	45 Lanchester Road N6 4SX		
Proposal:	Tree works to include reduction and crown shaping by 30-40% of 1 x Silver Birch tree and by 40-50% of 2 x Hornbeam trees		
Application No:	<b>HGY/2012/0411</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/04/2012
Location:	Flat 1 8 Tetherdown N10 1NB		
Proposal:	Erection of rear single storey ground floor extension		
Application No:	<b>HGY/2012/0484</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	01/05/2012
Location:	53 Woodberry Crescent N10 1PJ		
Proposal:	Loft conversion entailing side and rear dormers, creation of rear mansard, insertion of rooflights and raising of party wall with No.51 Woodberry Crescent		
Application No:	<b>HGY/2012/0493</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	03/05/2012
Location:	2 Fortis Green Cottages Fortis Green N2 9HH		
Proposal:	Erection of rear dormer to facilitate a loft conversion		
Application No:	<b>HGY/2012/0502</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	11/05/2012
Location:	19 Collingwood Avenue N10 3EH		
Proposal:	Partial demolition of existing ground floor rear extension and erection of new rear single storey extension, and erection of rear dormer with insertion of two rooflights at front elevation (householder application)		

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Application No:	<b>HGY/2012/0515</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/05/2012
Location:	14 Eastwood Road N10 1NL		
Proposal:	Erection of roof extension to facilitate a loft conversion		
Application No:	<b>HGY/2012/0518</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	04/05/2012
Location:	32 Birchwood Avenue N10 3BE		
Proposal:	Demolition of existing dormer window and alterations to include raised facing brickwork and parapet with matching sash windows and cat slide slate roof (householder application)		
Application No:	<b>HGY/2012/0540</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	10/05/2012
Location:	3 The Drive N6 4TD		
Proposal:	Certificate of lawfulness for erection of single storey rear extension at ground floor level		

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WARD: **Harringay**


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Application No:	<b>HGY/2010/2089</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	30/03/2012
Location:	290-294 Wightman Road N8 0LT		
Proposal:	Formation of mansard roof extension to provide 3 x 1 bed self contained flats		
Application No:	<b>HGY/2012/0325</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	04/04/2012
Location:	40 Hampden Road N8 0HT		
Proposal:	Erection of side dormer and insertion of 2 x velux windows to side roof slope		
Application No:	<b>HGY/2012/0338</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	10/04/2012
Location:	553 Green Lanes N8 0RL		
Proposal:	Certificate of lawfulness for use of property as Restaurant (A3)		
Application No:	<b>HGY/2012/0343</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	10/04/2012
Location:	64 Lausanne Road N8 0HP		
Proposal:	Rebuilding of existing rear ground floor extension and alterations to property to provide 1 x three bed flat and two x two bed flats		
Application No:	<b>HGY/2012/0400</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	19/04/2012
Location:	7 Salisbury Promenade, Green Lanes N8 0RX		
Proposal:	Change of use of property from A1 (cafe) to A3 (cafe) and installation of rear extractor duct		

Application No: **HGY/2012/0497** Officer: Gareth Prosser  
 Decision: REF Decision Date: 08/05/2012  
 Location: 6 Wordsworth Parade N8 0SJ  
 Proposal: Certificate of lawfulness for use of first and second floors of property as four flats

Application No: **HGY/2012/0512** Officer: Awot Tesfai  
 Decision: REF Decision Date: 03/05/2012  
 Location: 453 West Green Road N15 3PW  
 Proposal: Erection of second floor rear extension and erection of rear dormer with insertion of 1 x rooflight to the front roofslope.

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WARD: **Highgate**

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Application No: **HGY/2011/2070** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/04/2012  
 Location: Highgate Private Hospital 17-19 View Road N6 4DJ  
 Proposal: Non-material amendment application following a grant of planning permission HGY/2009/0837 for internal layout changes to ground floor, first floor and second floor

Application No: **HGY/2011/2108** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/04/2012  
 Location: Goldsmiths Cottage Denewood Road N6 4AL  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2010/1345.

Application No: **HGY/2011/2146** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/04/2012  
 Location: 17-19 View Road N6 4DB  
 Proposal: Alteration to existing dormer on rear roof slope and creation of a new dormer window to convert attic space into office accommodation; a small window to the existing gable at the front of the hospital site; alteration and conversion of light well space into office accommodation with other associated minor changes

Application No: **HGY/2011/2183** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 05/04/2012  
 Location: 4 Talbot Road N6 4QR  
 Proposal: Erection of rear ground floor extension (householder application)

Application No: **HGY/2011/2273** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 29/03/2012  
 Location: Flat 4, 6 Milton Road N6 5QD  
 Proposal: Certificate of Lawfulness for use of property as one self contained flat.

Application No: **HGY/2011/2275** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 09/05/2012  
 Location: 2A Cholmeley Crescent N6 5HA  
 Proposal: Erection of single storey rear extension including a terrace. (Householder Application)

Application No:	<b>HGY/2012/0174</b>	Officer:	Valerie Okeiyi	Decision Date:	04/05/2012
Decision:	GTD				
Location:	52, High Point 2 North Hill N6 4AZ				
Proposal:	Listed Building Consent the installation of a new kitchen and bathroom, the removal of 2 non structural breeze block nibs, and the widening of the opening into the dressing room from the master bedroom				
Application No:	<b>HGY/2012/0222</b>	Officer:	Ruma Nowaz	Decision Date:	09/05/2012
Decision:	GTD				
Location:	Philip Court 89 Hornsey Lane N6 5LN				
Proposal:	Tree works to include crown lift to 4m of 1 x Lime tree and reduction by 20% of 1 x London Plane tree				
Application No:	<b>HGY/2012/0235</b>	Officer:	Ruma Nowaz	Decision Date:	02/04/2012
Decision:	REF				
Location:	8 Broadlands Road N6 4AN				
Proposal:	Tree works to include work at base of 1 x Beech Tree				
Application No:	<b>HGY/2012/0271</b>	Officer:	Awot Tesfai	Decision Date:	30/03/2012
Decision:	GTD				
Location:	Opposite The Bull Restaurant 13 North Hill N6 4AB				
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth				
Application No:	<b>HGY/2012/0275</b>	Officer:	Ruma Nowaz	Decision Date:	02/04/2012
Decision:	GTD				
Location:	45 Wood Lane N6 5UD				
Proposal:	Tree Works to include approximately four lower branches shortening back to trunk of 1 x Sycamore tree				
Application No:	<b>HGY/2012/0279</b>	Officer:	Ruma Nowaz	Decision Date:	02/04/2012
Decision:	GTD				
Location:	8 Broadlands Road N6 4AN				
Proposal:	Partial demolition of existing terrace and erection of new terrace areas and new basement extension				
Application No:	<b>HGY/2012/0280</b>	Officer:	Ruma Nowaz	Decision Date:	02/04/2012
Decision:	REF				
Location:	8 Broadlands Road N6 4AN				
Proposal:	Alterations to front driveway, erection of new brick wall to replace existing, new metal gates, creation of new driveway including changes to surface materials				
Application No:	<b>HGY/2012/0296</b>	Officer:	Matthew Gunning	Decision Date:	30/03/2012
Decision:	GTD				
Location:	Side of 9 Hornsey Lane Gardens N6 5NX				
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth				
Application No:	<b>HGY/2012/0297</b>	Officer:	Gareth Prosser	Decision Date:	03/04/2012
Decision:	GTD				
Location:	Flat A 43 Talbot Road N6 4QS				
Proposal:	Erection of single storey rear conservatory				

Application No:	<b>HGY/2012/0298</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/03/2012
Location:	Side of 65 Hornsey Lane Gardens N6 5PA		
Proposal:	Installation of 1 x DSLAM green telecommunications cabinet on a concrete plinth		
Application No:	<b>HGY/2012/0307</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/04/2012
Location:	52 Sheldon Avenue N6 4ND		
Proposal:	Replacement of existing roof with steeper pitched form raising the ridge height, and insertion of 3 front and 3 rear dormers. (Householder Application)		
Application No:	<b>HGY/2012/0346</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/04/2012
Location:	Flat 1, 46 Talbot Road N6 4QP		
Proposal:	Erection of new front wall, replacement of 5 windows to front elevation and erection of single storey rear extension		
Application No:	<b>HGY/2012/0369</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/05/2012
Location:	3 Wembury Mews N6 5XJ		
Proposal:	Change of use from live/work to residential unit including internal alterations and creation of courtyard at ground floor/first floor		
Application No:	<b>HGY/2012/0415</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/04/2012
Location:	52 Hornsey Lane Gardens N6 5PB		
Proposal:	Tree works to include crown reduction to previous points of 1 x London Plane tree		
Application No:	<b>HGY/2012/0418</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/03/2012
Location:	40 Sheldon Avenue N6 4JR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0332 and HGY/2010/0333 to take site boundary to the right hand side of new property		
Application No:	<b>HGY/2012/0487</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/05/2012
Location:	16 Highgate High Street N6 5JG		
Proposal:	Demolition of existing rear addition and erection of new rear addition.		
Application No:	<b>HGY/2012/0495</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	03/05/2012
Location:	Philip Court 89 Hornsey Lane N6 5LN		
Proposal:	Tree works to include crown lift to 4m of 1 x Lime Tree.		
Application No:	<b>HGY/2012/0519</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	04/05/2012
Location:	Woodley Compton Avenue N6 4LH		
Proposal:	Erection of mansard roof to rear, erection of 3 dormers, retaining of the main roof pitch and side front hipped roofs. Erection of first floor addition above the existing garage and insertion of rooflights (Householder Application)		

Application No: **HGY/2012/0548** Officer: Gareth Prosser  
 Decision: REF Decision Date: 11/05/2012  
 Location: 48 Cholmeley Crescent N6 5HA  
 Proposal: Demolition of existing side elevation and erection of single storey side elevation. Formation of roof extension to provide additional bedroom, WC and dressing room including removal of hipped end to roof and replacement by gable end. Erection of dormer window to front elevation and extension of existing dormer to side and rear elevation

Application No: **HGY/2012/0581** Officer: Subash Jain  
 Decision: GTD Decision Date: 10/05/2012  
 Location: 109 North Hill N6 4DP  
 Proposal: Erection of stand alone timber garden room (householder application)

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**WARD: Hornsey**


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Application No: **HGY/2011/2276** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 05/04/2012  
 Location: 16 Church Lane N8 7BU  
 Proposal: Certificate of Lawfulness for use of property as 9 self contained flats.

Application No: **HGY/2012/0268** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/03/2012  
 Location: 104 High Street N8 7NT  
 Proposal: Refurbishment of existing ground floor office space and development of new self-contained 2 bed flat to rear at ground floor level, entailing change of use of part of ground floor from A2 (financial and professional services) to C3 (residential)

Application No: **HGY/2012/0309** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 04/04/2012  
 Location: 77 Hillfield Avenue N8 7DS  
 Proposal: Excavation of basement, creation of lightwell to front and rear

Application No: **HGY/2012/0442** Officer: Tara Jane Fisher  
 Decision: PERM DEV Decision Date: 26/04/2012  
 Location: 32 Beechwood Road N8 7NG  
 Proposal: Certificate of Lawfulness for demolition of existing rear conservatory and erection of new rear extension at ground floor

Application No: **HGY/2012/0447** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 27/04/2012  
 Location: Ground Floor Flat 4 Church Lane N8 7BU  
 Proposal: Removal of existing rear ground floor lean-to extension and erection of new rear ground floor extension

Application No: **HGY/2012/0469** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 30/04/2012  
 Location: 17,47,54,55,& 63 Hillfield Avenue N8 7DU  
 Proposal: Replacement of existing painted windows with double glazed window/painted wood windows to front elevation and new white colour UPVC windows to rear elevation

Application No: **HGY/2012/0477** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 01/05/2012  
 Location: 3 High Street N8 7PS  
 Proposal: Change of use from A1 (retail) to A5 (hot food takeaway)

Application No: **HGY/2012/0483** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/05/2012  
 Location: 107 North View Road N8 7LR  
 Proposal: Alteration to ground floor flat

Application No: **HGY/2012/0544** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 09/05/2012  
 Location: 2A Camfrey Court Priory Road N8 7RY  
 Proposal: Replacement of existing UPVC casement windows to rear / front of property with UPVC windows

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**WARD: Muswell Hill**


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Application No: **HGY/2011/1424** Officer: Jill Warren  
 Decision: GTD Decision Date: 03/04/2012  
 Location: 18 Linden Road N10 3DH  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/2073** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 05/04/2012  
 Location: 70 Park Road N8 8SX  
 Proposal: Alterations to rear yard of public house to include new chiller, covered area, decking and alterations to fenestration

Application No: **HGY/2011/2307** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 05/04/2012  
 Location: 70 Park Road N8 8SX  
 Proposal: Retrospective planning application for replacement of kitchen intake and extract plant on single storey pitched roof to the rear.

Application No: **HGY/2012/0107** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 29/03/2012  
 Location: 5 Ash Grove N10 3UL  
 Proposal: Erection of single storey side extension (householder application)

Application No: **HGY/2012/0244** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 30/03/2012  
 Location: Communal Areas, Connaught House Connaught Gardens N10 3LH  
 Proposal: Tree works to include various works to various trees

Application No:	<b>HGY/2012/0254</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/03/2012
Location:	Flat 4 30 Church Crescent N10 3NE		
Proposal:	Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation. Proposal: demolition of existing first floor rear extension and erection of replacement first floor rear extension (original reference HGY/2009/0153)		
Application No:	<b>HGY/2012/0259</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	28/03/2012
Location:	30 Church Crescent N10 3NE		
Proposal:	Extension of existing basement to provide a third bedroom		
Application No:	<b>HGY/2012/0273</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/03/2012
Location:	43A Woodland Gardens N10 3UE		
Proposal:	Replacement of existing windows with white timber-framed double-glazed windows		
Application No:	<b>HGY/2012/0304</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	02/04/2012
Location:	34A Park Avenue South N8 8LT		
Proposal:	Erection of two storey rear extension (householder Application)		
Application No:	<b>HGY/2012/0322</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	04/04/2012
Location:	John Baird Public House 122 Fortis Green Road N10 3HN		
Proposal:	Tree works to include 25% crown reduction of 1 x Ash Tree.		
Application No:	<b>HGY/2012/0324</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/04/2012
Location:	5 Carysfort Road N8 8RA		
Proposal:	Certificate of lawfulness for erection of rear dormer and rear roof extension		
Application No:	<b>HGY/2012/0332</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	10/04/2012
Location:	116 Cranley Gardens N10 3AH		
Proposal:	Demolition of garden wall, creation of hard standing in front garden and creation of vehicle crossover.		
Application No:	<b>HGY/2012/0337</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	10/04/2012
Location:	51 Redston Road N8 7HL		
Proposal:	Ground floor alterations to the existing back addition and erection of a ground floor rear extension. ( Household Application)		
Application No:	<b>HGY/2012/0381</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/04/2012
Location:	18 Princes Avenue N10 3LR		
Proposal:	Erection of log cabin in rear garden		



Application No:	<b>HGY/2012/0419</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	23/04/2012
Location:	68 Park Road N8 8SX		
Proposal:	Change of use from Shop (A1) to Restuarant /Takeaway (A3/A5)		
Application No:	<b>HGY/2012/0449</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/04/2012
Location:	44 Priory Avenue N8 7RN		
Proposal:	Erection of single storey rear ground floor extension and creation of window and lightwell at front basement level (householder application)		
Application No:	<b>HGY/2012/0454</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/04/2012
Location:	47 Woodland Rise N10 3UN		
Proposal:	Erection of rear dormer window with insertion of 1 x rooflight to rear roofslope		
Application No:	<b>HGY/2012/0464</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/04/2012
Location:	3 Rookfield Avenue N10 3TS		
Proposal:	Erection of rear dormer		
Application No:	<b>HGY/2012/0506</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/05/2012
Location:	17A Church Crescent N10 3NA		
Proposal:	Application for a new planning permission to replace planning permission HGY/2005/0262 in order to extend the time limit for implementation, for extension of single storey rear extension, re-building of existing garage and insertion of new window to side elevation, and removal of external staircase		
Application No:	<b>HGY/2012/0510</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	04/05/2012
Location:	9 Redston Road N8 7HL		
Proposal:	Erection of single storey rear extension in the side return		
Application No:	<b>HGY/2012/0511</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	04/05/2012
Location:	11 Redston Road N8 7HL		
Proposal:	Erection of single storey rear extension in the side return		
Application No:	<b>HGY/2012/0526</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	09/05/2012
Location:	49 Hillfield Park N10 3QU		
Proposal:	Erection of single storey timber frame garden room in rear garden		

Application No:	<b>HGY/2011/2189</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/04/2012
Location:	125 High Road N22 6BB		
Proposal:	Change of use from A1 (retail) to A3 (cafe / restaurant)		
Application No:	<b>HGY/2012/0126</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	03/04/2012
Location:	653 Lordship Lane N22 5LA		
Proposal:	Erection of two storey side extension and erection of ground floor rear extension, conversion of existing property into two self contained flats comprising of 1 x 2 bed and 1 x 3 bed flats		
Application No:	<b>HGY/2012/0265</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/03/2012
Location:	77 Mayes Road N22 6TN		
Proposal:	Creation of new basement flat with front lightwell, erection of rear ground floor extension and alteration / extension of existing flats		
Application No:	<b>HGY/2012/0364</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/04/2012
Location:	37 High Road N22 6BH		
Proposal:	Erection of rear ground floor extension to existing shop		
Application No:	<b>HGY/2012/0403</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/04/2012
Location:	Wood Green Post Office 191 High Road N22 6DZ		
Proposal:	Display of 2 x non-illuminated fascia signs and 1 x non-illuminated hanging sign		
Application No:	<b>HGY/2012/0485</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/05/2012
Location:	18 High Road N22 6BX		
Proposal:	Installation of new shopfront		
Application No:	<b>HGY/2012/0486</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/05/2012
Location:	18 High Road N22 6BX		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2012/0531</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/05/2012
Location:	81 High Road N22 6BE		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2012/0533</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/05/2012
Location:	Omnibus House Redvers Road N22 6EW		
Proposal:	Construction of two new entrance canopies and signage over an existing residential entrance include additional alterations (amended description)		

Application No: **HGY/2012/0543** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 09/05/2012  
 Location: 2 Cheapside High Road N22 6HH  
 Proposal: Display of 1 x internally illuminated fascia sign, 1 x internally illuminated hanging sign, 7 x non-illuminated vinyl signs and 1 x non-illuminated vitreous enamel sign

WARD: **Northumberland Park**

Application No: **HGY/2012/0029** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/03/2012  
 Location: Rear of 841-843 High Road N17 8EY  
 Proposal: Erection of part two/part single storey building to rear of property, to be used as ancillary at ground floor and office (B1) at first floor

Application No: **HGY/2012/0160** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 05/04/2012  
 Location: 669-673 High Road N17 8AD  
 Proposal: Variation of Condition 2 (Operating Hours) attached to planning permission HGY/29890 to alter the approved opening hours to allow the premises to be open for trade as a retail store between the hours of 0600 hrs and 2300 hrs Monday to Saturday and 0700 hrs and 2300 hrs on Sundays

Application No: **HGY/2012/0167** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/04/2012  
 Location: 669- 673 High Road N17 8AD  
 Proposal: Installation of an external plant comprising of three air conditioning units and a condenser unit to the rear.

Application No: **HGY/2012/0168** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 04/04/2012  
 Location: 669 673 High Road N17 8AD  
 Proposal: Installation of new shopfront and ATM to High Road frontage

Application No: **HGY/2012/0208** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 25/04/2012  
 Location: 26 Lordship Lane N17 8NS  
 Proposal: Approval of Details pursuant to Condition 3 (Materials), Condition 4 (Details of landscaping), Condition 5 (Details of fencing railings), Condition 6 (Details of bin enclosures) and Condition 10 (Site Investigation) attached to planning permission HGY/2011/1254

Application No: **HGY/2012/0286** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 28/03/2012  
 Location: 14 Ingleton Road N18 2RU  
 Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2012/0308** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 02/04/2012  
 Location: 57 St Pauls Road N17 0ND  
 Proposal: Conversion of property into 2 x two bed self-contained flats

Application No:	<b>HGY/2012/0317</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/03/2012
Location:	669-673 High Road N17 8AD		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x externally illuminated projecting sign and 2 x non-illuminated poster signs		
Application No:	<b>HGY/2012/0330</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/04/2012
Location:	Tottenham Hotspur Car Park Paxton Road N17		
Proposal:	Retention of single storey portakabin and freestanding external canopy		
Application No:	<b>HGY/2012/0416</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	10/04/2012
Location:	17 Tariff Road N17 0DY		
Proposal:	Change of use from B1 (business) / B8 (storage and distribution) to Sui Generis (motor repairs and MOT workshop)		
Application No:	<b>HGY/2012/0428</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	24/04/2012
Location:	49 Coniston Road N17 0EX		
Proposal:	Demolition of side storage building and erection of two storey side extension to form 1 x one bed flat at ground floor and 1 x two bed flat at first floor, with erection of rear roof dormers		
Application No:	<b>HGY/2012/0503</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	03/05/2012
Location:	38 Sutherland Road N17 0BN		
Proposal:	Creation of starter unit with access from public highway Argyle Road.		
Application No:	<b>HGY/2012/0537</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	08/05/2012
Location:	4 Park Avenue Road N17 0HX		
Proposal:	Certificate of lawfulness for change of use of property from C3 (residential) to C4 (House in Multiple Occupation)		
Application No:	<b>HGY/2012/0561</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	10/05/2012
Location:	11 Northumberland Park N17 0TA		
Proposal:	Demolition of single storey rear extension at ground floor and erection of ground floor, first floor and second floor extension and conversion of the first floor to 1 x 1 bedroom flat and ground/second floor to 2 x bedsits		
Application No:	<b>HGY/2012/0577</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	10/05/2012
Location:	52 White Hart Lane N17 8DP		
Proposal:	Lowering existing boundary wall and re-use of recycled bricks to form new walls to new kerb opening.		

Application No:	<b>HGY/2011/2156</b>	Officer:	Tara Jane Fisher	Decision Date:	19/04/2012
Decision:	GTD				
Location:	88 Chesterfield Gardens N4 1LR				
Proposal:	Use of property as two self contained flats				
Application No:	<b>HGY/2012/0258</b>	Officer:	Jeffrey Holt	Decision Date:	28/03/2012
Decision:	GTD				
Location:	410D St Anns Road N15 3ST				
Proposal:	Redevelopment of site to provide a two storey block comprising 2 x 2 bed flats				
Application No:	<b>HGY/2012/0313</b>	Officer:	Tara Jane Fisher	Decision Date:	03/04/2012
Decision:	GTD				
Location:	9 Stanhope Gardens N4 1HY				
Proposal:	Erection of side return and ground floor extension				
Application No:	<b>HGY/2012/0321</b>	Officer:	Subash Jain	Decision Date:	03/04/2012
Decision:	GTD				
Location:	7 Stanhope Gardens N4 1HY				
Proposal:	Erection of ground floor rear and side return extension				
Application No:	<b>HGY/2012/0433</b>	Officer:	Michelle Bradshaw	Decision Date:	25/04/2012
Decision:	REF				
Location:	434 St Anns Road N15 3JH				
Proposal:	Demolition of existing extension and erection of single storey rear extension				
Application No:	<b>HGY/2012/0456</b>	Officer:	Gareth Prosser	Decision Date:	08/05/2012
Decision:	GTD				
Location:	4 Hastings Terrace Conway Road N15 3BE				
Proposal:	Change of use from Office (A2) to residential unit				
Application No:	<b>HGY/2012/0509</b>	Officer:	Jeffrey Holt	Decision Date:	04/05/2012
Decision:	GTD				
Location:	333-337 West Green Road N15 3PB				
Proposal:	Installation of new shopfront and ATM, and alterations to rear elevation				
Application No:	<b>HGY/2012/0514</b>	Officer:	Jeffrey Holt	Decision Date:	04/05/2012
Decision:	GTD				
Location:	333-337 West Green Road N15 3PB				
Proposal:	Display of 2 x internally illuminated fascia signs and 1 x internally illuminated hanging sign				
Application No:	<b>HGY/2012/0532</b>	Officer:	Awot Tesfai	Decision Date:	04/05/2012
Decision:	GTD				
Location:	2 Southdown Villas N15				
Proposal:	Erection of first floor rear extension (householder application)				

Application No: **HGY/2012/0550** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 11/05/2012  
 Location: 15E Woodlands Park Road N15 3RU  
 Proposal: Use of property as 3 bedroom house

Application No: **HGY/2012/0551** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 11/05/2012  
 Location: 15C Woodlands Park Road N15 3RU  
 Proposal: Use of property as 3 bedroom house.

Application No: **HGY/2012/0556** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 11/05/2012  
 Location: 15d Woodlands Park Road N15 3RU  
 Proposal: Certificate of lawfulness for use of property as 3 bedroom house.

Application No: **HGY/2012/0692** Officer: Subash Jain  
 Decision: GTD Decision Date: 11/05/2012  
 Location: 56 Avenue Road N15 5JH  
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

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**WARD: Seven Sisters**

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Application No: **HGY/2011/2359** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 17/04/2012  
 Location: 107 Fairview Road N15 6TT  
 Proposal: Roof extension to facilitate a loft conversion

Application No: **HGY/2012/0159** Officer: Awot Tesfai  
 Decision: GTD Decision Date: 28/03/2012  
 Location: 51 Fairview Road N15 6LH  
 Proposal: Approval of Details pursuant to Condition 3 (Drawings) attached to planning permission HGY/2011/0345

Application No: **HGY/2012/0195** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 03/04/2012  
 Location: Flat A 44 Howard Road N15 6NL  
 Proposal: Erection of rear dormer and insertion of 2 rooflights to front roofslope to facilitate a loft conversion

Application No: **HGY/2012/0211** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 04/05/2012  
 Location: 64 Craven Park Road N15 6AB  
 Proposal: Erection of front and rear dormers

Application No:	<b>HGY/2012/0212</b>	Officer:	Tara Jane Fisher	Decision Date:	11/04/2012
Decision:	GTD				
Location:	64 Craven Park Road N15 6AB				
Proposal:	Erection of two rear ground floor extensions (householder application)				
Application No:	<b>HGY/2012/0257</b>	Officer:	Tara Jane Fisher	Decision Date:	27/03/2012
Decision:	GTD				
Location:	98 Gladesmore Road N15 6TD				
Proposal:	Certificate of lawfulness for change of use of property from residential (C3) to House in Multiple Occupation (C4)				
Application No:	<b>HGY/2012/0269</b>	Officer:	John Ogenga P'Lakop	Decision Date:	27/03/2012
Decision:	GTD				
Location:	Gladesmore Community School, Crowland Road N15 6EB				
Proposal:	Replacement of a polycarbonate barrel rooflight on the 2 storey science block roof with a new structure clad with a Britmet profiled grey tile				
Application No:	<b>HGY/2012/0282</b>	Officer:	Gareth Prosser	Decision Date:	29/03/2012
Decision:	GTD				
Location:	143 Castlewood Road N15 6BD				
Proposal:	Erection of single storey rear extension and full front and rear roof extension (householder application)				
Application No:	<b>HGY/2012/0283</b>	Officer:	Awot Tesfai	Decision Date:	30/03/2012
Decision:	GTD				
Location:	49 Wargrave Avenue N15 6UH				
Proposal:	Erection of single storey rear extension and full front and rear roof extension (householder application)				
Application No:	<b>HGY/2012/0285</b>	Officer:	Awot Tesfai	Decision Date:	30/03/2012
Decision:	GTD				
Location:	85 Fairview Road N15 6TT				
Proposal:	Erection of single storey rear extension including a side infill (Householder Application)				
Application No:	<b>HGY/2012/0300</b>	Officer:	John Ogenga P'Lakop	Decision Date:	03/04/2012
Decision:	GTD				
Location:	97 Leadale Road N15 6BJ				
Proposal:	Erection of front and rear roof extension and single storey rear extension.				
Application No:	<b>HGY/2012/0319</b>	Officer:	Awot Tesfai	Decision Date:	05/04/2012
Decision:	PERM DEV				
Location:	6 Eastbourne Road N15 6NT				
Proposal:	Certificate of Lawfulness for use of property as a single dwellinghouse				
Application No:	<b>HGY/2012/0345</b>	Officer:	Awot Tesfai	Decision Date:	12/04/2012
Decision:	REF				
Location:	42 Beechfield Road N4 1PE				
Proposal:	Erection of single storey rear extension ( householder application)				

Application No:	<b>HGY/2012/0354</b>	Officer:	Valerie Okeiyi	Decision Date:	12/04/2012
Decision:	GTD				
Location:	51 Hillside Road N15 6LU				
Proposal:	Erection of single storey rear extension and new dormer roof extension to front and rear.				
Application No:	<b>HGY/2012/0423</b>	Officer:	Michelle Bradshaw	Decision Date:	24/04/2012
Decision:	GTD				
Location:	32 Ferndale Road N15 6UE				
Proposal:	Certificate of lawfulness for erection of rear roof extension				
Application No:	<b>HGY/2012/0436</b>	Officer:	Michelle Bradshaw	Decision Date:	26/04/2012
Decision:	GTD				
Location:	17 High Road N15 6LT				
Proposal:	Erection of rear two storey extension at basement and ground floor level, with new window openings to side elevation				
Application No:	<b>HGY/2012/0479</b>	Officer:	John Ogenga P'Lakop	Decision Date:	01/05/2012
Decision:	GTD				
Location:	1-21 Woodview Close N4 1DG				
Proposal:	Removal of existing timber single-glazed windows and installation of PVC double-glazed windows, installation of metal security fencing and gates to front boundary and installation of low level lighting to car park area				
Application No:	<b>HGY/2012/0508</b>	Officer:	John Ogenga P'Lakop	Decision Date:	04/05/2012
Decision:	GTD				
Location:	117 Crowland Road N15 6UR				
Proposal:	Erection of front / rear dormer extension and erection of single storey ground floor extension				
Application No:	<b>HGY/2012/0529</b>	Officer:	John Ogenga P'Lakop	Decision Date:	04/05/2012
Decision:	GTD				
Location:	23 Craven Park Road N15 6AA				
Proposal:	Approval of details pursuant to condition 5 (Parapet) attached to planning permission HGY/2011/2165				
Application No:	<b>HGY/2012/0560</b>	Officer:	Subash Jain	Decision Date:	10/05/2012
Decision:	GTD				
Location:	119 Fairview Road N15 6TS				
Proposal:	Erection of roof extension to facilitate a loft conversion				

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**WARD: Stroud Green**


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Application No:	<b>HGY/2011/0934</b>	Officer:	John Ogenga P'Lakop	Decision Date:	19/04/2012
Decision:	GTD				
Location:	111 Inderwick Road N8 9LA				
Proposal:	Retrospective planning application for the retention of a rear first floor infill extension				



Application No:	<b>HGY/2011/2331</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/04/2012
Location:	113A Stapleton Hall Road N4 4RD		
Proposal:	Erection of rear conservatory and brick built extension		
Application No:	<b>HGY/2012/0145</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/04/2012
Location:	38 Stapleton Hall Road N4 3QD		
Proposal:	Erection of small door through existing chimney breast for roof access, with balustrade behind existing parapet wall.		
Application No:	<b>HGY/2012/0245</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/03/2012
Location:	33C Ferme Park Road N4 4EB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/1539 to replace existing French door leading to balcony and mount a porch roof above French door		
Application No:	<b>HGY/2012/0267</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	29/03/2012
Location:	115 Mount View Road N4 4JH		
Proposal:	Erection of rear / side ground floor extension and rebuilding of boundary wall (householder application)		
Application No:	<b>HGY/2012/0292</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	30/03/2012
Location:	70a Oakfield Road N4 4LB		
Proposal:	Demolition of existing wall, incorrectly positioned wall in front of light well, existing concrete staircase at front. Erection of front wall, reposition of railing, moving of front door from current position, installation of sliding timber doors to rear elevation, installation of French timber doors to rear elevation, moving of metal staircase to rear and repositioning closer to boundary of no. 68, and internal alterations to create an ensuite bathroom		
Application No:	<b>HGY/2012/0320</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/04/2012
Location:	87A Uplands Road N8 9NH		
Proposal:	Tree works to include various works to 4 x Sycamore Trees		
Application No:	<b>HGY/2012/0349</b>	Officer:	Subash Jain
Decision:	REF	Decision Date:	11/04/2012
Location:	69 Oakfield Road N4 4LD		
Proposal:	Formation of 1 x 1 bed flat at basement level, entailing demolition of rear conservatory and creation of front and rear lightwells		
Application No:	<b>HGY/2012/0389</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	30/03/2012
Location:	6 Osborne Road N4 3SF		
Proposal:	Erection of single storey rear conservatory (Certificate of Lawfulness)		

Application No: **HGY/2012/0392** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 18/04/2012  
 Location: 127 Mount View Road N4 4JH  
 Proposal: Insertion of two extra windows into front bay at basement level and creation of enlarged front lightwell

Application No: **HGY/2012/0393** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 18/04/2012  
 Location: 41 Nelson Road N8 9RX  
 Proposal: Use of property as six self contained flats

Application No: **HGY/2012/0463** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 30/04/2012  
 Location: 30 Mayfield Road N8 9LP  
 Proposal: Erection of rear and side ground floor extensions

Application No: **HGY/2012/0513** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 04/05/2012  
 Location: 73 Ridge Road N8 9NP  
 Proposal: Erection of new side return extension to rear at lower ground floor level, excavation to reduce lower ground floor level, extension of existing glazed extension to rear at lower ground floor level and extension of existing dormer to rear roof slope

Application No: **HGY/2012/0522** Officer: Gareth Prosser  
 Decision: REF Decision Date: 08/05/2012  
 Location: 84 Victoria Road N4 3SW  
 Proposal: Demolition of rear porch and erection of a single-storey rear extension, erection of new rear dormer window and installation of new rooflights.

Application No: **HGY/2012/0566** Officer: Subash Jain  
 Decision: GTD Decision Date: 10/05/2012  
 Location: Flat A 36 Marquis Road N4 3AP  
 Proposal: Erection of single storey rear extension (Householder Application)

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**WARD: Tottenham Green**


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Application No: **HGY/2010/1738** Officer: Stuart Cooke  
 Decision: REF Decision Date: 04/05/2012  
 Location: Ground Floor, 72 Lawrence Road N15 4EG  
 Proposal: Temporary change of use from an industrial to Community Centre, Administrative Offices, Training Centre and Place of Worship for 24 months

Application No: **HGY/2010/1740** Officer: Stuart Cooke  
 Decision: REF Decision Date: 04/05/2012  
 Location: 2nd Floor, 72 Lawrence Road N15 4EG  
 Proposal: Temporary change of use from industrial use to community centre, administrative offices, training centre and place of worship for 24 months

Application No:	<b>HGY/2010/2117</b>	Officer:	Stuart Cooke	Decision Date:	04/05/2012
Decision:	REF				
Location:	80 Lawrence Road N15 4TR				
Proposal:	Temporary change of use from industrial to community centre, administrative offices, training centre and place of worship for 24 months				
Application No:	<b>HGY/2012/0015</b>	Officer:	Jeffrey Holt	Decision Date:	08/05/2012
Decision:	GTD				
Location:	168 Page Green Terrace N15 4NU				
Proposal:	Demolition of existing garages and erection of one storey building comprising of 2 x 1 bedroom self contained flats				
Application No:	<b>HGY/2012/0252</b>	Officer:	John Ogenga P'Lakop	Decision Date:	26/03/2012
Decision:	REF				
Location:	100-108 Markfield Road N15 4QF				
Proposal:	Change of use of property from B2 to D1 (non-residential)				
Application No:	<b>HGY/2012/0287</b>	Officer:	Awot Tesfai	Decision Date:	30/03/2012
Decision:	GTD				
Location:	53 Turner Avenue N15 5DG				
Proposal:	Replacement of existing single-glazed windows / door with double-glazed windows / door				
Application No:	<b>HGY/2012/0385</b>	Officer:	Gareth Prosser	Decision Date:	16/04/2012
Decision:	GTD				
Location:	36 Lomond Close N15 5DF				
Proposal:	Replacement of existing windows/ door with white uPVC double-glazed windows/ door				
Application No:	<b>HGY/2012/0397</b>	Officer:	Jeffrey Holt	Decision Date:	19/04/2012
Decision:	REF				
Location:	181 Philip Lane N15 4HQ				
Proposal:	Conversion of existing property into two self contained flats				
Application No:	<b>HGY/2012/0424</b>	Officer:	Jeffrey Holt	Decision Date:	24/04/2012
Decision:	GTD				
Location:	110 Clyde Road N15 4JX				
Proposal:	Installation of 6 PV solar panels to flat roof (Householder Application)				
Application No:	<b>HGY/2012/0429</b>	Officer:	Awot Tesfai	Decision Date:	24/04/2012
Decision:	GTD				
Location:	54 Portland Road N15 4SX				
Proposal:	Erection of single storey rear extension (householder application)				
Application No:	<b>HGY/2012/0534</b>	Officer:	Jeffrey Holt	Decision Date:	04/05/2012
Decision:	GTD				
Location:	Tottenham Town Hall, Town Hall Approach Road N15 4RY				

Proposal: Approval of details pursuant to conditions 12 (central dish / aerial system), 13 (car parking and loading / unloading) and 14 (refuse and waste storage) attached to planning permission HGY/2008/2033, and conditions 2(b) (drawings and method statement), 11(b)a and b (condition survey and repairs specification), 19 (masonry cleaning) and 20 (brickwork repointing) attached to planning reference HGY/2008/2036

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**WARD: Tottenham Hale**


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Application No:	<b>HGY/2011/0128</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/05/2012
Location:	490 High Road N17 9JF		
Proposal:	Display of fabricated panel with 10mm push through letters with Asda green acrylic, internally illuminated via LED		
Application No:	<b>HGY/2012/0170</b>	Officer:	Ruma Nowaz
Decision:	PERM REQ	Decision Date:	09/05/2012
Location:	148 Rosebery Avenue N17 9SD		
Proposal:	Certificate of Lawfulness for erection of rear dormer and insertion of two rooflights to front roofslope, with alteration of roof from hip to gable		
Application No:	<b>HGY/2012/0266</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/03/2012
Location:	40 Reedham Close N17 9PT		
Proposal:	Replacement of existing windows and door with white double-glazed windows and door (householder application)		
Application No:	<b>HGY/2012/0274</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	10/05/2012
Location:	kingdom Hall 1 Shelbourne Road N17 0JX		
Proposal:	Installation of security shutter		
Application No:	<b>HGY/2012/0294</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	04/04/2012
Location:	34 Park View Road N17 9AT		
Proposal:	Creation of vehicle crossover		
Application No:	<b>HGY/2012/0396</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	18/04/2012
Location:	156 Shelbourne Road N17 9XY		
Proposal:	Change of use of property from residential (C3) to House in Multiple Occupation (C4)		
Application No:	<b>HGY/2012/0505</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/05/2012
Location:	662 High Road N17 0AB		
Proposal:	Listed Building Consent for refurbishment and repair of fire-damaged building		
Application No:	<b>HGY/2012/0536</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	08/05/2012
Location:	14 Thackeray Avenue N17 9DY		
Proposal:	Certificate of lawfulness for change of use of property from C3 (residential) to C4 (House in Multiple Occupation)		

WARD: **West Green**

Application No:	<b>HGY/2011/1129</b>	Officer:	Ruma Nowaz	Decision Date:	26/03/2012
Decision:	GTD				
Location:	90 Downhills Park Road N17 6PB				
Proposal:	Erection of two storey side extension, conversion of existing garage to habitable room and replacement of existing garage door with window				
Application No:	<b>HGY/2012/0036</b>	Officer:	Gareth Prosser	Decision Date:	30/03/2012
Decision:	GTD				
Location:	462 West Green Road N15 3PT				
Proposal:	Erection of rear ground floor extension replacing existing garage, and conversion of existing 2 bed flat to form 2 x one bed flats and 1 x studio flat				
Application No:	<b>HGY/2012/0196</b>	Officer:	Ruma Nowaz	Decision Date:	09/05/2012
Decision:	GTD				
Location:	161 Downhills Way N17 6AH				
Proposal:	Erection of single storey rear extension to provide a ground floor accessible bedroom for disabled owner. (Householder Application)				
Application No:	<b>HGY/2012/0207</b>	Officer:	John Ogenga P'Lakop	Decision Date:	27/03/2012
Decision:	PERM DEV				
Location:	136 Carlingford Road N15 3ER				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension, hip to gable conversion and erection of rear dormer				
Application No:	<b>HGY/2012/0253</b>	Officer:	Ruma Nowaz	Decision Date:	05/04/2012
Decision:	REF				
Location:	89 Boundary Road N22 6AS				
Proposal:	Erection of single storey rear extension				
Application No:	<b>HGY/2012/0295</b>	Officer:	Gareth Prosser	Decision Date:	03/04/2012
Decision:	REF				
Location:	37 Downhills Way N17 6AN				
Proposal:	Conversion of property into 1 x two bed flat and 1 x three bed flat, with erection of rear dormer and insertion of 2 rooflights to front roofslope				
Application No:	<b>HGY/2012/0336</b>	Officer:	Jeffrey Holt	Decision Date:	10/04/2012
Decision:	GTD				
Location:	Rear of 99 Boundary Road N22 6AS				
Proposal:	Demolition of existing garage and erection of 1 x 3 storey two bed dwelling				
Application No:	<b>HGY/2012/0402</b>	Officer:	Tara Jane Fisher	Decision Date:	19/04/2012
Decision:	PERM DEV				
Location:	49 Downhills Way N17 6AN				
Proposal:	Insertion of side and rear rooflights to facilitate a loft conversion				

Application No: **HGY/2012/0412** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 23/04/2012  
 Location: 47 Downhills Way N17 6AN  
 Proposal: Insertion of side and rear rooflights to facilitate a loft conversion.

Application No: **HGY/2012/0517** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 04/05/2012  
 Location: 403 Lordship Lane N17 6AE  
 Proposal: Retrospective planning application for the retention of a 2 bedroom flat at rear of 403 Lordship Lane

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**WARD: White Hart Lane**


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Application No: **HGY/2011/2095** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 30/03/2012  
 Location: Land adjacent to 45 Henningham Road N17 7BE  
 Proposal: Erection of new 2 storey three bedroom single dwellinghouse

Application No: **HGY/2012/0347** Officer: Gareth Prosser  
 Decision: REF Decision Date: 11/04/2012  
 Location: 16 Marshall Road N17 7AP  
 Proposal: Conversion of property into 1 x 1 bed flat and 1 x 2 bed flat

Application No: **HGY/2012/0394** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/04/2012  
 Location: 9 Cavell Road N17 7BJ  
 Proposal: Erection of single storey ground floor rear extension

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**WARD: Woodside**


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Application No: **HGY/2012/0251** Officer: Subash Jain  
 Decision: GTD Decision Date: 27/03/2012  
 Location: 24 Stuart Crescent N22 5NN  
 Proposal: Installation of solar panels on the rear single storey shed (householder application)

Application No: **HGY/2012/0256** Officer: Subash Jain  
 Decision: GTD Decision Date: 27/03/2012  
 Location: 25 Stuart Crescent N22 5NN  
 Proposal: Creation of 2 x 1 bedroom self contained flats at the rear, insertion of solar lights, insertion of another dormer on the principle frontage, alterations to the side and rear windows.

Application No: **HGY/2012/0318** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 05/04/2012  
 Location: 131a Granville Road N22 5LS  
 Proposal: Creation of vehicle crossover

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Application No:	<b>HGY/2012/0331</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	27/04/2012
Location:	Land rear of 108-126 Station Road N22 7SX		
Proposal:	Erection of single storey two bedroom dwellinghouse		
Application No:	<b>HGY/2012/0437</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/04/2012
Location:	64 + 66 St Albans Crescent N22 5NB		
Proposal:	Erection of part one / part two storey rear extension at No.66 and erection of first floor rear extension at No.64 St Albans Crescent		
Application No:	<b>HGY/2012/0462</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2012
Location:	Firs House Acacia Road N22 5SA		
Proposal:	Replacement of existing metal crittal windows and juliet balcony doors with slimline white finish UPVC		
Application No:	<b>HGY/2012/0466</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2012
Location:	Daphne House Acacia Road N22 5RX		
Proposal:	Replacement of existing metal crittal windows and juliet balcony doors with slimline white finish PVCu		
Application No:	<b>HGY/2012/0467</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2012
Location:	Erica House Acacia Road N22 5RY		
Proposal:	Replacement of existing metal crittal windows and juliet balcony doors with slimline white finish PVCu		
Application No:	<b>HGY/2012/0468</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2012
Location:	Cedar House Acacia Road N22 5RU		
Proposal:	Replacement of existitng matal crittal windows and juliet balcony doors with slimline white finish PVCu		
Application No:	<b>HGY/2012/0473</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/05/2012
Location:	49-53A Winkfield Road N22 5RP		
Proposal:	Replacement of existing metal crittal windows and juliet balcony doors with slimline white finish PVCu frames		
Application No:	<b>HGY/2012/0474</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/05/2012
Location:	2-6 Birch House Acacia Road N22 5RT		
Proposal:	Replacement of existing metal crittal windows and juliet balcony doors with slimline white finish PVCu frames		
Application No:	<b>HGY/2012/0475</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/05/2012
Location:	78 Winkfield Road N22 5RR		
Proposal:	Replacement of existing metal crittal windows and Juliet balcony doors with slimline white finish PVCu frames		

Application No: **HGY/2012/0498**

Officer: Awot Tesfai

Decision: GTD

Decision Date: 03/05/2012

Location: 28 Arcadian Gardens N22 5AD

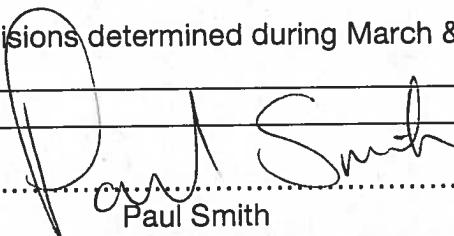
Proposal: Use of property as 8 self contained flats.

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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Appeal decisions determined during March & April 2012		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 <a href="mailto:Ahmet.Altinsoy@haringey.gov.uk">Ahmet.Altinsoy@haringey.gov.uk</a>		
Ward(s) affected:	All		

#### 1. Describe the issue under consideration

To advise the Regulatory Committee of appeal decisions determined by the Department for Communities and Local Government during March & April 2012.

#### 2. Recommendations

See following reports.

#### 3. Background information

Reports outcome of 11 planning appeal decisions determined by the Department for Communities and Local Government during March 2012 of which 1 (9%) was allowed and 10 (91%) were dismissed.

No Planning Appeals were decided during April 2012.

#### 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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**APPEAL DECISION MARCH 2012**

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2011/0383</b>
<b>Decision Level:</b>	<b>Delegated</b>

**109 Myddleton Road N22 8NE****Proposal:**

Extension to an existing ground floor studio flat and the erection of a one bedroom self contained dwelling

**Type of Appeal:**

Written Representation

**Issues:**

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

Whether the design and construction of the buildings would satisfy sustainable design principles

**Result:**

Appeal – **Dismissed** 23 March 2012

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2011/0389</b>
<b>Decision Level:</b>	<b>Delegated</b>

**23 Crouch Hall Road N8 8HT****Proposal:**

Erection of a two storey, two bedroom house with integrated artist's studio and off-street parking

**Type of Appeal:**

Written Representation

**Issues:**

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

Whether the proposal would provide reasonable living conditions for its occupier,(s) in terms of sunlight, daylight and outlook.

**Result:** Appeal – **Dismissed** 6 March 2012

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2011/0339</b>
<b>Decision Level:</b>	<b>Delegated</b>

**270 Ferme Park Road N8 9BL****Proposal:**

Conversion of the front garden into a parking space for one car, requiring partial removal of the front low, hedge and plants followed by the laying of porous block paving over garden and drainage

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on firstly, pedestrian and vehicle safety

The effect on the character and appearance of the area

**Result:**

Appeal – **Dismissed** 23 March 2012

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2011/1546</b>
<b>Decision Level:</b>	<b>Delegated</b>

**39 & 41 Landrock Road N8 9HR****Proposal:**

Erection of ground floor kitchen extensions, addition of first floor bay, addition of solar panels on flat roof and related rebuilding, all at the rear of both of two adjacent terrace houses (plus changes to front garden walling)

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the appeal dwellings and the surrounding area, including the Crouch End Conservation Area.

**Result:**

Appeal – **Dismissed** 6 March 2012

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2011/1396 &amp; HGY/2011/1839</b>
<b>Decision Level:</b>	<b>Delegated</b>

**28 Woodside Avenue N6 4SS****Proposal:**

Appeal A  
Erection of two storey rear extension and internal alterations

Appeal B  
Erection of two storey rear extension and internal alterations

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the appeal dwelling and the surrounding area

**Result:**

Both Appeals – **Dismissed** 6 March 2012

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>HGY/2011/0959</b>
<b>Decision Level:</b>	<b>Delegated</b>

**24 Grand Parade, Green Lanes N4 1LG****Proposal:**

Change of use of A1 to A3 restaurant/café shop and modification to the extractor duct

**Type of Appeal:**

Written Representation

**Issues:**

Whether the change of use is appropriate having regard to development plan policies which see to protect the vitality, viability or predominantly retail function of town and local shopping centres.

**Result:**

Appeal – **Dismissed** 23 March 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2011/1580</b>
<b>Decision Level:</b>	<b>Delegated</b>

**2 Stormont Road N6 4NL**

**Proposal:**

Construction of a single storey family tree house

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect on the living conditions of the residents of neighbouring properties, with particular reference to privacy

**Result:**

Appeal – **Dismissed** 15 March 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2010/1503 &amp; HGY/2010/1504</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Southwood Nurseries, Townsend yard N6 5JF**

**Proposal:**

Appeal A – Demolition of the existing buildings and the erection of three self contained dwelling houses, with an access road and landscaping

Appeal B – Conservation Area Consent for demolition of the existing buildings

**Type of Appeal:**

Public Inquiry

**Issues:**

**Appeal A**

Whether the development would preserve the character or appearance of the Highgate Conservation Area

The effect of the scheme on employment provision

**Appeal B**

Whether the loss of these buildings would preserve the character or appearance of the Highgate Conservation Area

**Result:**

Both Appeals – **Dismissed** 16 March 2012

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>HGY/2011/0759</b>
<b>Decision Level:</b>	<b>Delegated</b>

**27A High Road N22 6BH**

**Proposal:**

Change of use from A1 to A5, new shop front, new kitchen extract and air conditioning condensers to rear of property

**Type of Appeal:**

Written Representation

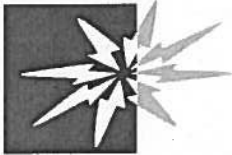
**Issues:**

The effect on the vitality and viability of the primary shopping frontage and the Wood Green Metropolitan Centre

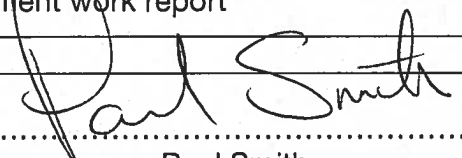
**Result:**

Appeal – **Allowed** 26 March 2012





Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Development Management, Building Control and Planning Enforcement work report		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 Ahmet.Altinsoy@haringey.gov.uk		
Ward(s) affected:	Various		

#### 1. Describe the issue under consideration

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

#### 2. Recommendations

That the report be noted.

#### 3. Background information

Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 12<sup>th</sup> April 2012 Regulatory Committee meeting.

#### 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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Regulatory Committee 29 May 2012

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### **March 2012 Performance**

In March 2012 there were 190 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 7 cases)  
33% of minor applications were determined within 8 weeks (10 out of 30 cases)  
60% of other applications were determined within 8 weeks (92 out of 153 cases)

For an explanation of the categories see Appendix I

#### **April 2012 Performance**

In April 2012 there were 124 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 0 cases)  
65% of minor applications were determined within 8 weeks (15 out of 23 cases)  
82% of other applications were determined within 8 weeks (83 out of 101 cases)

For an explanation of the categories see Appendix I

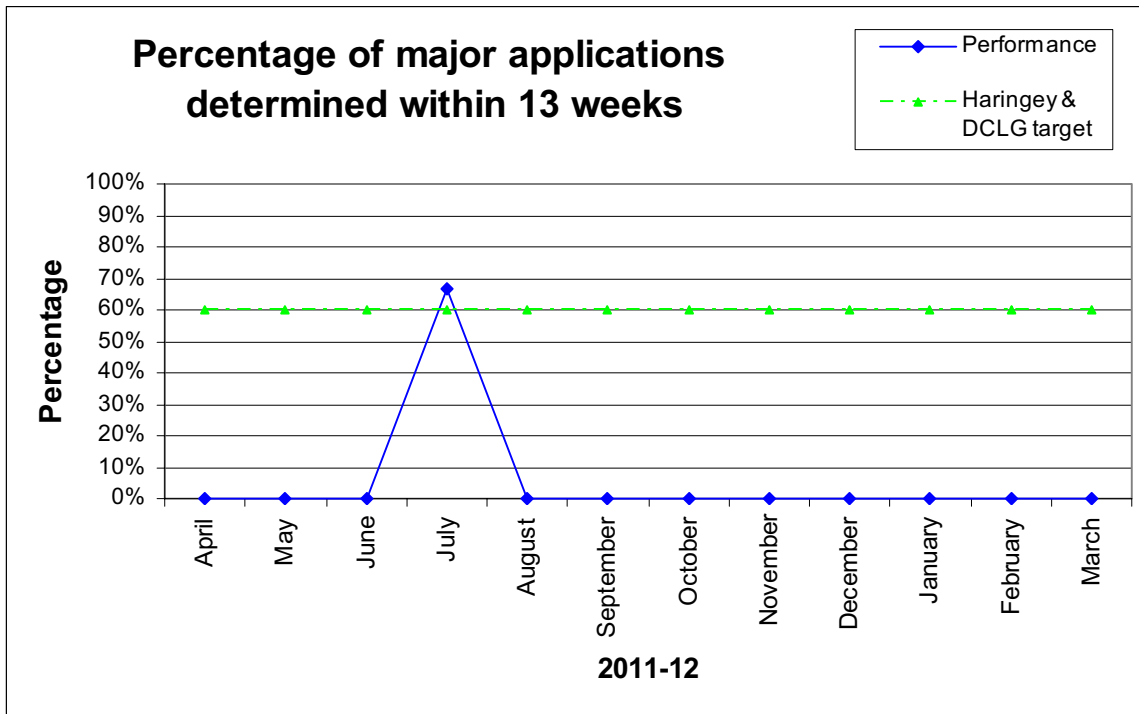
#### **Year Performance – 2011/12**

In the financial year 2011/12, up to the end of March, there were 1779 planning applications determined, with performance in each category as follows -

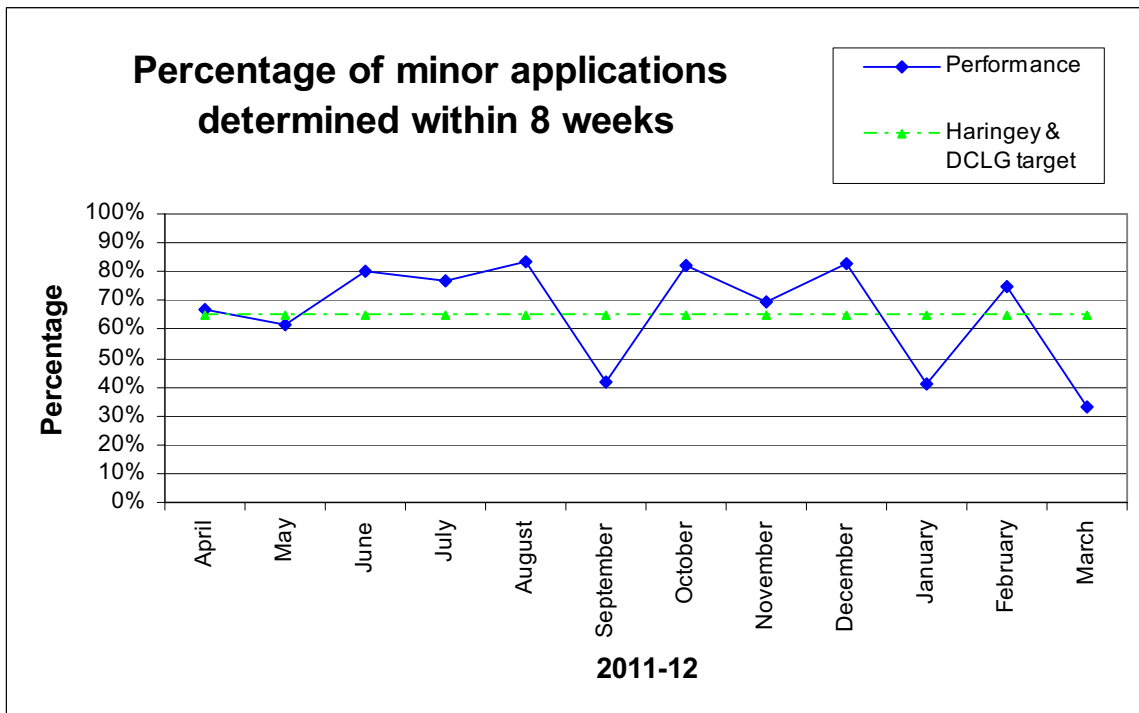
10% of major applications were determined within 13 weeks (2 out of 21)  
66% of minor applications were determined within 8 weeks (196 out of 299 cases)  
69% of other applications were determined within 8 weeks (1006 out of 1458 cases)

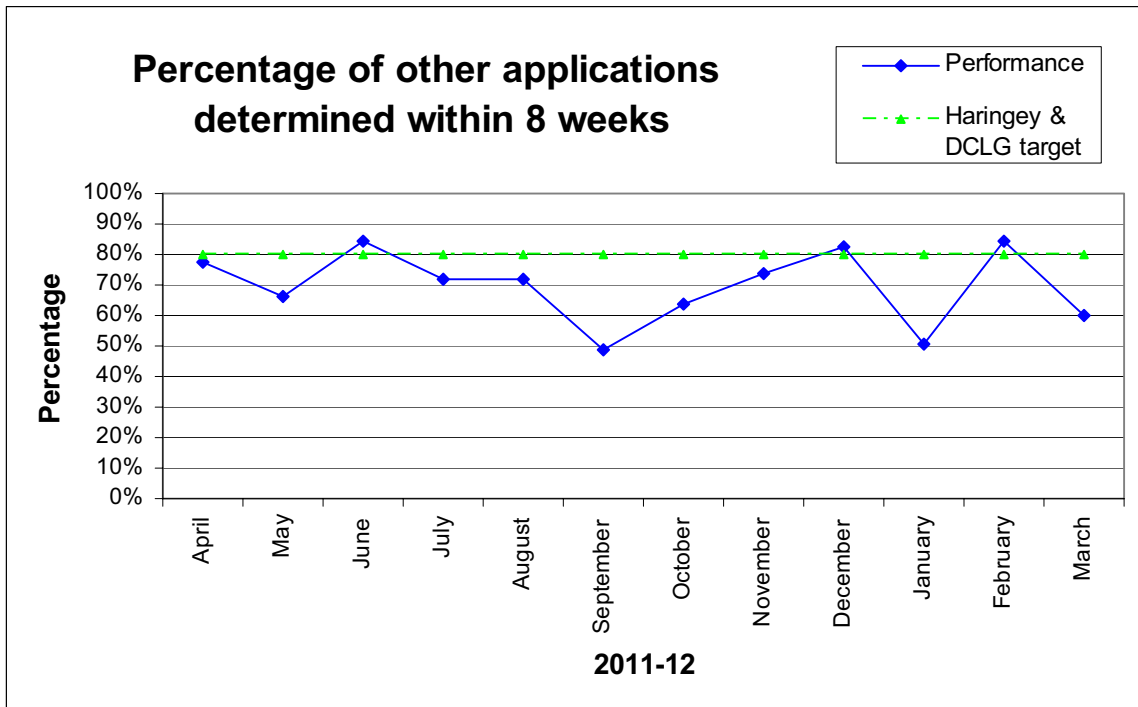
The monthly performance for each of the categories is shown in the following graphs:

**Major Applications 2011/12**



**Minor Applications 2011/12**



**Other applications 2011/12****Last 12 months performance – May 2011 to April 2012**

In the 12 month period May 2011 to April 2012 there were 1794 planning applications determined, with performance in each category as follows -

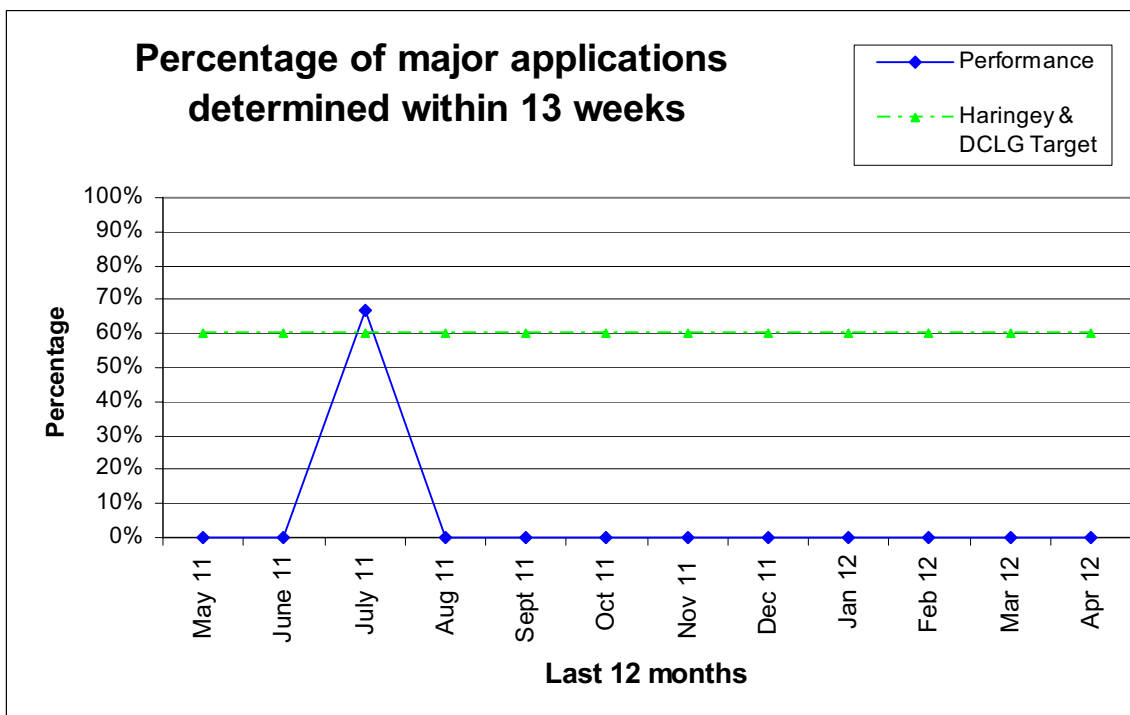
10% of major applications were determined within 13 weeks (2 out of 20)

65% of minor applications were determined within 8 weeks (193 out of 295 cases)

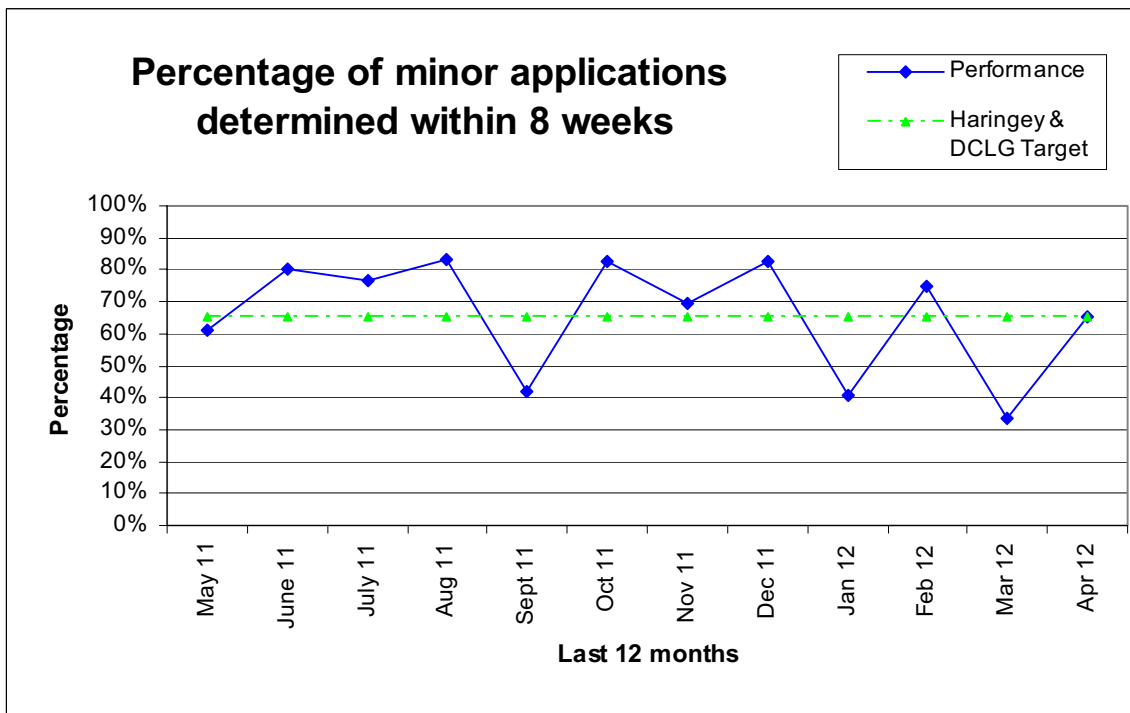
69% of other applications were determined within 8 weeks (1026 out of 1478 cases)

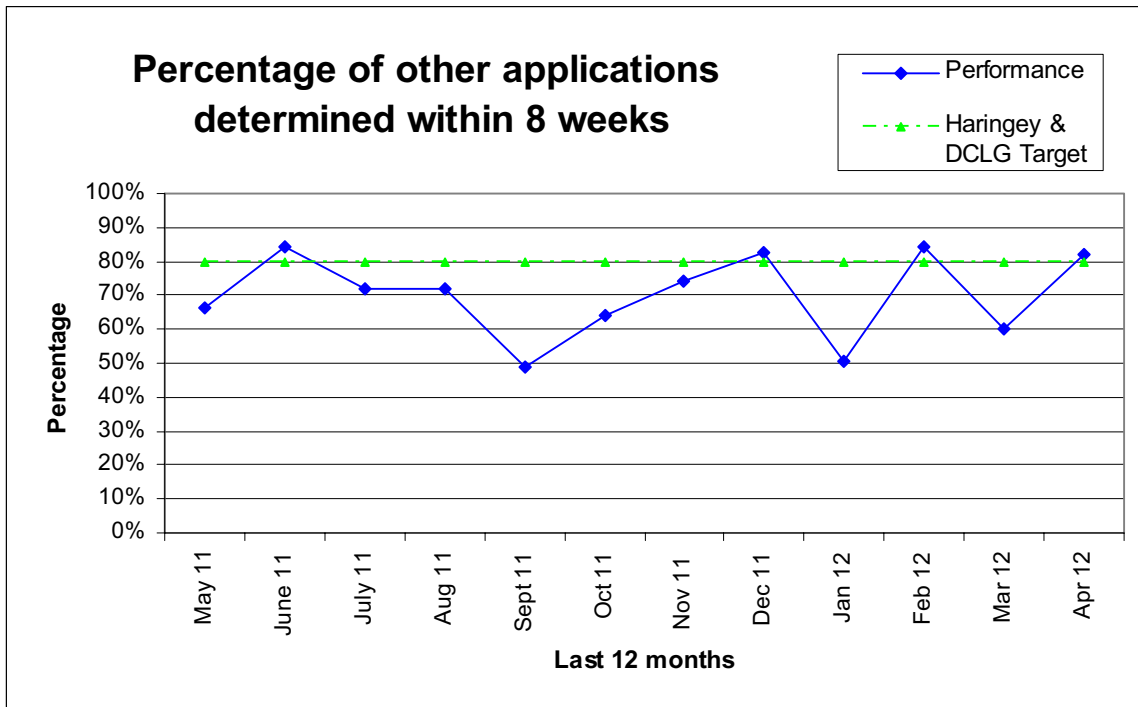
The 12 month performance for each category is shown in the following graphs:

**Major applications – last 12 months**



**Minor applications – last 12 months**



**Other applications – last 12 months****Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2011/12.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own targets for 2011/12 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2010-13 and are to determine:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

## **Appendix I**

### **Explanation of categories**

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more  
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**GRANTED / REFUSAL RATES FOR DECISIONS**

**March 2012 Performance**

In March 2012, excluding Certificate of Lawfulness applications, there were 158 applications determined of which:

84% were granted (132 out of 158)  
 16% were refused (26 out of 158)

**April 2012 Performance**

In April 2012, excluding Certificate of Lawfulness applications, there were 106 applications determined of which:

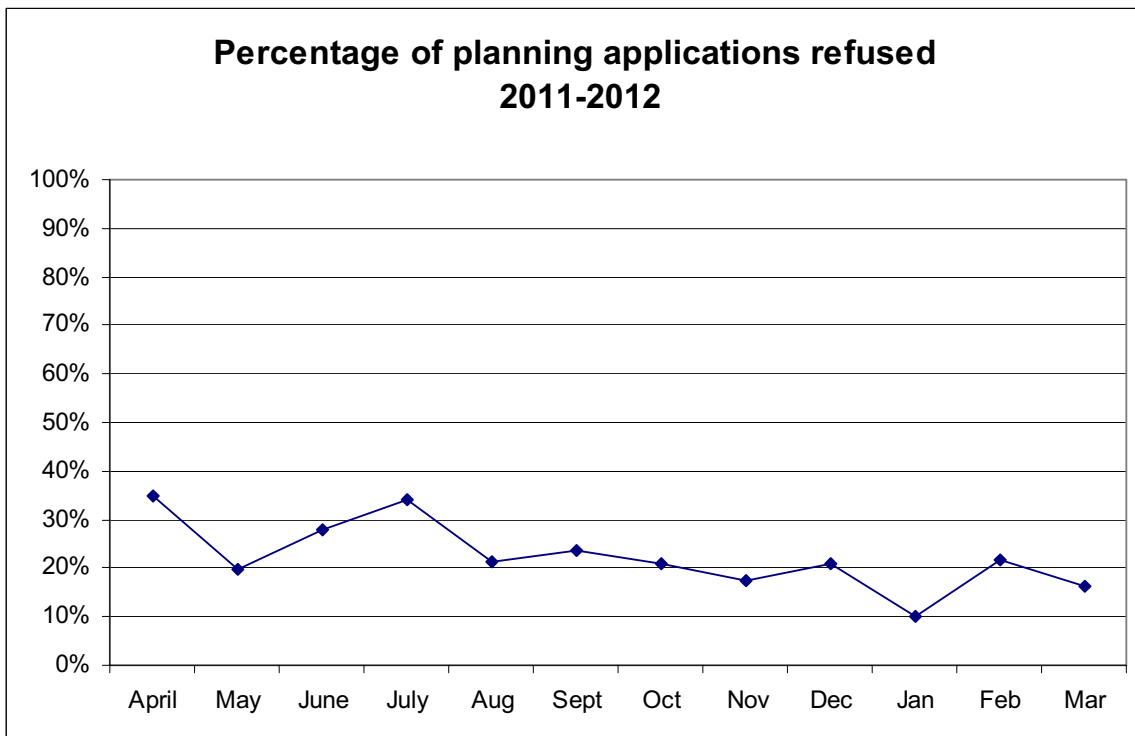
74% were granted (78 out of 106)  
 26% were refused (28 out of 106)

**Year Performance – 2011/12**

In the financial year 2011/12 up to the end of March, excluding Certificate of Lawfulness applications, there were 1488 applications determined of which:

78% were granted (1159 out of 1488)  
 22% were refused (329 out of 1488)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**March 2012 Performance**

In March 2012 there were 11 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

- 9% of appeals allowed on refusals (1 out of 11 cases)
- 91% of appeals dismissed on refusals (10 out of 11 cases)

**April 2012 Performance**

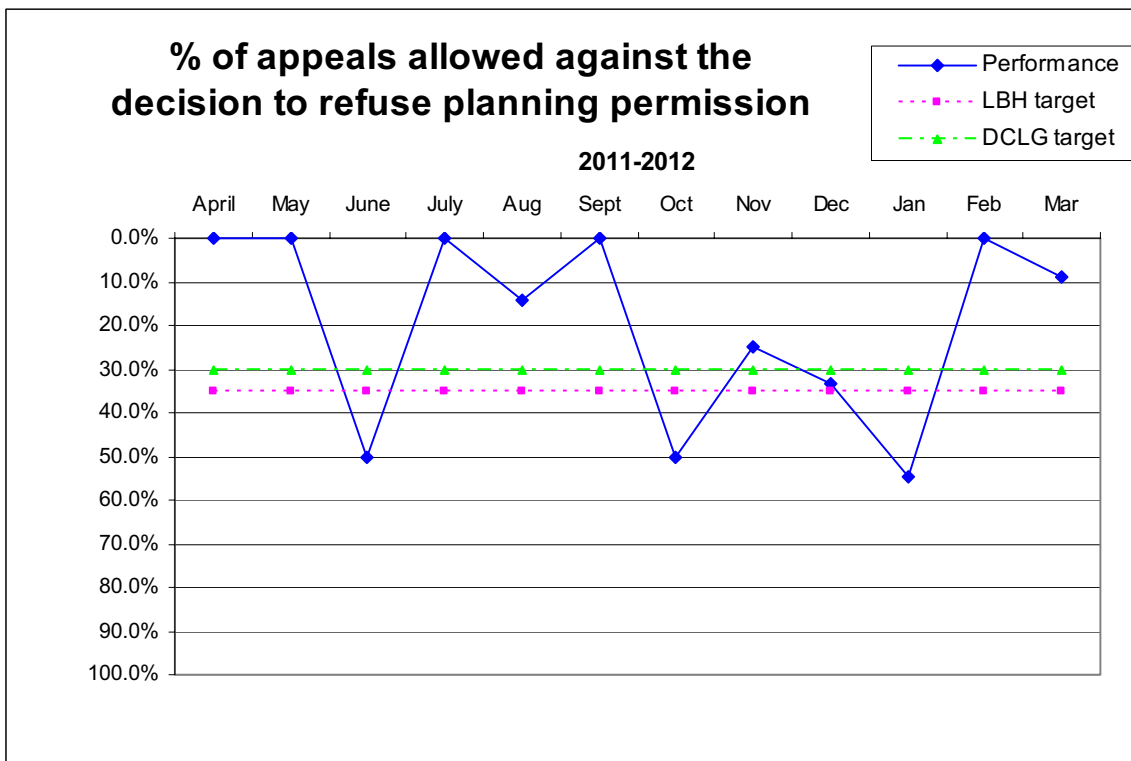
No planning appeals were determined during April.

**Year Performance – 2011/12**

In the financial year 2011/12, up to the end of March, there were 71 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

- 22% of appeals allowed on refusals (16 out of 71 cases)
- 78% of appeals dismissed on refusals (55 out of 71 cases)

The monthly performance is shown in the following graph:



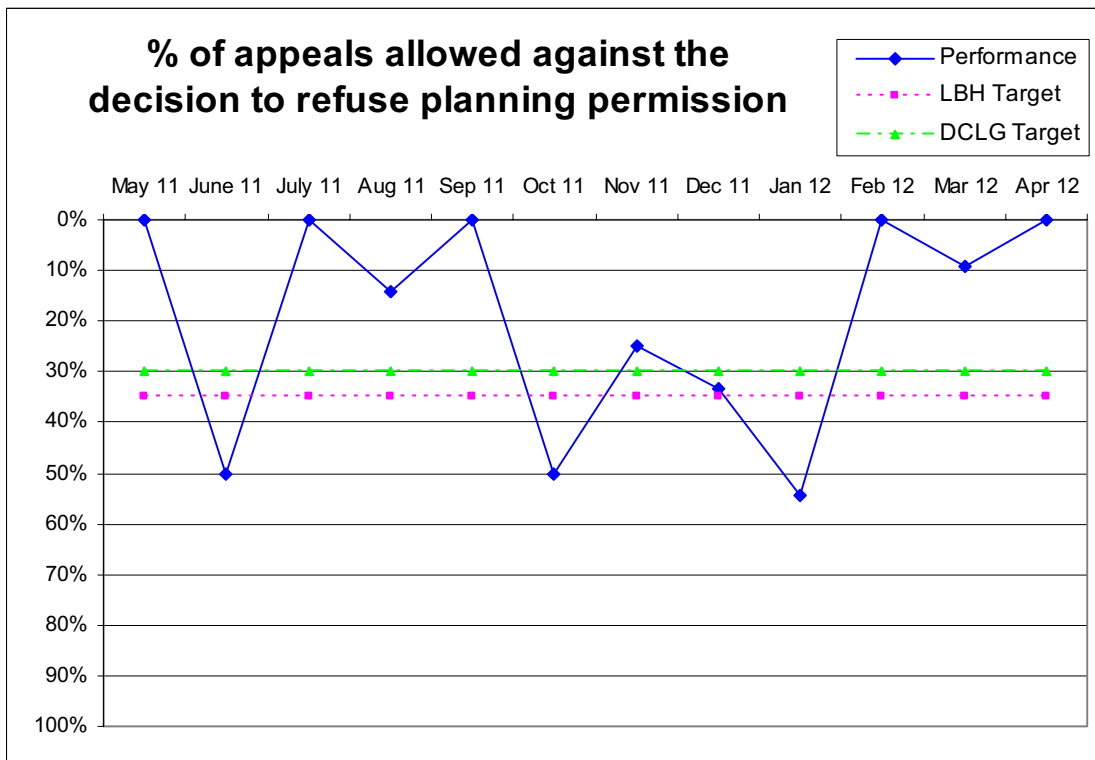
**Last 12 months performance – May 2011 to April 2012**

In the 12 month period May 2011 to April 2012 there were 66 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

24% of appeals allowed on refusals (16 out of 66 cases)

76% of appeals dismissed on refusals (50 out of 66 cases)

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



**Background/Targets**

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

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

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

Haringey has set its own target for 2011/12 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

The target set by Haringey for 2012/13 is 35%

*(^ The lower the percentage of appeals allowed the better the performance)*

Regulatory Committee 29 May 2012

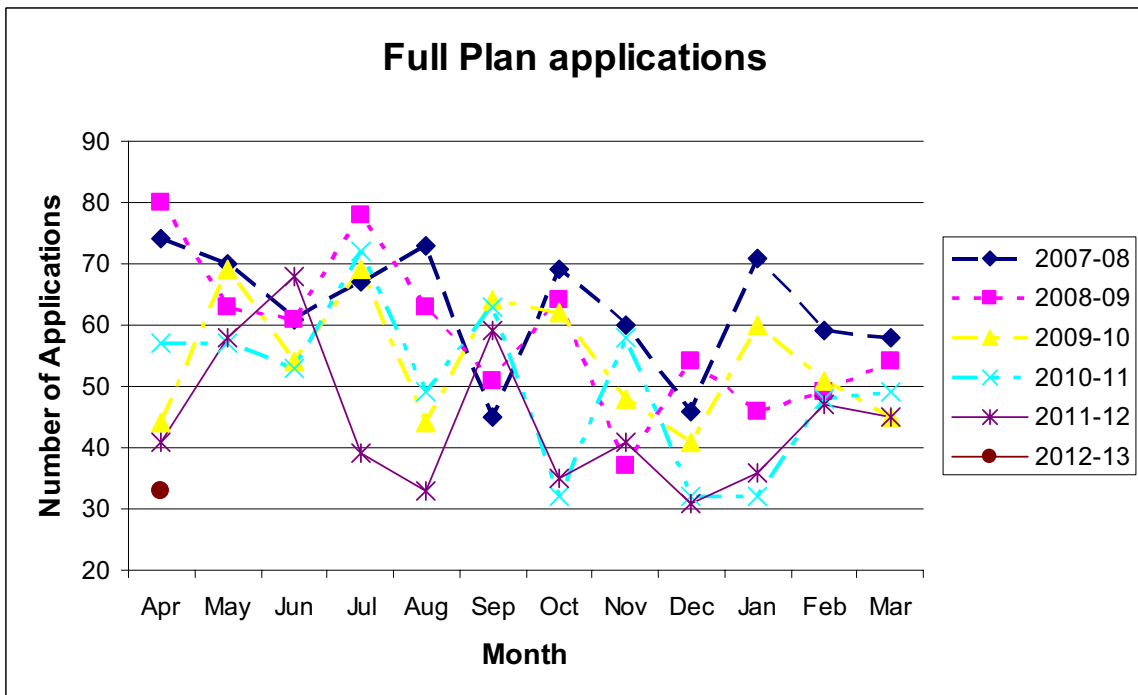
## Building Control Performance Statistics

### March & April 2012 Performance

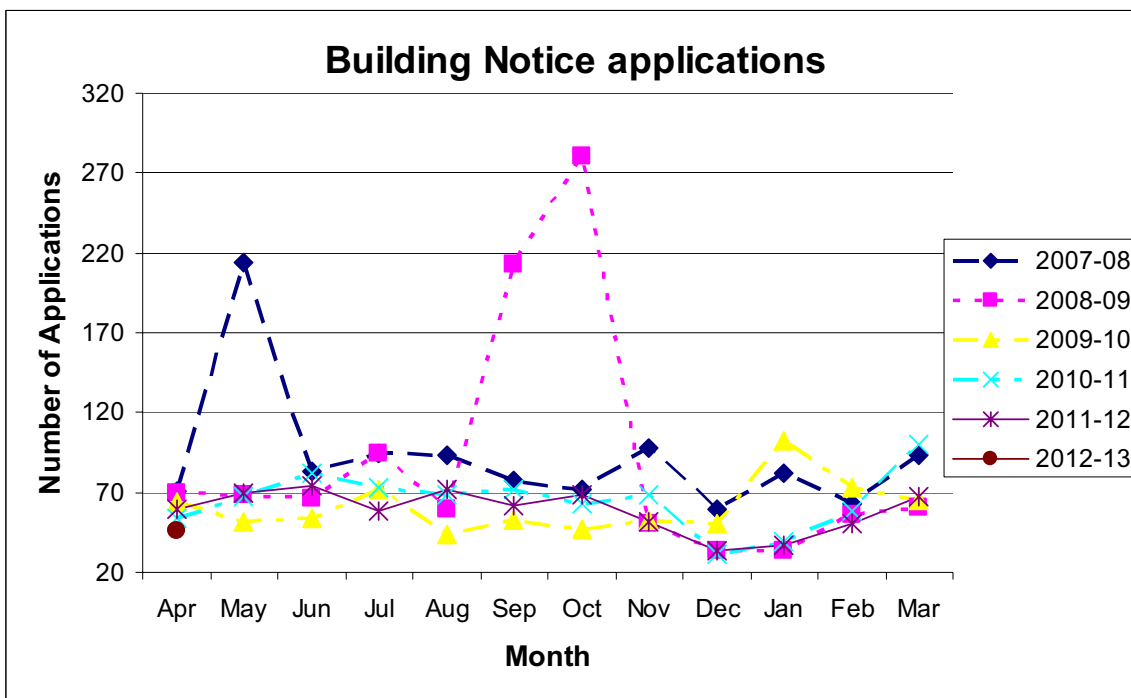
In March & April 2012 Building Control received 269 applications which were broken down as follows:-

- 78 Full Plans applications;
- 113 Building Notice applications;
- 77 Initial Notices and
- 1 Regularisation application.

The trend for the number of Full Plan applications received in 2012-13 and for the previous four years is shown on the following graph:



The trend for the number of Building Notice applications received in 2012-13 and for the previous four years is shown on the following graph:

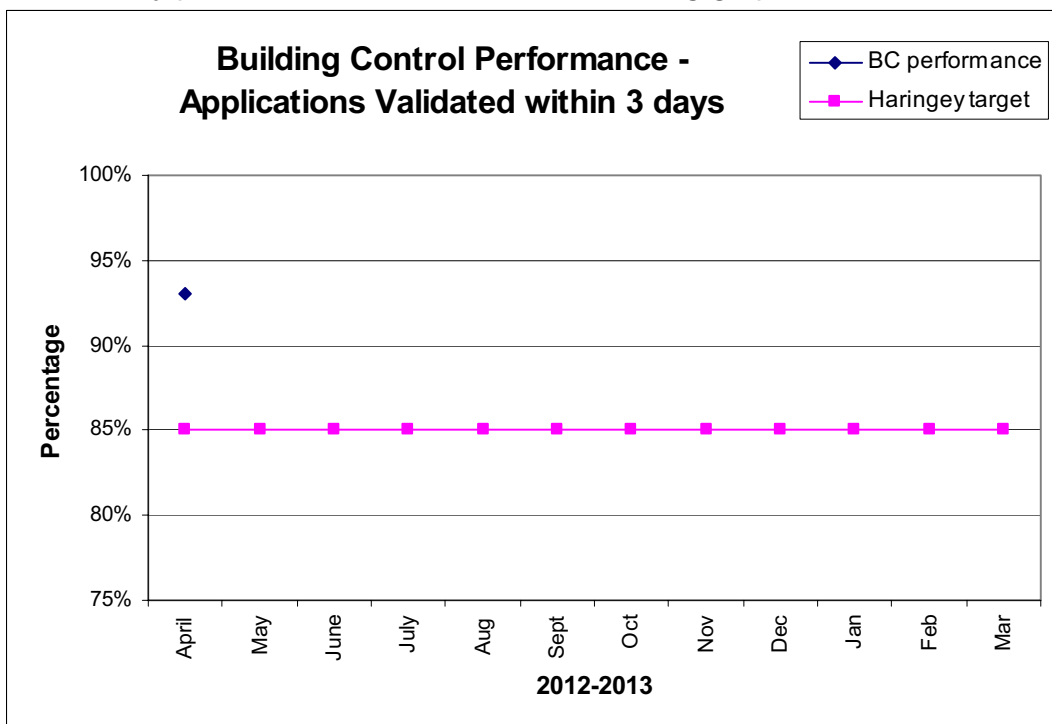


Performance on applications received in January & February was as follows:

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

April: 93% of applications were validated within 3 days (against a target of 85%)

The monthly performance is shown in the following graph:

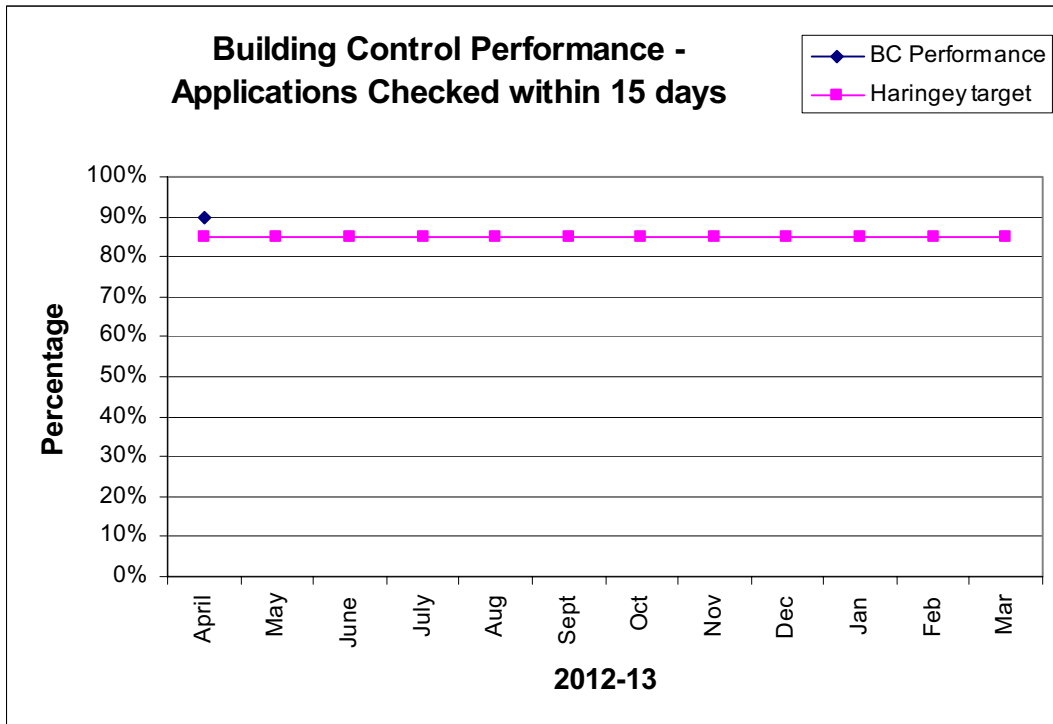


In terms of applications which were vetted and responded to, performance in January & February was as follows:

March: 90% were fully checked within 15 days (against a target of 85%)

April: 90% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



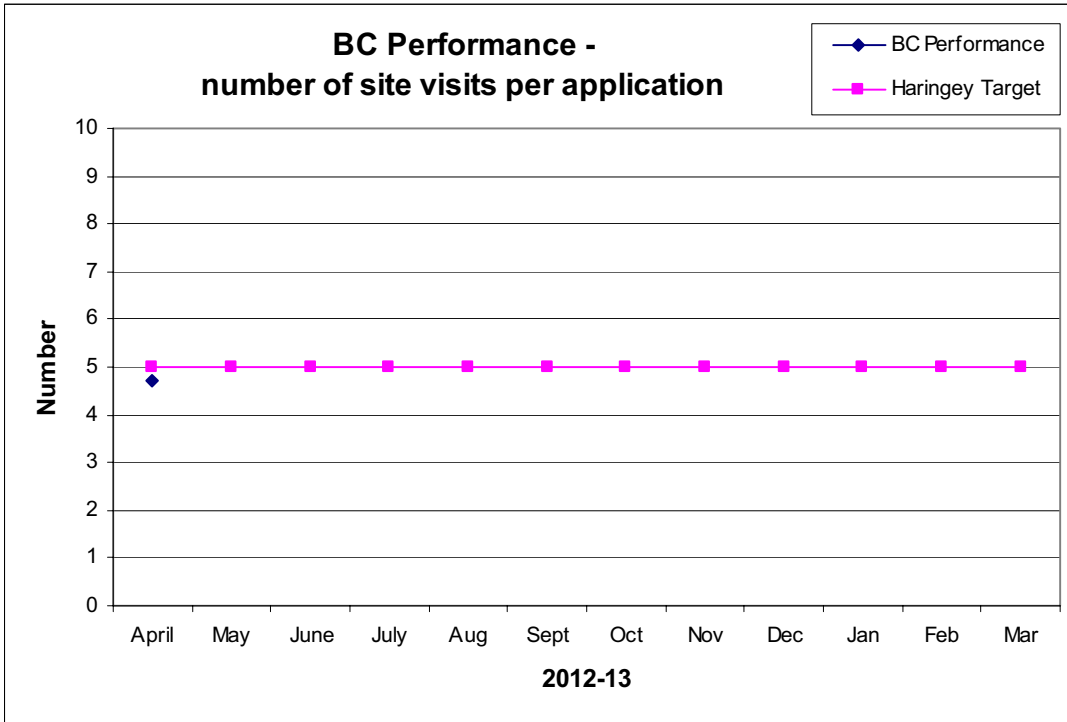
Within the same period, Building Control also received:

Notification of 33 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in March & April 2012, there were 93 commencements and 1069 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in March & April 2012 the average number of site visits per application was 3.7 & 4.7 (against a target of 5). The monthly figures are shown in the following graph:



For an explanation of the categories see Appendix A



## Appendix A

### Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.

Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.

**PLANNING COMMITTEE STATS FOR COMMITTEE MEETING**  
**March 2012**

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

None

**ENFORCEMENT NOTICES SERVED (S188)**

1. 12 Chesthunte Road N17- Breach of Article 4 Direction (UPVC windows)
2. 2 Birkbeck Road N17- Change of use to 2 flats
3. 3 Curzon Road N10- Erection of satellite dish
4. 232 Philip Lane N15- Erection of outbuilding
5. 79 High Cross Road- Change of use from C2 to C2A secure unit
6. 111 Turnpike Lane N8- change of use from 2 to 3 flats
7. 86 Lansdowne Road N17- change of use to 6 flats
8. 4 Sutherland Road N17- change of use to 6 flats
9. 12 Willoughby Road N8- change of use to 7 flats and erection of outbuilding

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. Oliver Court 113 Cornwall Road N15 – flat conversion
2. 25 Jansons Road N15- conversion to flats
3. 34 Gladesmore Road N15 Conversion to flats
4. 86 Seymour Avenue N17- Conversion to flats
5. 91 Belmont Road N17- Conversion to flats

**SECTION 215 (Untidy Site) NOTICE SERVED**

None

**PROSECUTIONS SENT TO LEGAL**

None

**APPEAL DECISIONS**

1. 11 Burgoyne road N4 Change of use to 9 flats- DISMISSED
2. 18 Ashmount Road N15 Change of use to 3 flats- DISMISSED
3. 2 Kings Road- Listed Building Enforcement Notice- DISMISSED
4. 36 Malvern Road N15-0 Change of use as 2 flats- DISMISSED

**PROSECUTION OUTCOMES**

1. 13 Bounds Green Road- change of sue to 5 self-contained flats- Found Guilty. Fined £5000 £2795 costs awarded

**CAUTIONS**

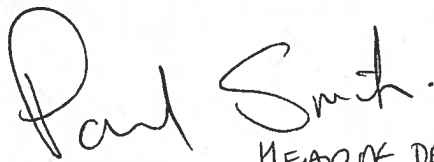
1. 19 Warham Road N4- Change of use to 2 flats Simple Caution accepted £1000 costs paid
2. 74 Umfreville Road N4-Change of sue to 5 flats and erection of dormer- Caution accepted and £1330 costs paid

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Agenda item:

**[No.]****Regulatory Committee****On 29<sup>th</sup> May 2012**Report Title. **Planning Enforcement Update- Year Report 2011-12**Report of **Director of Place and Sustainability**

Signed :



HEAD OF DEVELOPMENT MANAGEMENT.

Contact Officer : **Marc Dorfman, Assistant Director, Planning and Regeneration**  
**Telephone 020 8489 5538**

Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

1.1. To inform Members on Planning Enforcement's progress in maintaining service delivery 2011/12.

**2. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

2.1. Enforcement of planning control plays a role in delivering policy objectives of the Council's Unitary Development Plan and the future Local Development Framework

2.2. The Council's Enforcement Strategy has an explicit objective to prevent unauthorised use and non permitted development and seek to reverse this when it occurs taking formal enforcement action when expedient to do so.

2.3. The Appeal process is a reflection of the strength of planning policies and planning decisions taken within PRE. Its effective management and ability to defend the above policies and decisions is a clear indication of the health of the Business Unit.

**3. Recommendation**

3.1. That member's note the year performance for 2012/12 for Planning Enforcement and Appeals.

**4. Reason for recommendation**

4.1. Good progress continues with maintaining the number of open cases at a manageable level, which were 280 at 1<sup>st</sup> April 2012. This year has seen a significant increase in the enforcement notices issued (84 up from 68) and Appeal lodged 43 up from 32).

**5. Other options considered**

5.1. Not applicable

**6. Summary**

6.1. This report advises members on service performance for 2011/12 and the teams' incorporation into Development Management within the Planning regeneration and Economy Business Unit from 16 May 2011 and the incorporation of the management of the appeal service from September 2011

**7. Chief Financial Officer Comments**

7.1 Planning Enforcement now forms part of the Planning, Regeneration and Economy business unit within Place and Sustainability and the staffing budget for the posts in this team is £193,100. The costs of preparing this report have been contained within existing budgets.

**8. Head of Legal Services Comments**

8.1 The Head of Legal Services notes the contents of this report

**9. Equalities & Community Cohesion Comments**

9.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance April-June 2011 inclusive.

## **10. Consultation**

10.1 The report identifies steps to consult service users.

## **11. Service Financial Comments**

11.1 The service will continue to ensure that the Planning Enforcement and Appeals caseload remains manageable and seeks to maintain the good performance of both services. The Appeal services involves all Planning Officers and the planning enforcement team has currently three dedicated Planning Officers and a Team Leader. Since late March 2012 a planner involved in the enforcement of issues along Tottenham High Road and its surrounds has been appointed as part of the Tottenham Project. The workload has remains consistently high throughout 2011-12.

## **12. Use of appendices /Tables and photographs**

Appendix 1 - The number of open cases by the year received

Appendix 2 – April-March 2011-12 Breakdown of Cases by Breach

Appendix 3 - April-March 2011-12- Enforcement action and Appeals by Type of Breach

Appendix 4-Planning and Enforcement Appeals Received and Determined 2011-12

Appendix 5-Planning and Enforcement Appeal by type 2011-12

Appendix 6- Planning and Enforcement Appeals by way of determination 2011-12

Appendix 7 – April-March 2011-12 Planning Enforcement Performance indicators

Appendix 8 - April-Sept 2011 Outcomes of Planning Enforcement Closed Cases

Appendix 9 – Table showing planning enforcement prosecution & caution outcomes

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

13.1 Planning Enforcement Case files held by the Team Leader for Planning Enforcement, and Appeal case files by the Head of DMPE

## **14. Planning Enforcement Performance**

14.1 Appendix 1 provides a table showing cases still open by the year the case was opened. Our current caseload is 280. These include 81 cases received up to 2010/11 which remain open or 28% of the total. Only 21 cases remain open from before 1st April 2009 which are the more complex cases (7.5% of total live cases). All of these cases are at an advanced stage and actions against these are ongoing. The overall caseload compares favourably with the end of 2010-11 when the overall caseload was 241 when one considers the increase in Notices issued and subsequent appeals lodged against them.

- 14.2 Appendices 2 and 3 break down the cases by nature of the breach and formal enforcement action taken. There is likely to be some error estimated at 5-10% as some of the breaches alleged on investigation turn out to be a different type of breach. One of the most common is where an extension is logged as unauthorised development. It is also considered that breaches of Article 4 direction may also be underrepresented due to the reporting of cases. This in part explains the high return for general unauthorised development cases at 32% of the whole caseload. However of note is 23% of cases are for alleged HMO/flat conversion.
- 14.3 With regard to formal enforcement action (where Enforcement Notices are issued), the dominance of cases regarding unauthorised conversions to flats or unauthorised HMOs are found is reflected in the fact that although these account for 64% of all Notices issued. Where appeals are lodged the numbers are even more dominant with 43/33 or 77% of appeals lodged for this type of breach. Breaches of Article 4 directions, breaches of condition or satellite dishes did not attract an appeal at all despite some 11 Notices being issues for these types of breach.
- 14.5 With regard to Appeals performance, Planning Appeals indicate good returns with only 23% of appeals upheld by the Planning Inspectorate. The figure for Householder appeals at 88% is even more impressive when set against the performance indicator of 35% and the London average of over 30%. Planning Enforcement appeals also recorded a good return with only 11% or 4 appeals upheld by the Planning Inspectorate. This compares well with 15% upheld in 2010-11 from fewer determined appeals. (Appendices 4, 5 and 6)
- 14.4 Appendix 7 deals with Planning Enforcement's performance indicators. Performance remains broadly consistent across the suite of indicators. It is noted that 42% of cases were resolved within 8 weeks, an increase from 41% for 2010-11. With regard to 6 month closures this remains at 77%, slightly below the 80% PI. This is explained in part by the high degree of formal enforcement action and number of quite difficult cases which could not be resolved within this timeframe. ENFPLAN 5 and ENFPLAN 6 both show high returns with regard to cases acknowledgement and initial site visit within timescale.
- 14.3 Customer feedback response remained very low and did not provide any real insight into general perception by service users. It is considered necessary to discuss with Service Management how the response rate could be improved going forward.
- 14.4 Appendix 8 is a table of closed cases in the first half of 2011/12 by outcomes. Of the cases closed 54% were due to no breach, or those allowed under permitted development rights. Of the cases closed, only 6% was due to immunity from enforcement action. Of 18% of the cases closed, it was considered that enforcement action was not expedient, lower than the 19% in terms of proportion and lower overall figure than was recorded for 2010-11. The proportion of cases closed through remediation regularisation or compliance increased to 22% from the 20% recorded for 2010-11.
- 14.5 Appendix 9 is a table of planning enforcement prosecution and caution outcomes. Good process through prosecution cases has been made. For 2011-12, the total fines accrued for convictions were £59,400 and the total costs awarded to the Council was



£12,477. Costs recovered by the Council when defendants accepted a simple caution in lieu of prosecution was £14,100.

**Other matters**

- 14.6 Some of the more difficult cases involving problematic landlords have seen progress made during 2010-11. At present the current status is as follows:
- 11 Burgoyne Road Enforcement Notice upheld on appeal. Compliance works have commenced
  - 69 Effingham Road Enforcement Notice upheld on appeal. Compliance works agreed to commence summer 2012
  - 13 Harringay Gardens Enforcement Appeal withdrawn. Compliance works agreed to commence autumn 2012
  - 10 Woollaston Road Enforcement Appeal upheld on appeal. Implementing planning permission for 2 flats commenced
  - 23 Hewitt Road Prosecuted and convicted twice. Schedule of compliance works to commence June
  - 89 Burgoyne Road Prosecuted and convicted twice. Schedule of compliance works to commence June
- 14.7 It is worth noting that all of the above can be prosecuted further should compliance works which have been agreed stall for insufficient reason. However it is anticipated that the considerable previous work should realise full compliance before the end of

**Appendix 1 – Table demonstrating Planning Enforcement Caseload**

<b>Year</b>	<b>No. cases opened for investigation</b>	<b>No. of cases remaining open</b>
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
<b>sub total 2001/2 - 2003/4</b>	<b>2064</b>	<b>0</b>
2004/2005	899	1
2005/2006	941	4
2006/2007	687	1
<b>sub total 2004/5- 2006/7</b>	<b>2527</b>	<b>6*</b>
2007/2008	919	2
2008/2009	1062	13
<b>sub total 2007/8 - 2008/9</b>	<b>1975</b>	<b>15</b>
2009-2010	881	18
2010-2011	760	42
2011-2012 (up to 30.09.11)	718	1
<b>Total for all years</b>	<b>8914</b>	<b>280</b>

**Appendix 2: Breakdown of Investigations by Type of Breach**

<b>Type of Case</b>	<b>No of Cases</b>	<b>Percentage</b>
<b>AT4-Breach of Article 4 direction</b>	18	3
<b>ADV-Advertisement</b>	15	3
<b>CON-Breach of Condition</b>	24	3
<b>COU-Change of Use</b>	73	10
<b>DEP-Departure from Plans</b>	66	9
<b>EXT-Extension</b>	46	6
<b>FCV-Conversion to flats</b>	149	21
<b>HMO-House in Multiple Occupation</b>	13	2
<b>LBW-Listed Building</b>	11	2
<b>SAT-Satellite Dish</b>	29	4
<b>SOC-Social Club</b>	4	0
<b>TPC- Works to Trees</b>	26	4
<b>UNT-Untidy Land</b>	1	0
<b>UPW-Place of Worship</b>	5	0
<b>UNW-Unauthorised Development</b>	230	32
<b>TOTAL</b>	<b>718</b>	<b>100</b>

**Appendix 3: Enforcement Action by Case and Appeals Lodged 2011-12**

Type of Breach	Number	Percentage	Appealed	Percentage
<b>CON</b>	3	4	0	0
<b>AT4</b>	2	2	0	0
<b>FCV/HMO</b>	54	64	33	77
<b>LBW</b>	2	2	2	4
<b>SAT</b>	6	8	0	0
<b>COU</b>	3	4	1	2
<b>ADV</b>	2	3	1	2
<b>UNW/EXT</b>	12	13	6	15
<b>TOTAL</b>	<b>84</b>	<b>100</b>	<b>43</b>	<b>100</b>

**Appendix 4: Planning and Enforcement Appeals Received and Determined 2011-12**

	Planning Appeals	%	Planning Enforcement Appeals	%
<b>Received</b>	96	100	43	100
<b>Determined</b>	89	100	35	100
<b>Dismissed</b>	65	73	23	66
<b>Allowed</b>	21 (+1 split decision)	23	4	11
<b>Withdrawn</b>	3	4	5	14
<b>Notice withdrawn</b>	Not applicable	n/a	3	9

**Appendix 5: Determination of Planning Appeals by Type 2011-12**

	Planning Appeals	%	Householder Appeals	%	Conservation and LB Appeals	%	LDC Appeals	%	Tree Appeals	%	Total
<b>Received</b>	64	67	26	27	2	2	3	3	1	1	100
<b>Determined</b>	54	60	28	31	2	3	4	5	1	1	100
<b>Dismissed</b>	35	64	25	89	1	50	3	75	1	100	n/a
<b>Allowed</b>	17	31	3	11	1	50	0	0	0	0	n/a
<b>Withdrawn</b>	2	5	0	0	0	0	1	25	0	0	n/a
<b>Total</b>	54	100	28	100	2	100	4	100	1	100	n/a

**Appendix 6: Appeals by Method of Determination 2011-12**

Appeals lodged	<b>By Written Representations</b>	<b>By Hearing</b>	<b>By Public Inquiry</b>	<b>TOTAL</b>
Planning	91	2	3	96
Enforcement	34	0	9	43
Appeals determined	<b>By Written Representations</b>	<b>By Hearing</b>	<b>By Public Inquiry</b>	<b>TOTAL</b>
Planning	89	2	2	96
Enforcement	35	0	2	32

**Appendix 7 Table indicating Performance indicators for Planning Enforcement 2011-12**

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output April June 2011
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	41% (274 from 666 cases closed)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	10% of closed cases to be contacted by the service manager
ENF PLAN 4	Cases closed within target time of 6 months	80%	77% (512 out of 666 cases closed)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	96% (681 out of 712 cases)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	95% (440 from 462) cases initial visit within the time period)
Performance Indicator Number	Performance Indicator description	Performance output April 2011 –March 2011-12	

ENF PLAN 7	Number of Planning Contravention Notices served	118
ENF PLAN 8	Number of Enforcement Notices Served	84 (3 BCNs)
ENF PLAN 9	Number of enforcement notices appealed	43
ENF PLAN 10	Number of enforcement notices withdrawn by Council	8
ENF PLAN 10a	Number of Enforcement Appeals Allowed	5
ENF PLAN 10b	Number of Withdrawn Appeals	5
ENF PLAN 10C	Number of Notice Appealed withdrawn	3
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	15
ENF PLAN 12	Number of Notices (Other) served	5

**Appendix 8 – Table showing Outcomes of Planning Enforcement Closed Cases April-September 11**

<b>Closure reason</b>	<b>Output April-Sept 2011</b>
No breach/Permitted Development	363 (54%)
Not expedient	118 (18%)
Compliance/ Remediation/Regularisation	149 (22%)
Immune from enforcement action	43 (6%)
<b>Total</b>	<b>673</b>



**Appendix 9: Prosecutions and Outcomes 2011-12**

<b>No</b>	<b>Client Department, address and Lead Officer)</b>	<b>Legislation (inc section) prosecution under</b>	<b>Breach Address</b>	<b>Latest Action</b>
1	Fortune Gumbo	s179 TCPA 1990	31 Siward Road N17	Warrant Case. No progress
2	Myles Joyce	S179 TCPA 1990	646 Green Lanes	Hearing 1.2.12
3	Myles Joyce	S179 TCPA 1990	76 Scales Road	Complied. Trial 29.6.12
4	Fortune Gumbo	S179 TCPA 1990	60 St Pauls Road n17	Hearing 1.2.12
5	<b>Abby Oloyede</b>	<b>S179 TCPA 1990</b>	<b>143-5 Philip Lane</b>	<b>Prosecuted and Convicted £1250 Fine £902 costs. Negotiation with Conservation and application submitted</b>
6	<b>Abby Oloyede</b>	<b>S179 TCPA 1990</b>	<b>2 Moorefield Road</b>	<b>Convicted and fined £2000 and £2073 cots</b>



	<i>Myles Joyce</i>	<i>S179 TCPA 1990</i>	<i>19 Warham Road</i>	<i>Compliance-Caution to be accepted 28.3.12</i>
	<i>Fortune Gumbo</i>	<i>S179 TCPA 1990</i>	<i>181 Tower Garden Road N17</i>	<i>Simple caution accepted and £570 costs paid</i>
7	<b>Fortune Gumbo</b>	<b>s181 TCPA 1990</b>	<b>13 Bounds Green Road</b>	<b>Found guilty-Fined £5000 and costs £2073. Defendants have case stated in high court</b>
8	<b>Fortune Gumbo</b>	<b>s181 TCPA 1990</b>	<b>13 Bounds Green Road</b>	<b>Prosecution for outbuilding separate from above. Bundle submitted April 2012</b>
9	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>13 Whitley Road</b>	<b>Trial 25.1.12 Found guilty and fined £5000x3 £2000 costs in total. Appeal lodged to be heard on 21<sup>st</sup> May 2012</b>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>216 West Green Road</i>	<i>Complied simple caution accepted £650 costs paid</i>
	<i>Myles Joyce</i>	<i>S179 TCPA 1990</i>	<i>646 Green Lanes</i>	<i>Complied. Simple caution and £890 costs paid</i>
11	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>38 Thackerary Avenue</b>	<b>Convicted and fined £15000 costs £645. Compliance</b>

				visit required
12	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>100 Myddleton Road</b>	<b>Prosecuted and Convicted. Further action required as no compliance</b>
13	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>25 Cumberton Road</b>	<b>Convicted and Fined £600 costs awarded. To close</b>
	<i>Fortune Gumbo</i>	<i>s179 TCPA 1990</i>	<i>22 Cumberton Road</i>	<i>Warrant Case. Complied</i>
14	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>2 Goodwyns Vale</b>	<b>Found guilty. Case in Crown Court for Confiscation under Proceeds of Crime Act. Matter listed in Wood Green Crown Court for final hearing on 2<sup>nd</sup> July 2012.</b>
15	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>9 Heybourne Road</b>	<b>Pleaded of guilty. Case in Crown Court for Confiscation under Proceeds of Crime Act Hearing August 2012</b>

<b>16</b>	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>1 Bruce Castle Road</b>	<b>Found guilty Case in Crown Court for Confiscation under Proceeds of Crime Act. Hearing August 2012</b>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>74 Umfreville Road</i>	<i>Compliance. Simple caution to be accepted 28<sup>th</sup> March 2012</i>
<b>17</b>	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>98 Hewitt Avenue</b>	<b>Already convicted. LBA for 2<sup>nd</sup> prosecution to be sent</b>
				<b>Convicted for 2<sup>nd</sup> time £8000 fine £11617 costs. Letter before action brought response and schedule of works for compliance June –August 2012</b>
<b>18</b>	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>23 Hewitt Avenue</b>	<b>Convicted 2<sup>nd</sup> time £8000 fine Letter before action brought response and schedule of works for compliance June –August 2012</b>
<b>19</b>	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>89 Burgoyne Road</b>	<b>Convicted 2<sup>nd</sup> time £8000 fine Letter before action brought response and schedule of works for compliance June –August 2012</b>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>180 Park Lane N17</i>	<i>Complied with</i>

	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>22 Black Boy Lane</i>	<i>Caution Accepted October</i>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>75 Hermitage Road</i>	<i>Caution Accepted Costs £2070 paid to Council for 5 and 6</i>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>11 Burgoyne Road N4</i>	<i>Prosecution withdrawn</i>
	<i>Lorcan Lynch</i>	<i>s179 TCPA 1990</i>	<i>8 Harringay Gardens</i>	<i>Compliance secured £2500 costs paid to Council</i>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>101 Lealand Road N15</i>	<i>Prosecuted and Convicted in Crown Court. Conditional discharge</i>
	<i>Fortune Gumbo</i>	<i>s179 TCPA 1990</i>	<i>rear of 110-118 Myddleton Road</i>	<i>Cautioned £1480 costs paid</i>
	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>403 Lordship Lane</i>	<i>Prosecuted and Convicted £300 fine and £1500 costs. Notice complied with</i>
	<i>Lorcan Lynch</i>	<i>s179 TCPA 1990</i>	<i>22 Gladesmore Road</i>	<i><b>Notice complied with after conviction</b></i>