



Haringey Council

Special Planning Sub Committee

THURSDAY, 28TH JUNE, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

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

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late reports in relation to the items shown on the agenda.

(Please note that under the Council's Constitution – Part 4 Section B paragraph 17 – no other business shall be considered).

3. DECLARATIONS OF INTEREST

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

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

4. PRINCIPLES OF BASEMENT DEVELOPMENT (PAGES 1 - 122)

For the Committee to consider and adopt as interim draft guidance for applicants in dealing with the submission of planning applications including basement development.

5. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

6. BRACKEN KNOLL, COURTENAY AVENUE, HIGHGATE, N6 4LP (PAGES 123 - 144)

Excavation to create a basement floor (Householder Application)

RECOMMENDATION

GRANT PERMISSION subject to conditions.

7. RIDGEFIELD, COURTENAY AVENUE, HIGHGATE, N6 4LP (PAGES 145 - 164)

Partial demolition and redevelopment of existing house, retaining the front facade with minor alterations (householder application)

RECOMMENDATION

GRANT PERMISSION subject to conditions

8. 31 SHELDON AVENUE, HIGHGATE, N6 4JP (PAGES 165 - 188)

Demolition of existing building except for main front elevation and side returns. Erection of new two-storey dwelling with accommodation in roof space and at basement level

RECOMMENDATIONS

GRANT PERMISSION subject to conditions.

9. 54 SHELDON AVENUE, HIGHGATE, N6 4ND (PAGES 189 - 220)

Demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level

RECOMMENDATION

GRANT PERMISSION subject to conditions.

10. 54 SHELDON AVENUE, HIGHGATE, N6 4ND (PAGES 221 - 226)

Conservation area consent for demolition of existing property and erection of new 2 storey dwelling with rooms in roof and at basement level

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

11. 12 DENEWOOD ROAD, HIGHGATE, N6 4AJ (PAGES 227 - 258)

Demolition and rebuilding of existing dwelling with basement floor and erection of a new two-storey house with basement floor to the front of the site

RECOMMENDATION

GRANT PERMISSION subject to conditions.

12. 12 DENEWOOD ROAD, HIGHGATE, N6 4AJ (PAGES 259 - 262)

Conservation area consent for demolition and rebuilding of existing dwelling and erection of a new two-storey house with basement floor to the front of the site.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

13. 17 DENEWOOD ROAD, HIGHGATE, N6 4AQ (PAGES 263 - 286)

Excavation under existing dwelling to create a basement level (Householder Application)

RECOMMENDATION

GRANT PERMISSION subject to conditions

14. 6A GRANGE ROAD, HIGHGATE, N6 4JP (PAGES 287 - 310)

Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

15. 6A GRANGE ROAD, HIGHGATE, N6 4JP (PAGES 311 - 316)

Conservation area consent for demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

16. THE CORNERWAYS, ELLINGTON ROAD, MUSWELL HILL, N10 3DD (PAGES 317 - 356)

Erection of a two storey building comprising of a two-bedroom house

RECOMMENDATION

GRANT PERMISSION subject to conditions

17. FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE') (PAGES 357 - 390)

Proposed development of 890sqm Community Centre (Use Class D1) and 64 residential units in a part 7/part 8 storey block on Block NE within Hale Village - a reserved matters application (including appearance, layout, scale and landscaping) in relation to outline consent no HGY/2010/1897 and discharge of Conditions 1, 4, 6, 7, 8, 11, 12, 41 and 42 attached to the outline consent.

RECOMMENDATION: Approve reserved matters, subject to conditions.

18. DATE OF NEXT MEETING

Monday, 9 July, 7pm.

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and Member Services
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Wednesday, 20 June 2012