



Please note that the Council has amended the protocol with regard to hearing representations at Planning Sub-Committee meetings. Objectors or supporters should advise the Council by noon on the working day immediately prior to the Sub-Committee meeting (for a Monday meeting this would be by noon on the Friday prior to the Sub-Committee) in order to allow appropriate administrative arrangements to be put in place. The number of speakers will usually be limited to two speaking for a proposal and two speaking against the proposal with a time limit of 3 minutes i.e. a maximum of 6 minutes.

Persons interested in addressing the Committee in relation to an application should contact the Committee Secretariat team on 020 8489 1512 by noon the working day prior to the Planning Committee meeting.

Please be advised that speaking slots will be allocated on a strictly first come first served basis. Discretion will remain with the Chair regarding the number of representations permitted at Planning Committee meetings and time allocated outside of the guideline set out above.

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## Planning Sub Committee

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MONDAY, 16TH JUNE, 2014 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson, Rice, Sahota and Stennett

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

If you have any queries regarding this, please contact the Committee Clerk at the meeting.

### **AGENDA**

- 1. APOLOGIES**
- 2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below.



### **3. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

### **4. DEPUTATIONS/PETITIONS**

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

### **5. MINUTES (PAGES 1 - 40)**

To confirm and sign the minutes of the Special Planning Sub Committee held on 31 March and Planning Committee held on 7 April.

### **6. UPDATE ON MAJOR PROPOSALS (PAGES 41 - 44)**

To advise the Committee of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

### **7. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 45 - 110)**

To advise of planning application decisions taken under delegated powers between 1 April – 31 May 2014.

### **8. 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.

**9. 38 OAKFIELD ROAD N4 4NL (PAGES 111 - 148)**

Construction of 1 x two storey, two bed dwelling to rear of property with rooms at basement level.

RECOMMENDATION: grant permission subject to conditions

**10. LITTLE DINOSAURS, THE ACTUAL WORKSHOP, THE GROVE, ALEXANDRA PALACE WAY N22 7AY (PAGES 149 - 172)**

Alteration to position of small wall of main building, soft landscaping to surroundings and installation of wooden climbing frame.

RECOMMENDATION: grant permission subject to conditions.

**11. LAND REAR OF CORBETT GROVE N22 8DQ (PAGES 173 - 194)**

Variation of condition 2 (plans and specifications) attached to planning reference HGY/2012/0214, to amended external elevations, design and materials of the previously approved scheme along with clarifying site levels reflecting accurate topographical survey information.

RECOMMENDATION: grant permission subject to the conditions of the previously approved consent and a deed of variation to the signed S106 agreement/ or new S106 agreement being first entered into.

**12. 2 WAKEFIELD ROAD N15 4NL (PAGES 195 - 222)**

Demolition of existing building providing a 6 bedroom HMO (house in multiple occupation) and erection of a new building to provide 7 flats 3x1, 3x2 and 1x3 bed with amenity space, communal amenity space and covered cycle storage and refuse storage.

RECOMMENDATION: grant permission subject to conditions and subject to sec. 106 Legal Agreement

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

#### **14. DATE OF NEXT MEETING**

The next meeting is scheduled for 14 July.

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Friday, 06 June 2014

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**MINUTES OF THE PLANNING SUB COMMITTEE**  
**MONDAY, 31 MARCH 2014**

Councillors: Basu, Beacham, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reid, Reith, Rice, Solomon and Strang

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>PC16.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Mallett identified that she was a member of the Haringey Cycling Campaign who had submitted a consultation response on item 5, Protheroe House. She also identified that she wished to make an objection as a local ward Councillor to item 6, rear of 199-207 Downhills Way and as such would take no part in deliberations or decision making for this item.</p> <p>Cllr Reid identified that he wished to object to item 7, The Nightingale, as a local resident and as such would take no part in deliberations or decision making on this item.</p>
<b>PC17.</b>	<p><b>PROTHEROE HOUSE CHESNUT ROAD N17 9EQ</b></p> <p>The Committee considered a report on the application to grant planning permission for the redevelopment of the site to provide a new four storey building housing 50 extra care residential units with ancillary facilities for use by residents including dining area, wellbeing centre, communal rooms and public space, communal gardens and roof terrace. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and the completion of a legal agreement in the form of a Unilateral Undertaking.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. It was updated that condition 12 covering the travel plan would be amended to include reference to the provision of a resident's welcome induction pack detailing walking/cycling information as approved by the Council's Transport Team and that all residents of the scheme must be offered free membership to a local car club for at least the first two years of occupation with evidence provided to the Transport Team. An additional pre-commencement condition would also be added to require the details of a Construction Management Plan and Construction Logistics Plan and storage locations and electrical charging points for electric scooters to be submitted.</p> <p>The Committee raised the following points in discussion of the application:</p> <ul style="list-style-type: none"> <li>• Plans for the naming of the scheme were queried. The applicant indicated the intention to retain the name Prothero House. The Committee requested however that an informative be added to encourage the applicant to consult local ward Councillors regarding the naming of the scheme.</li> <li>• Clarification was sought on whether the scheme would incorporate guest rooms for use by visitors. Confirmation was provided that a guest suite would be provided to the second floor.</li> <li>• In response to a query as to why restrictions on the hours of construction had</li> </ul>

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been attached to the permission as an informative instead of a condition, officers confirmed that this was best practice as enforcement was covered under a separate legislative regime.

Cllr Peacock addressed the Committee in support of the scheme and made the following points:

- The design of the scheme appeared to be excellent and an improvement on the current buildings which were no longer fit for purpose.
- A request that the name of the scheme be retained for historical purposes.
- With regards to the communal gardens, it was requested that the applicant protect and retain where possible apple trees and roses planted in memory of previous residents and to encourage future residents to take part in the Gardens in Bloom scheme covering the communal gardens.

Members requested an amendment to condition 3 to require the submission for approval of samples of the type and shade of zinc cladding, window frames and balcony glass and frames to be used for the scheme.

The Chair moved the recommendation of the report including the amendment to conditions and additional informative listed above and it was

**RESOLVED**

- That planning permission HGY/2013/2465 be granted subject to conditions and completion of a legal agreement in the form of a Unilateral Undertaking.

**IMPLEMENTATION**

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the approved plans

Reason: To avoid doubt and in the interests of good planning.

**PRE-COMMENCEMENT CONDITIONS**

**Materials**

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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Landscaping

4. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include detailed drawings of the planting of at least 10 new trees of a large nursery size, some of which have the capacity to grow to a large mature size demonstrating that space allocated for new planting is protected from construction damage. The landscaping scheme, once implemented, is to be retained thereafter,

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

Boundary Treatment

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

Levels

6 The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

Waste Storage

7. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Control of Construction Dust:

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

Reason: In order to ensure that the effects of the construction upon air quality is minimised

Combustion and Energy Plant:

9. Prior to installation details of the boilers to be provided for space heating and

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domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

**Method Statement**

10.A Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the points above shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Upon completion of remediation to be submitted to the LPA that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

**Green Roof**

11. Full details of an extensive green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:

- a) biodiversity based with extensive/semi-intensive soils
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.
- c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.
- d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates
- e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter.

No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority. Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

**Travel Plan**

12.No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.



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Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

**Archaeological**

13. A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

**Code for Sustainable Homes**

14 The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

**BREEAM**

15. No building shall be occupied until a final Certificate has been issued certifying that BREEAM rating 'Excellent' has been achieved for this development

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

**Extract Duct/Flue**

16 Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use".

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

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Hygiene

17 Prior to the implementation of the permission, details of the proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage) shall be submitted to and approved by the Local Planning Authority prior to commencement of use.

Reason: In order to ensure that the proposed development provides a suitable layout in terms of hygiene.

Aerial

18 The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

Restricted Use Class

19 The development shall be occupied as supported affordable extra care housing units to assist older people to live independently for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

Roof Terrace

20. Notwithstanding the information provided with the application, a detailed plan of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The roof terrace layout shall be thereafter retained in accordance with the approved detailed plan.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

21. The residential units hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Roof Terrace

22. The communal external roof terrace located at first floor level on the east elevation of the development, hereby permitted shall not be used between 2100 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned by the use of this area in accordance with UDP Policy UD3

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General Principles.

INFORMATIVE 1 – Thames Water

Thames water advise that with regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer

INFORMATIVE 2 – Secure by Design

The new homes would benefit from the Secured by Design standards, particularly for door and window standards. There should be gating near the front of the property to prevent intruders gaining access

INFORMATIVE 3 – Asbestos Survey

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

INFORMATIVE 4 – Surface Water Management

The Environment Agency recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

INFORMATIVE 5 - Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE 6 --- Environmental Health (Food & Hygiene)

- ☐ Consultation and Registration of Food Business with the Commercial & Environmental Protection Group prior to trading
- ☐ WC Facilities to comply with BS6465 Part 1: 1994
- ☐ WC's are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby.
- ☐ The Food Business activities to comply with the requirements of the Regulation (EC) No 852/2004; the Food Hygiene (England) Regulations 2006; and the Health and Safety at Work etc. Act 1974
- ☐ All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned.
- ☐ All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system.
- ☐ They recommend wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas
- ☐ Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area).
- ☐ Suitable fly screens fitted to the kitchen openable window/s and door/s.
- ☐ Where appropriate grease traps/interceptors should be incorporated in the below ground drainage.
- ☐ Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated.
- ☐ An authorised waste contractor must be engaged to collect the trade waste. In

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light of the above, I recommend that any collection service is daily.

Mechanical Extraction and Ducting

- ☐ Engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for the type of cooking that you do.
- ☐ Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.
- ☐ Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
- ☐ Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting
- ☐ Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably at ridge height

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

**PC18. REAR OF 199-207 DOWNHILLS WAY N17 6AH**

[Cllr Mallett did not sit as a member of the Committee for the duration of this item].

The Committee considered a report on the application to grant planning permission for the demolition of six sheds/garages and construction of 6 terraced dwelling houses comprising 4 x 3 bed and 2 x 4 beds. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report.

In response to questions from the Committee, officers confirmed that one of the houses would be required to be wheelchair accessible and that the applicant owned the footpath/alleyway leading from Penniston Close which transected the application site.

A number of objectors addressed the Committee and raised the following points:

- The new properties would cause overlooking to the houses directly opposite on Penniston Close and adjacent properties on Downhills Way and negatively impact on privacy.
- The scheme would result in overshadowing to the gardens and rear windows of adjacent houses on Downhills Way.
- Local residents would be subject to nuisance from construction works including noise and odour.
- The parking provision proposed was insufficient and would have a knock on

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effect on parking pressure in the local area.

- The application was contrary to new approaches to prevent 'garden grabbing' and would set a precedent in the area.
- The application did not include important details such as refuse and surface water management.
- It was asserted that residents of Downhills Way had right of access to the alleyway on site inline with their deeds and was used regularly by local residents.
- The plans did not accurately illustrate the close proximity of the new properties to existing houses on Penniston Close.
- The applicant had allowed the garages currently on the site to deteriorate and become dilapidated to justify the planning application.
- The scheme would constitute overdevelopment of the area for financial gain by exploiting the large gardens to Downhills Way houses.
- The development would result in an increase in traffic in the area and exacerbate existing parking issues.
- A pavement was not proposed to the front of the new properties necessitating access directly off the road which would be dangerous for family accommodation.

Cllrs Griffith and Mallett addressed the Committee and spoke in objection to the application on the following grounds:

- The development would change the nature of the area of houses that enjoyed large gardens and would set a precedent for their development.
- The scheme would increase parking pressures in the area which were already exacerbated by parking restrictions and proximity to a nearby CPZ.
- The new properties would result in overlooking and overshadowing to houses opposite, especially due to the narrow width of Penniston Close.
- Local people would be impacted by the loss of access to the alleyway.
- The proposed scheme didn't meet dwelling mix or affordable housing requirements.

The applicant addressed the Committee and raised the following points:

- Access keys to the alleyway gates would be provided to individuals with right of access, which did not include Penniston Close residents. The gating would prevent existing fly tipping problems.
- Due to the separation distance of 24m, any overshadowing to 209 Downhills Way would only be caused to the garden.
- Existing garages on the site were not in use and had been subject to malicious damage in the past.
- A walkway would be provided to the front of the new houses
- Sufficient parking provision was available on Penniston Close to cover any additional demand.
- The proposed houses were of two storey construct with dormer windows to the roof which was inline with other houses in the area.

Cllr McNamara proposed a motion, seconded by Cllr Solomon to reject the application. At a vote, the motion was carried and it was

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**RESOLVED**

- That planning application HGY/2013/1690 be rejected on the grounds of overdevelopment, loss of amenity, high risk of overlooking and non compliance with 8.21 of adopted Housing SPD 2008.

**PC19. THE NIGHTINGALE, 40 NIGHTINGALE LANE, N8 7QU**

[Cllr Reid did not sit as a member of the Committee for the duration of this item].

The Committee considered a report on the application to grant a variation of condition 2 (plans) attached to planning permission HGY/2012/1258 to increase the number of units from 7 to 9. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant the variation subject to conditions and a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that the increase in units would be achieved through a minor extension to the roof of the public house as well as reconfiguring and optimising the layout of the flats. The Committee were advised of an error within the report setting out the dwelling mix of the consented scheme with 2x two bedroom units and not 1 as listed.

An objector addressed the Committee to raise the following points:

- The density of the development would be too high with the inclusion of the additional units.
- The new unit proposed on the top storey would result in overlooking to the houses opposite with windows now to habitable rooms.
- The application would exacerbate existing problems with traffic in the area due to the two schools in the vicinity and the pub as well as displacement parking from the Crouch End CPZ resulting in parking and traffic pressures.

Officers from the transport team advised that the development did not meet the criteria for car free designation as it was not located in a CPZ and had a low Public Transport Accessibility rating.

Cllr Reid addressed the Committee as a local resident and raised the following points:

- Traffic was a particular problem in Nightingale Lane and would be exacerbated as a result of this development plus other schemes approved in the area such as Cleopatra House and Pembroke Works.
- Overlooking would be caused from the pub to houses opposite.

The applicant addressed the Committee and raised the following points:

- Planning permission had already been granted for the substantive scheme.
- The variation sought a minor 300mm reconfiguration to the roof to incorporate an extra residential unit.
- No evidence had been proffered regarding the alleged traffic problems in the area.
- The applicant would be willing to consider the use of obscure glass to the top floor windows to mitigate overlooking concerns.

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Members expressed concern that the determination of the consented scheme by Planning Committee in 2008 had rejected the provision of 9 units, with final approval granted for 7 units and that the variation now sought would undermine this decision. Officers advised that new housing targets had been introduced since 2008, including seeking to optimise schemes and therefore it was the officer view that there would not be a material additional impact on the scheme from the additional units sought.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2014/0091 be rejected on the grounds that the application would result in overlooking to the houses opposite from the windows on the top floor, the dwelling mix was non-compliant with the Housing SPD 2008 through a weighting towards one bed units, the density was outside of the recommended range, a loss of amenity, exacerbation of parking problems in the area and the cumulative impact of the additional units to the overall scheme.

**PC20. 193-197 BROAD LANE N15 4QS**

The Committee considered a report on the application to grant a minor variation to the affordable housing obligation for Sanctuary Housing Association attached to planning permission HGY/2010/1428. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission to the variation subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. It was advised that the applicant was seeking permission under new appeal procedures in the Town and Country Planning Act to amend the tenure mix secured under the s106 agreement from 13 social rent to 3 intermediate tenure/shared ownership and 10 affordable rent units. This was on the grounds of viability due to changes in the national affordable housing regime, a reduction in grant funding and an increase in the final build costs.

The Committee expressed disappointment that the applicant was seeking the variation at such a late stage in proceedings, particularly as it had been advised that the units were being advertised for occupation to prospective residents. That the applicant had elected not to attend the meeting to answer any questions from the Committee was also of concern to Members and it was asked that officers conveyed to Sanctuary Housing that this was unacceptable. It was advised that the Environment and Housing Scrutiny Panel would be looking at the Council's relationship with housing providers as part of next years work programme and as such this issue could be referred there.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That permission HGY/2014/0574 be granted for the variation to application

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 31 MARCH 2014**

	HGY/2010/1428 subject to a s106 legal agreement.
<b>PC21.</b>	<b>DATE OF NEXT MEETING</b>
	The last meeting of the municipal year was scheduled for 7 April.

COUNCILLOR ALI DEMIRCI

Chair



**MINUTES OF THE PLANNING SUB COMMITTEE**  
**MONDAY, 7 APRIL 2014**

Councillors: Basu, Beacham, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reid, Reith, Rice, Solomon and Strang

MINUTE NO.	SUBJECT/DECISION
<b>PC22.</b>	<p><b>URGENT BUSINESS</b></p> <p>The Committee's attention was drawn to a tabled addendum setting out amendments to the reports covering item 8, 11 and 12.</p>
<b>PC23.</b>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>That the minutes of the Planning Committees held on 10 February and 10 March be approved and signed by the Chair.</li> </ul>
<b>PC24.</b>	<p><b>UNIT 10 (B&amp;Q) TOTTENHAM HALE RETAIL PARK BROAD LANE N15 4QD</b></p> <p>The Committee considered a report on the application to grant planning permission for the demolition of Unit 10 (B&amp;Q) and adjacent garden centre to provide new retail floorspace and reconfiguration of part of the existing car park. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>Officers confirmed that the applicant had demonstrated that there would be sufficient parking capacity onsite during peak operational periods and that the application would not have an impact on the surrounding highways network.</p> <p>An amendment was agreed to condition 3 to provide the opportunity for the Committee to view samples of materials to be used for the external surfaces of the development prior to final approval being given.</p> <p>The Chair moved the recommendation of the report including the change to the wording of condition 3 and it was</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>That planning application HGY/2013/1897 be approved subject to conditions and subject to a s106 legal agreement.</li> </ul> <p><b>IMPLEMENTATION</b></p> <p>1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.</p>

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014**

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

**DRAWINGS**

2. The development hereby permitted shall only be built in accordance with the following approved plans: 9202\_PL 200 - 207 including 203 P1, 9202\_PL1, 9202\_PL2, HPA-786-RD-556, HPA-786-RD-553

Reason: To avoid doubt and in the interests of good planning.

**SAMPLES OF MATERIALS**

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any construction is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

**RETAIL**

4. The total net sales area of the retail floorspace hereby permitted shall not exceed 5,264sqm.

Reason: To ensure that the development would not have a harmful effect on the vitality and viability of any nearby centres and to comply with London Plan Policy 4.7, Local Plan Policy SP10 and Saved UDP Policy TCR2.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no more than 2,340sqm of the total net sales area shall be used for the sale of convenience goods. Reason: To ensure that the development would not have a harmful effect on the vitality and viability of any nearby centres and to comply with London Plan Policy 4.7, Local Plan Policy SP10 and Saved UDP Policy TCR2.

**Construction Management Plan and Construction Logistics Plan**

6. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months ( three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Broad Lane and Ferry Lane and the road surrounding the site is minimized. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The plans must also include measures to safeguard and maintain the operation of the adjacent bus

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014**

stand.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Service and delivery plan

7. The applicant is also required to submit a service and delivery plan (DSP)

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Electric vehicles

8. A revised parking layout is submitted with electric charging points included in line with the 2011 London Plan requirements (10 per cent of all spaces must be for electric vehicles with and additional 1 per cent passive provision for electric vehicles in the future.

Reason: In order to comply with the London Plan and reduce carbon emission.

HIGHWAYS ACCESS

9. No development hereby approved shall be occupied until such time as the highways scheme as per Drawing 120869/A/02 has been implemented.

Reason: To ensure easy egress from the car park once the Broad Lane has been converted to two-way operation.

CYCLING PROVISION

10. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 24 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

Site Waste Management Plan

11. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

Construction and Environmental Management Plan

12. No development shall be commenced unless a construction and environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014**

Considerate Constructors

13. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.  
Reason: In the interests of residential amenity.

ENERGY STATEMENT

14. Prior to the occupation of the development hereby the applicant shall provide a further energy statement in order to demonstrate compliance as far as possible with London Plan Policy 5.4. The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

BREEAM

15. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating very good has been achieved for this development,

Reasons: To ensure that the reduction in carbon dioxide emissions is maximised with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

FUTURE PROOFING

16. Prior to occupation of the development hereby approved, details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

Sustainable Drainage

17. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

LANDSCAPING

18. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

**MINUTES OF THE PLANNING SUB COMMITTEE  
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Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

**WASTE STORAGE**

19. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

**Lighting scheme**

20. No development shall take place until details of the external lighting has been submitted to and been approved in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers

**INFORMATIVE: Naming & Numbering**

The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE: CIL**

The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £116,375 (3,325 sq.m x £35. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE: Thames water**

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014****INFORMATIVE: Waste Water**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason ☐ to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**INFORMATIVE: Waste Storage**

The applicant is advised that in relation to condition 14 bulk waste containers must be located no further than 10 metres from the point of collection. Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary. If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required. The additional unit space being proposed will possibly result in the increase of waste being generated from the site. As such the current refuse storage and collection arrangements may need to be reviewed. The attached proposal does not make any mention on what effect the proposed development will have on waste storage and collection and if there is currently enough capacity for any proposed increase in development. It is a legal requirement for businesses to ensure adequate lawful arrangements for the storage and collection of waste are in place. Failure to have adequate measures in place is an offence contrary to the Environmental Protection Act 1990.

**INFORMATIVE: District heating**

In respect of condition 11 the applicant is advised to consult the Greater London Authorities District Heating Manual for London.

**INFORMATIVE: Health & Safety**

The applicant is advised that the new retail area that is being built will require the traffic route for pedestrians and vehicle movements to be separated for safe pedestrian access to and from the car park to prevent the risk of injuries. Clearly visible signs and safety markings are therefore required. A revised written Risk Assessment is also required to include the use of the Car Park and identify any changes in the use of the premises and any significant hazards. The Building Designer will need to consider and take into account the adjacent premises that may be affected by the reduction of available natural light and further consider if there will be an impact.

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**INFORMATIVE:**

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

**PC25. IMAGE HOUSE, STATION ROAD N17 9LR**

The Committee considered a report on the application to grant planning permission for a 96 bed hotel (Class C1) including a restaurant/bar, 3 disabled car parking spaces and 6 dedicated cycle spaces. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were referred to the tabled addendum report setting out details of a representation received from Transport for London, a letter of support from a local resident and a number of minor amendments to proposed conditions and informatives. The Committee's attention was also drawn to an error within the report regarding the transportation comments, with the correct version set out within the addendum report.

The Committee raised the following points in their discussion of the application:

- The degree of flexibility in terms of the selection of final materials was queried in consideration of restrictions due to Premier Inn branding. Officers advised that the high quality design submitted went beyond the standard design commonly utilised by the hotel chain and that the application had gone through the Council's Design Panel process through which amendments had been made. In addition, officers would have final approval under condition of the samples of materials for the exterior in conjunction with input from the Committee.
- A concern was raised regarding the 9 storey height of the proposed hotel. Confirmation was provided that the height was in accordance with the refreshed Tottenham Hale masterplan and was considered to be acceptable for the site.
- The allocation of the £30k community facilities and environmental improvements s106 contribution between public realm improvements such as the Green Link, and improvements to Down Lane Park was questioned.

**MINUTES OF THE PLANNING SUB COMMITTEE  
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It was advised that provisionally £20k of funding would go towards the Green Link, with the remainder to the Park. Members requested an amendment to the wording for this Heads of Terms so that the entire £30k was allocated to improvements to Down Lane Park unless all the money was not required.

A local resident addressed the Committee in support of the application and raised the following points:

- The design of the development was high quality and sympathetic to the local area.
- The hotel should be encouraged to recognise Haringey's designation as a Fairtrade borough and ensure supplies where possible were compliant with this.
- The employment opportunities generated in the local area were welcome.

Representatives for the applicant and Premier Inn addressed the Committee and raised the following points:

- The development would be a catalyst for the ongoing regeneration of the area.
- Premier Inn had been secured as a tenant on site for a 25 year period.
- Significant work had gone into creating a high quality design with full input provided by the Planning Service and Design Panel.
- The applicant was committed to local employment during and post construction, with a strategy currently being developed to facilitate this as a s106 obligation in conjunction with the local recruitment partnership and the Council's Business Employment Team. In response to a question from the Committee, officers confirmed that local employment requirements were most appropriately secured as a s106 obligation as opposed to being conditioned. Confirmation was provided that a limit would not be imposed on the post construction commitment to local employment. Members requested that an informative be added to encourage Premier Inn hotel chain to deliver the highest level of local employment feasible post construction.

The Committee requested that consideration be given to ensuring HGV drivers onsite during and post construction undergo cycle awareness training. Officers advised this could be included as an informative appended to the Construction Management Plan condition.

The Chair moved the recommendation of the report including the additional informatives requested covering the maximisation of local employment and HGV driver training and the amendment to the allocation of the community facilities s106 contribution and it was

**RESOLVED**

- That planning application HGY/2014/0498 be approved subject to conditions and subject to a s106 legal agreement.

**IMPLEMENTATION**

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



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Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

**DRAWINGS**

2. The development hereby permitted shall only be built in accordance with the following approved plans: L01 A, L02 A, A01 A to A04 A, SK100 A to A01 A SK100 A to SK107 A

Reason: To avoid doubt and in the interests of good planning.

**SAMPLES OF MATERIALS**

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any construction is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 2 months (two months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the Station Road and the roads surrounding the site is minimised. During the construction/ refurbishment of the building, no construction vehicles shall load/ unload/ wait/ pick up/ drop off away from the TLRN (The Hale and Ferry Lane) at any time. Vehicles movements should be carefully planned and co-ordinated to take place outside the AM and PM peak hours where possible.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

**Service and delivery plan**

5. Prior to the occupation of the development hereby approved the applicant shall submit a service and delivery plan (SDP) for the written approval of the Local Plan Authority. The SDP shall be implemented and permanently retained thereafter.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

**CYCLING PROVISION**

6. The development shall not be occupied until the cycle parking spaces for users of the development, have been installed in accordance with Drawing SK 101 A. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

Crossover

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7. The necessary works to remove the existing crossover and reconstruct the footways will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: To ensure that the proposed development will not impact on pedestrian's amenity.

**Construction and Environmental Management Plan**

8. No development shall be commenced unless a construction and environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed

**Considerate Constructors**

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

**ENERGY STATEMENT**

10. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

**FUTURE PROOFING**

11. Prior to commencement of the development, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store, communal network and future proofing measures, including details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

**BREEAM**

12. No later than 3 months from the date of completion of the development hereby approved a certificate which certifies that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating very good has been achieved for this development shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure that the development achieves a high level of sustainability

**MINUTES OF THE PLANNING SUB COMMITTEE  
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in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

**PILING METHOD STATEMENT**

13. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which: provide details on all structures

accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

**FLOOD RISK MANAGEMENT PLAN**

14. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.

**Sustainable Drainage**

15. Prior to the commencement of construction works a scheme of surface water drainage works including an appropriate maintenance regime shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

**ARCHAEOLOGY**

16. A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

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B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition in accordance with a timetable to be submitted to and approved by the Local Planning Authority.

Reason

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

Site Waste Management Plan

17. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

REFUSE & WASTE STORAGE

18. Within 2 months of the commencement of construction works a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

THAMES WATER

19. Prior to the commencement of construction of the development hereby approved an impact study of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand

Combustion and Energy Plant

20. Prior to installation of the Combined Heat and Power unit and water heaters, details of the NOx emissions should be submitted to and approved in writing by the Local Planning Authority. All gas fired plant shall be of the lowest NOx technology available in order to reduce such emissions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policies 5.3 and 7.14.

21. Prior to the occupation of the development hereby approved an impact study of

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the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand

**INFORMATIVE: Naming & Numbering**

The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address

**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE: CIL**

The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £60,445 (1727 sq. m x £35. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE: London Underground**

The applicant is advised that the site is situated above London Underground Victoria line tunnel; therefore London Underground (LUL) should be consulted with the actual construction proposal prior to construction commences on site. This ensures no LUL asset would be compromised

**Informative: Travel Plan**

The applicant is advised that their travel plan should be developed in accordance with latest TfL's guidance for travel planning.

**INFORMATIVE: Waste Water**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason ☐ to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**INFORMATIVE: Asbestos Survey**

Prior to demolition of existing buildings, an asbestos survey should be carried out

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

**INFORMATIVE: Food and Hygiene**

The applicant is advised to contact The Council's Environmental Health Food and Hygiene regarding registration, kitchen layout & construction and extract ventilation.

**INFORMATIVE: Crossover**

In respect of condition 7 the applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before works commences on site.

**INFORMATIVE: District heating**

In respect of condition 11 the applicant is advised to consult the Greater London Authorities District Heating Manual for London.

**INFORMATIVE: Archaeology**

In respect of condition 17, written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

**INFORMATIVE: Watching Brief**

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

**INFORMATIVE:** In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

**PC26.**

**GLS DEPOT, FERRY LANE LONDON, N17 9NF**

The Committee considered a report on the application to grant a variation of condition 2 (approved drawings) attached to planning application HGY/2012/2210 for minor alterations consisting of shifting the building footprint by 50cm, an increase in height by 15cm and alterations to internal layout, elevations, materials and landscaping. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant the variation subject to conditions.

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The planning officer gave a short presentation highlighting the key aspects of the report.

Members requested that for future variation application, in the interest of clarity, the Committee be provided with more detailed CGI images clearly illustrating the variations sought to the design compared to that originally approved.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That the variation sought under planning application HGY/2014/0565 be approved subject to conditions.

**TIME LIMIT**

1. The development hereby permitted shall commence within two years of the date of the original reserved matters permission ref: HGY/2012/2210.  
Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

**DRAWINGS**

2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
1145\_0010 Rev B, 1145\_0100 Rev C, 3461-PL(02)301, 1362/001A, 1362/002A, 3461-PL(03)201, 3461-PL(03)202, 3461-PL(03)210, 3461-PL(03)211, 3461-PL(03)212, 3461-PL(09)100, 3461-PL(09)101 and Energy Statement October 2012.  
Reason: In order to ensure the development is carried out in accordance with the approved details for the avoidance of doubt and in the interests of amenity.

**MATERIALS**

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved in pursuant to condition 1 of planning permission HGY/2012/1897 shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with

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policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

**INFORMATIVES:**

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

The applicant is reminded of the other obligations of the grant of outline planning permission including an obligation to conduct a travel plan.

The applicant is recommended to ensure that materials are from sustainable sources. e.g. the hardwood planters should be FSC sourced.

The landscaping scheme should provide three benches as part of the hard landscaping scheme and as shown on 1362/002...

**PC27.**

**TYNEMOUTH GARAGE, TYNEMOUTH ROAD N15 4AT**

The Committee considered a report on the application to grant planning permission for the demolition of existing garages and erection of 7 x two storey, three bedroom dwellings. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. It was updated that following the Member site visit, an additional condition had been added to require the applicant to undertake an acoustic survey for the site covering the nearby London Underground ventilation shaft structure and to implement any mitigation measures identified.

The Committee raised the following points in discussion of the application:

- It was queried whether granting the application would establish a precedent in the area for front facing dormer window designs. Officers advised that this feature was acceptable under the current application as the site was located opposite a health centre and not residential units.
- Further assurances were sought regarding the potential issue of noise nuisance caused by the ventilation shaft. Officers confirmed that no complaints had been recorded from residents in the vicinity identifying this as an issue and that the additional condition would be sufficient to mitigate any noise issues identified such as through the provision of triple glazing etc.
- The loss of employment from the closure of the garage operation onsite was questioned. Officers advised that the applicant had failed to provide any details in this regard but that on balance, the benefits of the application outweighed the small potential loss of employment due to the residential nature of the site, an oversupply of workshops in the east of the borough and the provision of new family size housing.



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The applicant addressed the Committee and raised the following points:

- The existing car garage operation on site, possibly operating illegally, caused nuisance to the local area. In relation to the potential loss of employment from the demolition of the garage, it was advised that garage units were available locally on the Markfield Estate for relocation purposes.
- A number of properties were located directly opposite the ventilation stack and had, as far as known, not reported any issues regarding noise.
- There was a degree of flexibility with regards to the selection of final materials for the development in discussion with the Planning Service.

Cllr McNamara proposed a motion, seconded by the Chair, to defer the application on the grounds that improvements could be made to the design. The legal officer provided advice on the ramifications of this course of action. At a vote, the motion was lost.

An amendment was agreed to condition 3 to provide the opportunity for the Committee to view samples of materials to be used for the external surfaces of the development prior to final approval.

The Committee asked for an amendment to condition 4 to include reference to landscaping as well as materials be submitted and approved by the Planning Authority with the reason being to ensure they were in keeping with the local area.

It was also agreed to include an informative to encourage the applicant to consult local ward Councillors in the naming of the development.

The Chair moved the recommendation of the report including the amendments to condition 3 and 4 and additional informative covering the naming of the development and it was

**RESOLVED**

- That planning application HGY/2013/1249 be approved subject to conditions and subject to a s106 agreement.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to avoid doubt and in the interests of good planning.
  3. Notwithstanding the provisions of Part 1 Schedule 2 of the Town and Country Planning General Development Order 1995 (or any subsequent re-enactment), no development including all domestic extensions/alterations to the development hereby permitted shall be carried out without the prior written consent of the Local Planning Authority

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Reason: To safeguard residential amenity and the appearance of the new development

4. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

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

5. Prior to the occupation of the development hereby approved details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, shall be submitted to, and be approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works are to be completed prior to occupation of the development and shall be permanently maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality

6. No development shall commence until a construction management plan (CMP) and construction logistics plan (CLP) have been submitted to and approved in writing by the Local Planning Authority. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Dorset Road would be minimised. It is also requested that construction vehicle movements are coordinated outside the peak network operational hours.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.

7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to, and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces per unit, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

8. Prior to the occupation of the development hereby permitted the redundant crossovers shall be removed and the footway re-instated. Additionally, the existing on-street controlled parking bays forming part of the Seven Sisters Controlled Parking Zone shall be extended across the sites whole roadside frontage onto Tynemouth Road. The necessary works, which will also require the removal of an existing on-street loading bay will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: In the interests of highway safety and to maintain on-street parking facilities within the vicinity of the site.

9. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for

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all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

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

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

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

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

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

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before the development is occupied.

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

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

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.

12. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have drNOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

13. Prior the occupation of the development hereby permitted, a Building Research Final Code Certificate confirming that the development has achieved not less than a Code 4 level for Sustainable Homes shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high level of sustainability

**Informatives:**

**a) *Positive and proactive manner***

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**b) *Thames Water***

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be

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contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

*c) Transportation*

Crossover - The proposed development requires redundant crossovers to be removed and the existing on-street controlled parking zone bay be extended. The necessary works and amendment to the traffic management order will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

*d) London Underground*

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

*e) Environmental Health*

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

*f) CIL*

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £27,440 (£35 x 784sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**PC28. ALEXANDRA PALACE, ALEXANDRA PALACE WAY, N22 7AY**

The Committee considered a report on the application to grant planning permission for the improvement of path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates and new railings. The report set out details of the proposal, the site and surroundings,

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planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications. The Committee's attention was drawn to the tabled addendum detailing an amendment to the officer recommendation to include the granting of listed building consent as well as planning permission and making any permission conditional on receiving confirmation from the Garden History Society that they had no objection to the application.

The planning officer gave a short presentation highlighting the key aspects of the report.

Clarification was requested on a number of the points raised in the letter submitted by a local resident in response to the application. Officers confirmed that the bridge and benches referenced would be retained and at the Campsbourne nursery area, the removal was proposed of 8 trees to improve safety but replacement planting of 12 mature trees and meadow planting would be undertaken.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning permission and Listed Building Consent be granted for planning applications HGY/2014/0559 and HGY/2014/0560 subject to no objection being received from the Garden History Society.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to avoid doubt and in the interests of good planning.
  3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
  4. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in

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writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

**PC29. 6-8 BROWNLOW ROAD N11 2DE**

The Committee considered a report on the application to grant planning permission for the erection of a four storey block comprising 2 x 3 bed flats and 6 x 2 bed flats. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were advised of a number of amendments and additional conditions contained within the addendum report.

The Committee sought clarification regarding the submission of a previous planning application for a development to the rear of the site. Confirmation was provided that an application had been granted in 2012 for the land to the rear of 6-8 Brownlow Road for the erection of two bungalows. The applicant clarified that the site was large, with the two plots held in separate ownership. Both applications had been developed to respect the other, with screen planting to be provided between the two plots, although the bungalow had yet to be constructed.

The applicant confirmed that a certified Japanese knotweed company would be commissioned to survey and treat any of the plant found on the site, with works covered by a 10 year guarantee. Confirmation was provided that landscaping to the front garden would be secured by condition.

The Committee suggested that in determining the final palette of materials for the development, the scheme built on the junction of Maidstone and Brownlow Roads should be referenced as an exemplar in terms of design.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2013/2511 be approved subject to conditions and subject to a s106 legal agreement.

(1) That planning permission be granted subject to a pre-condition that the

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owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1. A contribution of £11,317.77 towards educational facilities within the Borough (£5,450.93 for primary and £5,866.84 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;
  - (1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that 8 of the new residential units (Flat No's 1, 2, 3, 4, 5, 6, 7, & 8) shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);
  - (1.3) The S106 to include the provision of two years free membership to a "Car club scheme" for residents of the new development ('car free' units) to help mitigate the lack of off-street parking provision;
  - (1.4) The developer to pay a administration / monitoring cost of £1050.00 in connection with this Section 106 agreement. This gives a total amount of £22,011.70.
- 12.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2013/2511 and the Applicant's drawing No's 01 Rev B; 02 Rev A; Site Location Plan; Sustainability Report dated 28 November 2013; Design and Access Statement dated 28 November 2013; and subject to the following conditions:
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to avoid doubt and in the interests of good planning.
  4. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.  
Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.



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5. Before the first occupation of the extension hereby permitted, all flank wall windows (north and south elevations) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.  
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.
6. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.  
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
7. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.  
Reason: In order to prevent the proliferation of satellite dishes on the development.
8. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.  
Reason: To protect the general amenities of surrounding neighbours and the environment during construction generally.
9. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the term as of the approved piling method statement.  
Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure with the proposed piling having the potential

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to impact on local underground sewerage utility infrastructure.

10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties
11. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routeing of traffic around the immediate road network and reasonable endeavours ensure that deliveries are timed to avoid the peak traffic hours.  
Reason: To minimise vehicular conflict at this location.
12. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
13. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
14. Window and balcony details including reveal depths for windows, cill and headers shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with such approved details.  
Reason: To ensure a satisfactory appearance for the development and in the interest of the visual amenity of the area.
15. Before the development hereby permitted is occupied details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.  
Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014**

16. Prior to the commencement of any work on site, a survey of any knotweed on the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the development.

Reason: To protect the visual amenity and ecology of the site and surrounding area generally.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 3: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: The site will require managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.

INFORMATIVE 6: Community Infrastructure Levy. The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,275.00 (265 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 7 APRIL 2014**

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COUNCILLOR ALI DEMIRCI

Chair



**Haringey Council**

<b>Report for:</b>	<b>Planning Sub Committee 16 June 2014</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Emma Williamson</b>		
<b>Lead Officer:</b>	<b>John McRory</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

### **1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that are awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

### **2. Recommendations**

- 2.1 That the report be noted.

### **3. Background information**

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



**Haringey Council**

on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

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

- 4.1 Application details 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.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE		
Site	Description	Timescales/comments
<b>Unit 10, Tottenham Hale Retail Park, Broad Lane, N15 (B&amp;Q unit)</b>	Demolition of unit 10 (B&Q) and adjacent garden centre, to provide new retail floorspace (Use Class A1) and reconfiguration of part of the existing car park	Planning Application reported to Members of Planning Sub-Committee on 7 April 2014 – resolved to grant planning permission subject to signing s.106 legal agreement – awaiting signature by the applicant. Extension of time until mid June 2014.
APPLICATIONS SUBMITTED TO BE DECIDED		
<b>159 Tottenham Lane, N8</b>	Erection of a 4/5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 19 residential units on the upper floors.	13 week deadline has expired but this has been extended until 13 July 2014. Further information required regarding the viability report etc and this is being discussed with the applicant. July committee targeted.
<b>5 Bruce Grove, N15</b>	Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.	Planning application under consideration – expiry date 9 July 2014
<b>Car Wash Site Broad Lane London N15 4DE</b>	Demolition of existing carwash and erection of a 5-storey block comprising 235.5sqm ground floor B1 office unit, 21 residential units (7 x 1 bed, 8 x 2 bed, 4 x 3 bed and 2 x 4 bed), covered bin storage, cycle storage and 12 parking spaces.	Expiry date 25 July 2014
<b>Vacant land between 17 and 34 Pretoria Road N17 8DX</b>	Redevelopment of the site to provide a new four storey building housing 52 extra care residential units (Use Class C3) comprising a mix of 44 x 1 bed and 8 x 2 bed units with ancillary features for use by residents including restaurant, communal lounge, activity area, IT suite, staff areas, storage, energy centre, refuse/recycling area, vehicle parking (including disabled spaces), cycle/buggy	Committee date to be targeted – July/September. Development Management Forum on 25 June 2014.

	parking and associated landscaping including communal gardens and balconies	
<b>IN PRE-APPLICATION DISCUSSION - TO BE SUBMITTED SOON</b>		
<b>St Ann's Hospital Site</b>	Redevelopment of part of the former hospital site (8.72ha) to provide residential and new mental health building. The application includes new build and re-use of existing buildings.	Full application for part of the site within the Conservation Area and an outline application for the remainder of the site - scheduled to be submitted in mid June. Planning Performance Agreement in place with agreed timelines. Will come to a future Committee for a pre-application briefing
<b>Steel Yard Station Approach, Hampden Road</b>	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	In pre-application discussions – on going.
<b>Unit 11, Mowlem Trading Estate</b>	New S73 planning application to be submitted shortly for the installation of a new mezzanine within one of the consented industrial units with associated external alterations.	Likely future Committee item.
<b>Raglan Hall Hotel, 8 – 12 Queens Avenue N10</b>	Change of use of property from hotel (C1) to residential (C3), with basement parking	In pre-application discussion - applicant seeking to submit a revised scheme that addresses a previous refusal of planning permission.
<b>IN PRE-APPLICATION DISCUSSION</b>		
<b>Highgate Magistrates Court, Highgate Police Station, Tefler House Corner of Bishops Road &amp; Church Road London N6 4HS</b>	Redevelopment of the site to provide a residential development	Discussions ongoing  Design workshop with the Highgate Society and the Conservation Area Advisory Committee took place on 6 June 2014 and another is to be arranged.  Hoping to present to committee as a pre-application briefing in July





**Haringey Council**

<b>Report for:</b>	<b>Planning Sub Committee 16 June 2014</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Applications determined under delegated powers</b>		
<b>Report Authorised by:</b>	<b>Emma Williamson</b>		
<b>Lead Officer:</b>	<b>Ahmet Altinsoy</b>		
<b>Ward(s) affected:</b>  <b>All</b>		<b>Report for Key/Non Key Decisions:</b>	

**1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 1 April – 31 May 2014.

**2. Recommendations**

- 2.1 That the report be noted.

**3. Background information**

- 3.1 The Council's scheme of delegation specifies clearly the categories of applications that may be determined by officers. Where officers determine applications under delegated powers an officer report is completed and in accordance with best practice the report and decision notice are placed on the website. As set out in the Planning Protocol 2014 the decisions taken under delegated powers are to be reported monthly to the Planning Sub Committee. The attached schedule shows those decisions taken.



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

- 4.1 Application details 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.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

# HARINGEY COUNCIL

## PLANNING COMMITTEE

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### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/04/2014 AND 31/05/2014

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#### 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.

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Please see Application type codes below which have been added for your information within each Ward:

#### Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

#### Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLDE Applications Decided: 1**

Application No: **HGY/2014/0527** Officer: Troy Healy

Decision: REF Decision Date: 15/04/2014

Location: 70 Alexandra Park Road N10 2AD

Proposal: Use of property as three self contained flats

**CLUP Applications Decided: 1**

Application No: **HGY/2014/0467** Officer: Malachy McGovern

Decision: PERM DEV Decision Date: 08/04/2014

Location: 120 Dukes Avenue N10 2QB

Proposal: Certificate of Lawfulness for the erection of a rear ground floor extension.

**COND Applications Decided: 2**

Application No: **HGY/2014/0481** Officer: Aaron Lau

Decision: GTD Decision Date: 09/04/2014

Location: 19 Vallance Road N22 7UD

Proposal: Variation of Condition 3 (accordance with plans and specifications) attached to planning permission HGY/2013/0946 in order to add two small windows to the rear elevation to allow more light into the internal space.

Application No: **HGY/2014/0687** Officer: Steve Andrews

Decision: GTD Decision Date: 21/05/2014

Location: 39 Grosvenor Road N10 2DR

Proposal: Variation of condition 1 (accordance with plans and specifications) attached to planning permission HGY/2013/1765 in order to increase size of rear dormer.

**FUL Applications Decided: 19**

Application No: **HGY/2014/0066** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 11/04/2014

Location: Flat C 62 Alexandra Park Road N10 2AD

Proposal: Erection of rear dormer extension

Application No: **HGY/2014/0240** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 04/04/2014

Location: 131 Dukes Avenue N10 2QD

Proposal: Formation of rear dormer and insertion of 4 front rooflights (amended plans)

Application No: **HGY/2014/0364** Officer: Steve Andrews

Decision: GTD Decision Date: 02/04/2014

Location: 4 Elms Avenue N10 2JP

Proposal: Erection of single storey rear extension, conversion of loft and creation of dormer extension with side and front velux windows

Application No:	<b>HGY/2014/0443</b>	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	22/05/2014	
Location:	34 Grove Avenue N10 2AR			
Proposal:	Erection of single storey rear extension and conversion of existing garage into a study.			
Application No:	<b>HGY/2014/0477</b>	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	10/04/2014	
Location:	117 Rosebery Road N10 2LD			
Proposal:	Demolition of single story rear extension and replacement with new single storey rear extension, and creation of new sash window below ground level to front of house (householder application)			
Application No:	<b>HGY/2014/0489</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	11/04/2014	
Location:	19 Coniston Road N10 2BL			
Proposal:	Formation of front and rear dormers			
Application No:	<b>HGY/2014/0555</b>	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	17/04/2014	
Location:	Capital Gardens Garden Centre Alexandra Palace Way N22			
Proposal:	Replacement of existing stores with a new single storey timber frame office with green roof and timber cladding			
Application No:	<b>HGY/2014/0569</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	16/04/2014	
Location:	200A Alexandra Park Road N22 7UQ			
Proposal:	Conversion of loft space to form a habitable living space with a rear dormer extension and three velux roof lights to front roof slope.			
Application No:	<b>HGY/2014/0586</b>	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	28/04/2014	
Location:	25 Thirlmere Road N10 2DL			
Proposal:	Creation of front lightwell and new matching bay window below the existing ground floor bay window opening			
Application No:	<b>HGY/2014/0588</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	16/04/2014	
Location:	25 Thirlmere Road N10 2DL			
Proposal:	Erection of side infill extension			
Application No:	<b>HGY/2014/0656</b>	Officer:	Abiola Oloyede	
Decision:	GTD	Decision Date:	30/04/2014	
Location:	31 Coniston Road N10 2BL			
Proposal:	Erection of ground floor rear extension re-modelling of rear part of loft, restoration of original hipped roof over front bay and replace concrete tiles to front sloping roof with artificial slate associated works to rear fences and patio			
Application No:	<b>HGY/2014/0703</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	02/05/2014	
Location:	184 Albert Road N22 7AH			
Proposal:	Erection of ground floor extension at rear and side of existing ground floor flat, new window in rear bedroom with associated internal alterations and improvements			

Application No:	<b>HGY/2014/0711</b>	Officer:	Aaron Lau	Decision Date:	06/05/2014
Decision:	GTD				
Location:	29 Elgin Road N22 7UE				
Proposal:	Erection of single storey rear extension and external wall insulation to rear and side elevations.				
Application No:	<b>HGY/2014/0718</b>	Officer:	Steve Andrews	Decision Date:	06/05/2014
Decision:	REF				
Location:	Rear of 10-12 Bidwell Gardens N11 2AX				
Proposal:	Erection of single storey 2-bed dwelling at the rear of 10 - 12 Bidwell Gardens with new crossover to Wroxham Gardens.				
Application No:	<b>HGY/2014/0738</b>	Officer:	Aaron Lau	Decision Date:	07/05/2014
Decision:	GTD				
Location:	42 Muswell Avenue N10 2EL				
Proposal:	Erection of a rear dormer extension with 2 rooflights to front roofslope.				
Application No:	<b>HGY/2014/0755</b>	Officer:	Aaron Lau	Decision Date:	15/05/2014
Decision:	GTD				
Location:	18 The Avenue N10 2QL				
Proposal:	Formation of two side dormers, insertion of two rooflights and erection of full width single storey rear extension				
Application No:	<b>HGY/2014/0861</b>	Officer:	Malachy McGovern	Decision Date:	19/05/2014
Decision:	GTD				
Location:	8 Thirlmere Road N10 2DN				
Proposal:	Erection of side-return infill extension at the rear of the property with pitched roof				
Application No:	<b>HGY/2014/0907</b>	Officer:	Aaron Lau	Decision Date:	21/05/2014
Decision:	GTD				
Location:	64 Crescent Road N22 7RZ				
Proposal:	Erection of a side / rear extension				
Application No:	<b>HGY/2014/0922</b>	Officer:	Anthony Traub	Decision Date:	22/05/2014
Decision:	GTD				
Location:	The Playground, The Grove Alexandra Palace Way N22 7AY				
Proposal:	Partial change of use from D1 to D1/D2 to offer after school art club / other groups from 4pm - 6pm and use of building to current parents for children's parties at weekends with improved landscaping in garden.				

**NON Applications Decided: 2**

Application No:	<b>HGY/2013/0686</b>	Officer:	Subash Jain	Decision Date:	17/04/2014
Decision:	GTD				
Location:	98 Colney Hatch Lane N10 1EA				
Proposal:	Application for a non material amendment following a grant of planning permission HGY/2009/0452 to amend previously approved doors and windows to suit internal layout				

Application No: **HGY/2014/1191** Officer: Jeffrey Holt

Decision: REF Decision Date: 29/05/2014

Location: 27 Alexandra Park Road N10 2DD

Proposal: Non material amendment following a grant of planning permission HGY/2013/0751 to change the location of the bathroom and kitchen at first floor level and change location of bathroom, bedroom and kitchen at second floor level.

**RES Applications Decided: 2**

Application No: **HGY/2014/0659** Officer: Gareth Prosser

Decision: GTD Decision Date: 30/04/2014

Location: 129 Dukes Avenue N10 2QD

Proposal: Approval of Details pursuant to Condition 3 (refuse waste storage and recycling) attached to planning permission HGY/2013/0995

Application No: **HGY/2014/0737** Officer: Matthew Gunning

Decision: GTD Decision Date: 02/05/2014

Location: 19 Lansdowne Road N10 2AX

Proposal: Approval of details pursuant to condition 7 (Code for Sustainable Homes Level 4 or above) attached to planning permission HGY/2012/2426

**Total Applications Decided for Ward: 27**WARD: **Bounds Green****ADV Applications Decided: 1**

Application No: **HGY/2014/0636** Officer: Steve Andrews

Decision: GTD Decision Date: 25/04/2014

Location: 127 Bounds Green Road N11 2PP

Proposal: Display of 1 x illuminated fascia sign, 1 x static illuminated fascia sign, 1 x internally illuminated static sign and 1 x non illuminated vinyl panel sign

**CLDE Applications Decided: 1**

Application No: **HGY/2014/0708** Officer: Anthony Traub

Decision: GTD Decision Date: 02/05/2014

Location: 31 Braemar Avenue N22 7BY

Proposal: Use of property as four self contained flats

**FUL Applications Decided: 14**

Application No: **HGY/2013/2292** Officer: Philip Ridley

Decision: GTD Decision Date: 23/05/2014

Location: 100 Myddleton Road N22 8NQ

Proposal: Conversion of ground floor into two self contained flats and new shop front.

Application No: **HGY/2014/0372** Officer: Aaron Lau

Decision: REF Decision Date: 02/04/2014

Location: 14 Truro Road N22 8EL

Proposal: Conversion of loft to habitable accommodation with two velux windows to front roof slope and rear dormer extension

Application No:	<b>HGY/2014/0436</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	07/04/2014
Location:	30 Myddleton Road N22 8NR		
Proposal:	Loft conversion incorporating the erection of a rear dormer window with Juliet balcony, three roof lights to front roof slope and new mono pitch roof to ground floor rear addition.		
Application No:	<b>HGY/2014/0553</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	02/05/2014
Location:	45 Cornwall Avenue N22 7DA		
Proposal:	Erection of an additional storey to existing dwelling house		
Application No:	<b>HGY/2014/0594</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	09/05/2014
Location:	25 Myddleton Road N22 8LY		
Proposal:	Erection of loft conversion to first floor flat incorporating the insertion of a rear dormer window with Juliet balcony and two front roof lights		
Application No:	<b>HGY/2014/0624</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/04/2014
Location:	70 Finsbury Road N22 8PF		
Proposal:	Loft conversion incorporating a rear dormer extension with two skylights to the front		
Application No:	<b>HGY/2014/0702</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	02/05/2014
Location:	38 Commerce Road N22 8EP		
Proposal:	Replacement of existing metal windows and doors with new double glazed uPVC windows and doors		
Application No:	<b>HGY/2014/0724</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/05/2014
Location:	30 Dorset Road N22 7SL		
Proposal:	Conversion of loft and erection of rear dormer extension with roof lights to front roof slope.		
Application No:	<b>HGY/2014/0745</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/05/2014
Location:	34 Lascotts Road N22 8JN		
Proposal:	Conversion of existing dwelling house into 3 x 1 bedroom self-contained flats and erection of a single storey rear extension.		
Application No:	<b>HGY/2014/0788</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	13/05/2014
Location:	13A Lascotts Road N22 8JG		
Proposal:	Demolition of small outbuilding and erection of single storey rear extension		
Application No:	<b>HGY/2014/0796</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	09/05/2014
Location:	143 Myddleton Road N22 8NG		
Proposal:	Replacement of 12 timber sash and casement windows with white UPVC units matching existing style to flat above commercial unit.		



Application No: **HGY/2014/0915** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 23/05/2014  
 Location: 47 Eleanor Road N11 2QS  
 Proposal: New rear kitchen extension and ground floor toilet, repositioning of staircase to provide 2no. double bedrooms and family bathroom on the first floor and a through lounge and dining room at ground floor level.

Application No: **HGY/2014/0917** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 23/05/2014  
 Location: 10 Myddleton Road N22 8NS  
 Proposal: Change of use from recording studio to 2 x one bed flats and 1 x three bed flat.

Application No: **HGY/2014/0986** Officer: Steve Andrews  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 26A Braemar Avenue N22 7BY  
 Proposal: Modifications to existing door and windows in rear extension including replacement of existing windows, removal and replacement of existing door, addition of new doors and insertion of new rooflights in existing roof

#### LCD Applications Decided: 2

Application No: **HGY/2014/0823** Officer: Steve Andrews  
 Decision: GTD Decision Date: 16/05/2014  
 Location: 124, 126 + 128 Myddleton Road N22 8NQ  
 Proposal: Repairs and restoration of upper storey facades and new timber shopfronts.

Application No: **HGY/2014/0824** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 16/05/2014  
 Location: 123 Myddleton Road N22 8NG  
 Proposal: Repairs / restoration of the front facade of the dwelling house and of the shopfront.

#### NON Applications Decided: 1

Application No: **HGY/2014/0830** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 21/05/2014  
 Location: 1A Clarence Road N22 8PG  
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/0575 to reduce demolition of rear by 500mm to increase internal area.

#### PNE Applications Decided: 2

Application No: **HGY/2014/0499** Officer: Malachy McGovern  
 Decision: PN REFUSED Decision Date: 07/04/2014  
 Location: 7 Passmore Gardens N11 2PE  
 Proposal: erection of single storey extension which extends beyond the rear wall of the original house by 4.4m, for which the maximum height would be 3m and for which the height of the eaves would be 2m

Application No: **HGY/2014/0942** Officer: Malachy McGovern  
 Decision: PN NOT REQ Decision Date: 09/05/2014  
 Location: 5 Durnsford Road N11 2EP  
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

**RES Applications Decided: 10**

Application No:	<b>HGY/2014/0162</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	27/05/2014
Location:	Rear of 101 Truro Road N22 8DS		
Proposal:	Approval of details pursuant to condition 5 (surface water drainage and fire protection measures) attached to Appeal reference APP/Y5420/A/12/2189169 (original Planning reference HGY/2012/0817)		
Application No:	<b>HGY/2014/0165</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	22/04/2014
Location:	Rear of 101 Truro Road N22 8DS		
Proposal:	Approval of details pursuant to condition 8 (tree protection measures) attached to Appeal reference APP/Y5420/A/12/2189169 (original Planning reference HGY/2012/0817)		
Application No:	<b>HGY/2014/0576</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	16/04/2014
Location:	Land rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 15 (construction environmental management plan) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/0577</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	16/04/2014
Location:	Land rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 18 (dust mitigation strategy) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/0781</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	09/05/2014
Location:	Land at rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2012/0214.		
Application No:	<b>HGY/2014/0849</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	15/04/2014
Location:	Warwick Court Bounds Green Road N11 2EB		
Proposal:	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2013/1355		
Application No:	<b>HGY/2014/0850</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/04/2014
Location:	Warwick Court Bounds Green Road N11 2EB		
Proposal:	Approval of details pursuant to conditions 4 (boundary treatment) attached to planning permission HGY/2013/1355		
Application No:	<b>HGY/2014/0851</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	12/05/2014
Location:	Warwick Court Bounds Green Road N11 2EB		
Proposal:	Approval of details pursuant to conditions 5 (desktop study) attached to planning permission HGY/2013/1355		

Application No: **HGY/2014/0852** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 09/04/2014

Location: Warwick Court Bounds Green Road N11 2EB

Proposal: Approval of details pursuant to conditions 9 (environmental code) attached to planning permission HGY/2013/1355

Application No: **HGY/2014/0912** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 23/05/2014

Location: Land rear of Corbett Grove N22 8DQ

Proposal: Approval of details pursuant to condition 8 (boundary treatment) attached to planning permission HGY/2012/0214.

**Total Applications Decided for Ward: 31**

WARD: **Bruce Grove**

**CLDE Applications Decided: 1**

Application No: **HGY/2014/0997** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 30/05/2014

Location: Flat A & B 27 Drayton Road N17 6HJ

Proposal: Use of property as two self-contained flats

**CLUP Applications Decided: 3**

Application No: **HGY/2014/0664** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 30/04/2014

Location: 20 Bruce Grove N17 6RG

Proposal: Formation of rear dormer and insertion of 2 front rooflights.

Application No: **HGY/2014/0885** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 21/05/2014

Location: 109 Greyhound Road N17 6XR

Proposal: Formation of rear and side dormers

Application No: **HGY/2014/0989** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 30/05/2014

Location: 27 St Margarets Road N17 6TY

Proposal: Formation of rear dormer and insertion of three front rooflights

**FUL Applications Decided: 4**

Application No: **HGY/2014/0541** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 20/05/2014

Location: Ground Floor Flat & First Floor Flat 64 The Avenue N17 6TD

Proposal: Erection of a single storey ground floor rear extension to ground floor flat and loft conversion with 3 velux roof lights to front roof slope to first floor flat.

Application No: **HGY/2014/0545** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 45 Dongola Road N17 6EB  
 Proposal: Formation of rear dormer and insertion of two front rooflights

Application No: **HGY/2014/0878** Officer: Anthony Traub  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 128 Broadwater Road N17 6ET  
 Proposal: Erection of single storey rear extension to ground floor flat

Application No: **HGY/2014/0879** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 20/05/2014  
 Location: 56 Winchelsea Road N17 6XH  
 Proposal: Erection of rear ground floor extension

**LBC Applications Decided: 1**

Application No: **HGY/2014/0679** Officer: Anthony Traub  
 Decision: GTD Decision Date: 02/05/2014  
 Location: Flat B Elm Court 15-16 Bruce Grove N17 6UU  
 Proposal: Listed building consent for removal of timber stud partition wall dividing existing kitchen from the bedroom. Redecoration throughout including new kitchen and bathroom

**PNE Applications Decided: 1**

Application No: **HGY/2014/0980** Officer: Sarah Madondo  
 Decision: PN REFUSED Decision Date: 20/05/2014  
 Location: 17 Morrison Avenue N17 6TU  
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.4m

**TPO Applications Decided: 1**

Application No: **HGY/2012/2111** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 14/04/2014  
 Location: 63 Lordship Lane N17 6RU  
 Proposal: Tree works to include fell to ground of 1x London Plane tree.

**Total Applications Decided for Ward: 11****WARD: Crouch End****CLUP Applications Decided: 1**

Application No: **HGY/2014/0993** Officer: Steve Andrews  
 Decision: PERM DEV Decision Date: 30/05/2014  
 Location: 26 Elm Grove N8 9AH  
 Proposal: Alterations to roof and side return to create new room and bathroom.

**FUL Applications Decided: 21**

Application No:	<b>HGY/2014/0245</b>	Officer:	Troy Healy
Decision:	GTD	Decision Date:	30/04/2014
Location:	2 Bryanstone Road N8 8TN		
Proposal:	Erection of rear single storey kitchen extension and extension of current loft conversion to include a rear dormer extension		
Application No:	<b>HGY/2014/0361</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	01/04/2014
Location:	2 Shepherds Close N6 5AG		
Proposal:	Replacement of windows, updating of building services and internal reconfiguration, conversion of balcony, installation of solar hot water collectors on roof and new roof light in existing roof to be formed		
Application No:	<b>HGY/2014/0406</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/04/2014
Location:	John Clifford House Drylands Road N8 9HW		
Proposal:	Replacement of existing doors and windows with new white PVCu doors and windows		
Application No:	<b>HGY/2014/0445</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/04/2014
Location:	47 Avenue Road N6 5DF		
Proposal:	Erection of a front porch		
Application No:	<b>HGY/2014/0448</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/04/2014
Location:	2 Felix Avenue N8 9TL		
Proposal:	Replacement of existing bedroom window with double doors and replacement of existing UPVC and metal window and door units with new white painted hardwood windows and doors.		
Application No:	<b>HGY/2014/0521</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	12/05/2014
Location:	42A Cecile Park N8 9AS		
Proposal:	Erection of a single storey rear extension and change from studio flat to 1 bedroom flat		
Application No:	<b>HGY/2014/0528</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	15/04/2014
Location:	27 Drylands Road N8 9HN		
Proposal:	Demolition of existing rear extension and replacement with ground floor rear extension with internal and external alterations		
Application No:	<b>HGY/2014/0597</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	23/04/2014
Location:	24 Coleridge Road N8 8ED		
Proposal:	Erection of a single level rear extension with decking, two new windows to side at ground level, removal of tree T1 and erection of new garden shed (householder application) (amended description)		
Application No:	<b>HGY/2014/0608</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	23/04/2014
Location:	24 Coleridge Road N8 8ED		

Proposal:	(i) Erection of single storey rear extension with decking (ii) Enlarged dormer window to roof of two storey projection (iii) New rear window to second floor of rear projection (iv) Enlarged garden shed (v) Removal of tree ( T1) (v) Two new sash windows at ground level to side elevation (householder application) (amended description)		
Application No:	<b>HGY/2014/0617</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	28/04/2014
Location:	21 Clifton Road N8 8JA		
Proposal:	Erection of a ground floor 1.5m long rear extension, 500mm wide soffit overhang to rear at ground level and a proposed increase patio level		
Application No:	<b>HGY/2014/0626</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/04/2014
Location:	27 Womersley Road N8 9AP		
Proposal:	Removal of first floor conservatory to rear of property and replace with new rear extension		
Application No:	<b>HGY/2014/0669</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/05/2014
Location:	59 Crouch Hall Road N8 8HD		
Proposal:	Formation of front dormer and replacement windows to existing rear dormer		
Application No:	<b>HGY/2014/0692</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	02/05/2014
Location:	44A Coolhurst Road N8 8EU		
Proposal:	Formation of front and rear dormers, replacement of windows and insertion of new windows		
Application No:	<b>HGY/2014/0713</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	02/05/2014
Location:	70 Glasslyn Road N8 8RH		
Proposal:	Demolition of existing conservatory and erection of new single storey rear extension		
Application No:	<b>HGY/2014/0723</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	06/05/2014
Location:	40-41 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Retrospective application for alterations to existing shopfront.		
Application No:	<b>HGY/2014/0800</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	13/05/2014
Location:	29 Broadway Parade Tottenham Lane N8 9DB		
Proposal:	Alterations to existing shopfront		
Application No:	<b>HGY/2014/0808</b>	Officer:	Abiola Oloyede
Decision:	REF	Decision Date:	15/05/2014
Location:	78 Shepherds Hill N6 5RH		
Proposal:	Landscaping to front garden to include new retaining walls, staircase from pavement level, hard and soft landscaping, refuse store and formation of 2 no crossovers		

Application No: **HGY/2014/0855** Officer: Steve Andrews  
 Decision: GTD Decision Date: 30/05/2014  
 Location: Oakfield Court Haslemere Road N8 9RA  
 Proposal: Installation of 2 no. tubular handrails to side entrances

Application No: **HGY/2014/0881** Officer: Malachy McGovern  
 Decision: REF Decision Date: 21/05/2014  
 Location: 42 Park Road N8 8TD  
 Proposal: Erection of rear first floor office extension over existing flat roof.

Application No: **HGY/2014/0889** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 21 Bryanstone Road N8 8TN  
 Proposal: Erection of single storey side extension and reduction of height of raised chimney stack

Application No: **HGY/2014/0975** Officer: Malachy McGovern  
 Decision: REF Decision Date: 29/05/2014  
 Location: 3 Bryanstone Road N8 8TN  
 Proposal: Erection of rear roof extension to existing loft room with two velux windows to front roof slope

#### **NON Applications Decided: 2**

Application No: **HGY/2014/0581** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 25/04/2014  
 Location: 2A Crouch Hall Road N8 8HU  
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/1252 to add small side window to east elevation, amend large rear first floor bedroom window and change rear terrace balustrade to metal rails

Application No: **HGY/2014/0775** Officer: Aaron Lau  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 20 Womersley Road N8 9AN  
 Proposal: Non-material amendment following a grant of Planning Permission HGY/2011/1467 to alter design of roof and specifications of fenestration

#### **RES Applications Decided: 3**

Application No: **HGY/2014/0720** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 06/05/2014  
 Location: 1-2 Cairncross Mews Felix Avenue N8 9TL  
 Proposal: Approval of details pursuant to condition 7 (landscaping scheme) attached to planning permission HGY/2011/0664.

Application No: **HGY/2014/0750** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 07/05/2014  
 Location: 1-2 Cairncross Mews Felix Avenue N8 9TL  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2011/0664.

Application No: **HGY/2014/0784** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 12/05/2014  
 Location: 113 Crouch Hill N8 9QN  
 Proposal: Approval of details pursuant to condition 3 (tree protection) attached to Planning Permission HGY/2014/0122

**TPO Applications Decided: 5**

Application No: **HGY/2013/1283** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/04/2014  
 Location: Stanhope House 38-40 Shepherds Hill N6 5RR  
 Proposal: Tree works to include crown reduction to previous pollard points of 1 x Lime tree, and o x Acer tree, and crown reduction by 50% to 1 x Poplar tree

Application No: **HGY/2014/0707** Officer: Steve Andrews  
 Decision: GTD Decision Date: 17/04/2014  
 Location: 30 Priory Gardens N6 5QS  
 Proposal: Tree works to include pruning of 1 x Lime tree

Application No: **HGY/2014/0709** Officer: Aaron Lau  
 Decision: GTD Decision Date: 02/05/2014  
 Location: 9 Elder Avenue N8 9TE  
 Proposal: Tree works to include re-pollard to previous points to 2 x London Plane trees

Application No: **HGY/2014/0802** Officer: Steve Andrews  
 Decision: GTD Decision Date: 29/05/2014  
 Location: 108 Crouch Hill N8 9DY  
 Proposal: Tree works to include crown reduction by 30%, deadwood and remove Ivy from tree, 1x Cherry Plum (Prunus Cerasifer 'Nigra')

Application No: **HGY/2014/1021** Officer: Aaron Lau  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 24 Elm Grove N8 9AJ  
 Proposal: Tree works to include removal of two large limbs overhanging pavement, reduce crown by 30% to 1 x Mulberry tree

**Total Applications Decided for Ward: 32****WARD: Fortis Green****ADV Applications Decided: 2**

Application No: **HGY/2014/0447** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 290 Muswell Hill Broadway N10 2QR  
 Proposal: Display of 1x internally illuminated fascia sign, 1x internally illuminated hanging sign, 1x internally illuminated menu box sign, 1x internally illuminated poster holder, 1x internally illuminated takeaway sign, 1x non-illuminated awning box sign and 1x non-illuminated windbreak sign.

Application No: **HGY/2014/0845** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 19/05/2014  
 Location: 311 Muswell Hill Broadway N10 1BY  
 Proposal: Display of 1 x externally illuminated fascia sign, 1 x externally illuminated hanging sign and 3 x externally illuminated awning signs



**CLDE Applications Decided: 1**

Application No: **HGY/2014/0621** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 28/04/2014  
 Location: Flat C 36 Kings Avenue N10 1PB  
 Proposal: Certificate of Lawfulness for retention of roof terrace

**CLUP Applications Decided: 3**

Application No: **HGY/2014/0486** Officer: Steve Andrews  
 Decision: PERM DEV Decision Date: 09/04/2014  
 Location: 15 Beech Drive N2 9NX  
 Proposal: Certificate of lawfulness for formation of rear dormer with insertion of front rooflights and side opaque window

Application No: **HGY/2014/0578** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 22/04/2014  
 Location: 6 Midhurst Avenue N10 3EN  
 Proposal: Certificate of lawfulness for erection of shed and two pergolas in rear garden

Application No: **HGY/2014/0929** Officer: Malachy McGovern  
 Decision: PERM DEV Decision Date: 23/05/2014  
 Location: 4 Greenham Road N10 1LP  
 Proposal: Erection of single storey side extension.

**FUL Applications Decided: 17**

Application No: **HGY/2014/0359** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 01/04/2014  
 Location: 8 Fortismere Avenue N10 3BL  
 Proposal: Erection of rear dormer in place of existing rooflight

Application No: **HGY/2014/0410** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 11/04/2014  
 Location: 32 Church Vale N2 9PA  
 Proposal: Demolition of rear conservatory, side garage and stores and erection of 2 storey side extension and single storey rear extension (householder application)

Application No: **HGY/2014/0411** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 02/04/2014  
 Location: 61 Lanchester Road N6 4SX  
 Proposal: Erection of a two-storey side extension and single-storey rear extension, extension of hipped roof and formation of rear and side dormers

Application No: **HGY/2014/0507** Officer: Steve Andrews  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 2 Coldfall Avenue N10 1HS  
 Proposal: demolition of existing rear extension and conservatory and creation of new rear extension with associated decking (householder application)

Application No:	<b>HGY/2014/0532</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/05/2014
Location:	29 Sussex Gardens N6 4LY		
Proposal:	Erection of three-storey side building with internal floorspace of 99.4 square metres to create self-contained two bedroom house.		
Application No:	<b>HGY/2014/0561</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	04/04/2014
Location:	65 Fordington Road N6 4TH		
Proposal:	Demolition of an existing conservatory and lean-to brick structure and erection of replacement 3m deep rear conservatory extension and 1.55m wide side extension with 2 rooflights (householder application)		
Application No:	<b>HGY/2014/0584</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	29/04/2014
Location:	9 Creighton Avenue N10 1NX		
Proposal:	Creation of vehicle crossover.		
Application No:	<b>HGY/2014/0629</b>	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	29/05/2014
Location:	2 Woodside Avenue N6 4SS		
Proposal:	Installation of metal railings to front and side boundary and new glass canopy to the rear.		
Application No:	<b>HGY/2014/0632</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/05/2014
Location:	311 Muswell Hill Broadway N10 1BY		
Proposal:	Change of Use of ground floor from Class A1 (Retail) to Class A3 (Restaurant/Cafe), installation of new ground floor shop front and single storey rear extension to create a single Class A3 unit (Restaurant/Cafe) - amended plans received showing ventilation and extraction equipment		
Application No:	<b>HGY/2014/0725</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	07/05/2014
Location:	249 Muswell Hill Broadway N10 1DE		
Proposal:	Change of use at first floor from cafe (A3) to a two bedroom dwelling (C3) with a new street entrance to provide separate residential and commercial access; conversion / refurbishment of the existing residential 2nd and 3rd floors into 2 x one bedroom dwellings, and replacement of dilapidated rear parts on Queens Lane.		
Application No:	<b>HGY/2014/0726</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	06/05/2014
Location:	52 Greenham Road N10 1LP		
Proposal:	Erection of a rear ground floor extension and patio.		
Application No:	<b>HGY/2014/0743</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	09/05/2014
Location:	18 Kings Avenue N10 1PB		
Proposal:	Provision of a rear facing dormer roof extension with terrace and insertion of rooflights		

Application No: **HGY/2014/0776** Officer: Aaron Lau  
 Decision: GTD Decision Date: 13/05/2014  
 Location: 17 Springcroft Avenue N2 9JH  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2014/0886** Officer: Aaron Lau  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 15 Beech Drive N2 9NX  
 Proposal: Formation of front dormer

Application No: **HGY/2014/0926** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 22/05/2014  
 Location: 74 Barrenger Road N10 1JA  
 Proposal: Formation of rear dormer, insertion of front rooflight and erection of rear single storey extension.

Application No: **HGY/2014/0938** Officer: Aaron Lau  
 Decision: GTD Decision Date: 22/05/2014  
 Location: 28 Great North Road N6 4LU  
 Proposal: Insertion of 1 rooflight to side elevation and 1 rooflight to rear elevation, and replacement of existing aluminium windows at first and second floor levels with uPVC windows.

Application No: **HGY/2014/0991** Officer: Steve Andrews  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 28 Coldfall Avenue N10 1HS  
 Proposal: Erection of a rear ground floor extension

**LCD Applications Decided: 1**

Application No: **HGY/2014/0567** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 17/04/2014  
 Location: St James's Church of England Primary School Woodside Avenue N10 3JA  
 Proposal: Erection of a single storey temporary classroom building

**PNC Applications Decided: 1**

Application No: **HGY/2014/0403** Officer: Malachy McGovern  
 Decision: PN NOT REQ Decision Date: 11/04/2014  
 Location: Boulevard House 92 Fortis Green N2 9EY  
 Proposal: Prior notification for change of use of property from B1 (a) offices to c3 residential.

**PNE Applications Decided: 2**

Application No: **HGY/2014/0563** Officer: Matthew Gunning  
 Decision: PN NOT REQ Decision Date: 04/04/2014  
 Location: 65 Coppetts Road N10 1JH  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3.4m

Application No: **HGY/2014/0981** Officer: Steve Andrews

Decision: PN REFUSED Decision Date: 19/05/2014

Location: 34 Twyford Avenue N2 9NJ

Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

**RES Applications Decided: 7**

Application No: **HGY/2014/0416** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/04/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 4 (Details of all levels) attached to Planning Permission HGY/2012/0706

Application No: **HGY/2014/0419** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/04/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 7 (Provision of refuse and waste storage) attached to Planning Permission HGY/2012/0706

Application No: **HGY/2014/0420** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/04/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 8.i - 8.vi (Construction Management Plan) attached to Planning Permission HGY/2012/0706

Application No: **HGY/2014/0421** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 16/05/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 9 (Hydrological and hydrogeological impacts) attached to Planning Permission HGY/2012/0706.

Application No: **HGY/2014/0422** Officer: Valerie Okeiyi

Decision: REF Decision Date: 03/04/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 10 (Registered Considerate Constructors Scheme) attached to Planning Permission HGY/2012/0706

Application No: **HGY/2014/0424** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/04/2014

Location: 63 Lanchester Road N6 4SX

Proposal: Approval of details pursuant to Condition 12 (Recycling Plan) attached to Planning Permission HGY/2012/0706

Application No: **HGY/2014/0471** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 09/04/2014

Location: 56 Woodside Avenue N6 4ST

Proposal: Approval of Details pursuant to Condition 3 (Construction Management Plan) attached to planning permission reference HGY/2013/1991.

**TPO Applications Decided: 4**

Application No: **HGY/2013/1349** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 17/04/2014  
 Location: 2-10 Woodland Terrace, Twyford Avenue N2 9NL  
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2014/0465** Officer: Aaron Lau  
 Decision: REF Decision Date: 09/04/2014  
 Location: 31 Queens Avenue N10 3PE  
 Proposal: Tree works to include fell to ground level to 1 x Beech Tree

Application No: **HGY/2014/0503** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 11/04/2014  
 Location: 35 Eastern Road N2 9LB  
 Proposal: Tree works to include reduction by 10% and thinning by 20% to 2x Holm Oak trees

Application No: **HGY/2014/0572** Officer: Steve Andrews  
 Decision: GTD Decision Date: 16/04/2014  
 Location: 19 Western Road N2 9JB  
 Proposal: Tree works to include removal of branch and 20% reduction in crown height of 1x Holm Oak

**Total Applications Decided for Ward: 38**

WARD: **Harringay**

**ADV Applications Decided: 1**

Application No: **HGY/2014/0478** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 371 Green Lanes N4 1DY  
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x non-illuminated hanging sign.

**CLDE Applications Decided: 4**

Application No: **HGY/2014/0494** Officer: Fortune Gumbo  
 Decision: GTD Decision Date: 04/04/2014  
 Location: 1 Atterbury Road N4 1SF  
 Proposal: Reversion of property to single family dwelling (certificate of lawfulness for an existing use)

Application No: **HGY/2014/0583** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 06/05/2014  
 Location: 115 Hewitt Road N8 0BP  
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2014/0658** Officer: Steve Andrews  
 Decision: GTD Decision Date: 15/05/2014  
 Location: 44 Duckett Road N4 1BN  
 Proposal: Use of the ground floor property as two self contained flats

Application No: **HGY/2014/0701** Officer: Anthony Traub

Decision: GTD Decision Date: 02/05/2014

Location: 63 Umfreville Road N4 1RZ

Proposal: Use of property as five self-contained flats

**CLUP Applications Decided: 2**

Application No: **HGY/2014/0386** Officer: Steve Andrews

Decision: PERM DEV Decision Date: 25/04/2014

Location: 142 Fairfax Road N8 0NL

Proposal: Loft conversion with rear dormer window incorporating a juliet balcony (Certificate of Lawfulness Proposed) (amended description)

Application No: **HGY/2014/0779** Officer: Jeffrey Holt

Decision: PERM DEV Decision Date: 12/05/2014

Location: 22 Beresford Road N8 0AJ

Proposal: Certificate of lawfulness for formation of rear dormer and insertion of three front rooflights

**FUL Applications Decided: 15**

Application No: **HGY/2013/2272** Officer: Troy Healy

Decision: GTD Decision Date: 15/04/2014

Location: 586-588 Green Lanes N8 0RP

Proposal: Erection of second floor rear extension to provide one additional one bed flat.

Application No: **HGY/2014/0136** Officer: Sarah Madondo

Decision: REF Decision Date: 23/05/2014

Location: 570 Green Lanes N8 0RP

Proposal: Erection of a third floor extension to create 1 x 1 bedroom and 1 x studio flat

Application No: **HGY/2014/0290** Officer: Sarah Madondo

Decision: GTD Decision Date: 20/05/2014

Location: Park View Cafe Green Lanes N4 1BZ

Proposal: Erection of 6 timber huts, water feature wall, timber decking and childs play area.

Application No: **HGY/2014/0382** Officer: Anthony Traub

Decision: GTD Decision Date: 08/04/2014

Location: 533 Green Lanes N8 0RL

Proposal: Alterations to existing shop front

Application No: **HGY/2014/0385** Officer: Steve Andrews

Decision: GTD Decision Date: 04/04/2014

Location: Flat A 70 Hampden Road N8 0HT

Proposal: Conversion of upper maisonette into two self contained flats

Application No:	<b>HGY/2014/0476</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	09/04/2014
Location:	371 Green Lanes N4 1DY		
Proposal:	Alterations to existing shop front		
Application No:	<b>HGY/2014/0491</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	11/04/2014
Location:	91 Lausanne Road N8 0HL		
Proposal:	Demolition of existing rear infill extension and construction of new infill rear extension (householder application)		
Application No:	<b>HGY/2014/0566</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	17/04/2014
Location:	10 Woollaston Road N4 1SD		
Proposal:	Removal and installation of 2x roof lights to an existing loft conversion installation of 1x roof light to existing pitched roof and internal alterations		
Application No:	<b>HGY/2014/0585</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	23/04/2014
Location:	176B Wightman Road N8 0BT		
Proposal:	Fitting of 5 UPVC windows and 1 UPVC external door leading into the garden (retrospective application)		
Application No:	<b>HGY/2014/0667</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	30/04/2014
Location:	9 Woollaston Road N4 1SD		
Proposal:	Insertion of front and rear rooflights, formation of rear dormer, replacement of windows and doors throughout, erection of ground floor level side bay window extension to the side at the rear and formation of rear first floor balcony with new access doors from first floor bedroom		
Application No:	<b>HGY/2014/0684</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/05/2014
Location:	55 Allison Road N8 0AN		
Proposal:	Erection of two dormers in rear roof slope and a small balcony		
Application No:	<b>HGY/2014/0685</b>	Officer:	Lionel Harper
Decision:	REF	Decision Date:	30/04/2014
Location:	Rear of 453-457 West Green Road N15 3PW		
Proposal:	Demolition of two storey existing building and construction of two storey building with two x two bedroom flats		
Application No:	<b>HGY/2014/0801</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	13/05/2014
Location:	3 Salisbury Promenade Green Lanes N8 0RX		
Proposal:	Change of use from A1 (retail) to A4 (tapas bar)		
Application No:	<b>HGY/2014/0829</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	23/05/2014
Location:	475A Green Lanes N4 1AJ		
Proposal:	Retention of large HMO (Class Sui Generis), erection of second floor rear extension, demolition and rebuilding of first floor rear, and refurbishment works.		

Application No: **HGY/2014/0867** Officer: Aaron Lau

Decision: GTD Decision Date: 20/05/2014

Location: 123 Turnpike Lane N8 0DU

Proposal: Erection of second floor rear extension, loft conversion with rear dormer extension and conversion of the first and second floor residential unit to create 1 x 3 bed and 1 x 2 bed flats.

**NON Applications Decided: 2**

Application No: **HGY/2014/1081** Officer: Jeffrey Holt

Decision: GTD Decision Date: 14/05/2014

Location: Land to rear of 97-103 Effingham Road N8 0AE

Proposal: Non-material amendment following a grant of planning permission HGY/2013/1817 to introduce minor alterations to walls, levels, gates, fenestration, cladding and colour scheme.

Application No: **HGY/2014/1169** Officer: Malachy McGovern

Decision: GTD Decision Date: 22/05/2014

Location: 16b Endymion Road N4 1EE

Proposal: Non-material amendment following a grant of planning permission HGY/2014/0279 to introduce minor alterations to measurements and positioning of window.

**Total Applications Decided for Ward: 24**WARD: **Highgate****CLDE Applications Decided: 1**

Application No: **HGY/2014/0695** Officer: Anthony Traub

Decision: GTD Decision Date: 02/05/2014

Location: 258 Archway Road N6 5AX

Proposal: Use of first floor flat rear as self-contained residential unit

**CLUP Applications Decided: 1**

Application No: **HGY/2014/0936** Officer: Gareth Prosser

Decision: PERM DEV Decision Date: 22/05/2014

Location: 11 Cholmeley Park N6 5ET

Proposal: Construction of a new rear glazed extension.

**COND Applications Decided: 2**

Application No: **HGY/2014/0497** Officer: Abiola Oloyede

Decision: GTD Decision Date: 02/05/2014

Location: 22 Sheldon Avenue N6 4JT

Proposal: Non-material amendment following approved planning application reference HGY/2012/0884 to change the front entrance door/ portico

Application No: **HGY/2014/0884** Officer: Aaron Lau

Decision: GTD Decision Date: 20/05/2014

Location: 60 Sheldon Avenue N6 4ND

Proposal: Variation of Condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/1163 to alter fenestration and existing chimney stock while omitting new stacks

**FUL Applications Decided: 25**



Application No:	<b>HGY/2013/2381</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	02/05/2014
Location:	6 White Lodge Close N2 0BJ		
Proposal:	Demolition of existing dwellinghouse and the erection of a single family dwellinghouse and associated landscaping.		
Application No:	<b>HGY/2013/2486</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/04/2014
Location:	Bracken Knoll Courtenay Avenue N6 4LP		
Proposal:	Demolition of house behind retained front facade, construction of replacement house of 1253 sq m with accommodation at lower ground, ground, 1st floor and attic, and associated landscape and tree protection (householder application)		
Application No:	<b>HGY/2014/0141</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2014
Location:	14 Bishopswood Road N6 4NY		
Proposal:	Amendment to approved application HGY/2012/2064 to include new basement to accommodate swimming pool, gym and media room in addition to small rear extension.		
Application No:	<b>HGY/2014/0142</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/04/2014
Location:	16 Bishopswood Road N6 4NY		
Proposal:	(Addition to approved scheme HGY/2012/2077) New basement to include swimming pool, Gym and Media room. Modest rear extension to create Family Dining and Kitchen space. Demolition of side and front extensions, and steel fire escape to take this house back to its original size; partial in-fill of main roof valley to create additional floor space; rebuilding of the chimney stacks to their original height and detail; addition of a new circular dormer window at the front (to match No.18) aligned with the central projecting bay and front door; addition of conservation-type, low-profile roof-lights in the rear and side elevations; addition of a side garage at street level set back from the front elevation		
Application No:	<b>HGY/2014/0212</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/04/2014
Location:	8 Cromwell Avenue N6 5HL		
Proposal:	Conversion of existing basement to habitable space, erection of single storey rear and side extension, formation of rear dormer and insertion of front, side and rear rooflights		
Application No:	<b>HGY/2014/0333</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/04/2014
Location:	117 North Hill N6 4DP		
Proposal:	General repairs and internal alterations plus rebuilding of a ground floor and second floor glazed existing Conservatory extensions.		
Application No:	<b>HGY/2014/0345</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/05/2014
Location:	18 North Hill N6 4QA		
Proposal:	Erection of rear extension at ground and first floor levels.		
Application No:	<b>HGY/2014/0376</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/05/2014
Location:	Land adjacent to 14 Bishopswood Road N6 4NY		
Proposal:	Erection of a single three storey residential dwelling incorporating basement accommodation, swimming pool and rooms in the roof		

Application No:	<b>HGY/2014/0392</b>	Officer:	Aaron Lau	Decision Date:	11/04/2014
Decision:	GTD				
Location:	Flat 1 1 Milton Avenue N6 5QF				
Proposal:	Erection of a rear ground floor extension (AMENDED PLANS)				
Application No:	<b>HGY/2014/0444</b>	Officer:	Robbie McNaugher	Decision Date:	02/05/2014
Decision:	GTD				
Location:	97A Hornsey Lane N6 5LW				
Proposal:	Extension of rear conservatory				
Application No:	<b>HGY/2014/0479</b>	Officer:	Robbie McNaugher	Decision Date:	10/04/2014
Decision:	GTD				
Location:	Flat A 22 Langdon Park Road N6 5QG				
Proposal:	Erection of ground floor conservatory extension to rear.				
Application No:	<b>HGY/2014/0483</b>	Officer:	Valerie Okeiyi	Decision Date:	15/05/2014
Decision:	GTD				
Location:	1 + 3 Northwood Road N6 5TL				
Proposal:	Change of use of current retail (A1) to residential (C3) with erection of lower ground floor rear extension, formation of rear dormer and insertion of rooflights				
Application No:	<b>HGY/2014/0505</b>	Officer:	Jeffrey Holt	Decision Date:	03/04/2014
Decision:	GTD				
Location:	21 Cholmeley Crescent N6 5EZ				
Proposal:	Formation of rear and side dormers with rooflights to front roof				
Application No:	<b>HGY/2014/0524</b>	Officer:	Valerie Okeiyi	Decision Date:	15/04/2014
Decision:	GTD				
Location:	224A Archway Road N6 5AX				
Proposal:	Formation of a rear dormer				
Application No:	<b>HGY/2014/0700</b>	Officer:	Anthony Traub	Decision Date:	02/05/2014
Decision:	GTD				
Location:	14 North Hill N6 4QA				
Proposal:	Extension of the rear facade and erection of part single / part two storey rear extension				
Application No:	<b>HGY/2014/0740</b>	Officer:	Robbie McNaugher	Decision Date:	02/05/2014
Decision:	GTD				
Location:	Land between 2 & 4 Bishopswood Road N6 4NY				
Proposal:	Replacement of existing double gates and section of fencing with 2 turnstiles, double gates and section of fencing to match existing fencing to improve security to St Michael's Primary School				
Application No:	<b>HGY/2014/0748</b>	Officer:	Gareth Prosser	Decision Date:	08/05/2014
Decision:	GTD				
Location:	26 Cholmeley Park N6 5EU				
Proposal:	Raising the hard landscaping to the front garden by approximately 180mm and rebuilding front retaining wall to match original exactly.				

Application No:	<b>HGY/2014/0754</b>	Officer:	Anthony Traub	
Decision:	GTD	Decision Date:	08/05/2014	
Location:	24 Orchard Road N6 5TR			
Proposal:	Formation of rear mansard loft conversion and insertion of 2 front rooflights.			
Application No:	<b>HGY/2014/0759</b>	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	08/05/2014	
Location:	Mallinson Sports Centre Highgate School Sports Field Bishopswood Road N6 4NY			
Proposal:	Replacement of corroded railings with black steel posts, stays and railings. Replacement gates omitting 2nr redundant sets of gates.			
Application No:	<b>HGY/2014/0805</b>	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	22/05/2014	
Location:	23 Cromwell Avenue N6 5HN			
Proposal:	Erection of PVCu dual anthracite grey conservatory to the rear of the property.			
Application No:	<b>HGY/2014/0807</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	15/05/2014	
Location:	5 Bishops Road N6 4HP			
Proposal:	Extension to rear and side of lower ground floor at rear of house			
Application No:	<b>HGY/2014/0839</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	19/05/2014	
Location:	18 Hampstead Lane N6 4SB			
Proposal:	Roof extension to replace existing light-well including new front roof dormer and additional roof-lights, single storey rear extension at lower ground floor level, conversion of open store under front entrance stair and excavation under existing side extension towards rear			
Application No:	<b>HGY/2014/0873</b>	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	20/05/2014	
Location:	6 Southwood Lane N6 5EE			
Proposal:	Installation of 2no. new windows to basement level of rear elevation			
Application No:	<b>HGY/2014/0875</b>	Officer:	Robbie McNaugher	
Decision:	REF	Decision Date:	20/05/2014	
Location:	38 Hampstead Lane N6 4LA			
Proposal:	Increase height of front entrance wall by 1 metre, increase height of existing brick wall to reduce noise from main road and increase privacy			
Application No:	<b>HGY/2014/0896</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	22/05/2014	
Location:	Flat 3 Cromwell Court Cromwell Avenue N6 5HH			
Proposal:	Enclosure of existing external amenity space within roof by formation of dormer			

Application No:	<b>HGY/2014/0338</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/04/2014
Location:	117 North Hill N6 4DP		
Proposal:	Listed Building Consent for general repairs and internal alterations plus rebuilding of a ground floor and second floor glazed existing Conservatory extensions.		
Application No:	<b>HGY/2014/0719</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/05/2014
Location:	130 Northgate House Highgate Hill N6 5HD		
Proposal:	Listed Building Consent for replacement circular rooflight and roof covering to ground floor roof over former courtyard.		
Application No:	<b>HGY/2014/0874</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/05/2014
Location:	6 Southwood Lane N6 5EE		
Proposal:	Listed building consent for installation of 2 no. new windows to basement level of rear elevation		

**NON Applications Decided: 4**

Application No:	<b>HGY/2014/0739</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/05/2014
Location:	11 Sheldon Avenue N6 4JS		
Proposal:	Non-material amendment following a grant of Planning Permission HGY/2013/2015 to improve security whilst maintaining the soft landscaping.		
Application No:	<b>HGY/2014/0741</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/04/2014
Location:	2 Bloomfield Road N6 4ET		
Proposal:	Non-material amendment following a grant of Planning Permission HGY/2013/1205 to change door on extension proposed and the elevation to a sash window		
Application No:	<b>HGY/2014/0848</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/04/2014
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Non-material amendment following a grant of Planning Permission HGY/2011/1576 for revisions to front elevation of performing arts building change of materials to the link section between the sports hall and performing arts building		
Application No:	<b>HGY/2014/1069</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/05/2014
Location:	1 The Park N6 4EU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/0282 to alter rear fenestration.		

**RES Applications Decided: 9**

Application No:	<b>HGY/2013/0286</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/04/2014
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Approval of details pursuant to conditions 9 (tree protective measures) and 16 (monitoring if basement construction works) attached to planning permission HGY/2011/1576		

Application No:	<b>HGY/2014/0181</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/04/2014	
Location:	Cholmeley House 3 Bishopswood Road N6 4NY			
Proposal:	Approval of Details pursuant to Condition 12 (historical report) attached to planning permission reference HGY/2012/2346.			
Application No:	<b>HGY/2014/0377</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/04/2014	
Location:	Cholmeley House Highgate School 3 Bishopswood Road N6 4NY			
Proposal:	Approval of details pursuant to Condition 4 (Arboricultural Implications Report 19 November 2012 and Landscape Specification October 2012) attached to Planning Permission HGY/2012/2346			
Application No:	<b>HGY/2014/0378</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/04/2014	
Location:	Cholmeley House Highgate School 3 Bishopswood Road N6 4NY			
Proposal:	Approval of Details pursuant to Condition 3 (samples of all materials) attached to Planning Permission HGY/2012/2346.			
Application No:	<b>HGY/2014/0379</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/04/2014	
Location:	Cholmeley House Highgate School 3 Bishopswood Road N6 4NY			
Proposal:	Approval of Details pursuant to Condition 7 (Revised Travel Plan) attached to Planning Permission HGY/2012/2346.			
Application No:	<b>HGY/2014/0380</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/04/2014	
Location:	Cholmeley House Highgate School 3 Bishopswood Road N6 4NY			
Proposal:	Approval of Details pursuant to Condition 9 (Details of Rainwater Goods) attached to Planning Permission HGY/2012/2346			
Application No:	<b>HGY/2014/0381</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	15/04/2014	
Location:	Cholmeley House Highgate School 3 Bishopswood Road N6 4NY			
Proposal:	Approval of details pursuant to Condition 11 (removal of above ground vegetation) attached to Planning Permission HGY/2012/2346			
Application No:	<b>HGY/2014/0821</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	15/05/2014	
Location:	Cholmeley House 3 Bishopswood Road N6 4NY			
Proposal:	Approval of details pursuant to Condition 8 (construction management plan) attached to planning permission HGY/2012/2346			
Application No:	<b>HGY/2014/0822</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/05/2014	
Location:	Cholmeley House 3 Bishopswood Road N6 4NY			
Proposal:	Approval of details pursuant to condition 13 (risk assessment) attached to planning permission HGY/2012/2346			

Application No: **HGY/2014/0760** Officer: Anthony Traub

Decision: PN NOT REQ Decision Date: 09/05/2014

Location: Southwood Park Southwood Lawn Road N6 5SG

Proposal: Prior notification for the proposed installation of 1 no. 300mm transmission dish onto an existing support pole mounted to the plant room on the roof of Southwood Park.

**TPO Applications Decided: 3**

Application No: **HGY/2013/2307** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 17/04/2014

Location: 1 Stormont Road N6 4NS

Proposal: Tree works to include 35% liner reduction to 1 x Oak Tree.

Application No: **HGY/2013/2326** Officer: Matthew Gunning

Decision: GTD Decision Date: 15/04/2014

Location: Kempton House 52 Cholmeley Park N6 5AD

Proposal: Tree works to include reduce back from building by 2m 1 x Oak Tree and reduce large branch towards building back to main trunk of 1 x Holm Oak Tree.

Application No: **HGY/2014/0892** Officer: Malachy McGovern

Decision: GTD Decision Date: 21/05/2014

Location: 1 Compton Avenue N6 4LH

Proposal: Tree works to include reduce crown by up to 3m of 1 x Oak tree

**Total Applications Decided for Ward: 49**WARD: **Hornsey****CLUP Applications Decided: 2**

Application No: **HGY/2014/0485** Officer: Aaron Lau

Decision: PERM DEV Decision Date: 09/04/2014

Location: 162 Inderwick Road N8 9JT

Proposal: Certificate of lawfulness for single storey rear extension, rear dormer and front rooflight

Application No: **HGY/2014/0573** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 22/04/2014

Location: 39 North View Road N8 7LN

Proposal: Certificate of lawfulness for erection of single storey rear extension

**COND Applications Decided: 1**

Application No: **HGY/2014/0502** Officer: Aaron Lau

Decision: GTD Decision Date: 14/04/2014

Location: 102 High Street N8 7NT

Proposal: Variation of Condition 5 (hours of operation) attached to Planning Permission HGY/1995/1179 to open on Monday to Thursday 11:00 to 00:30, Friday and Saturday 11:00 to 01:00 and Sunday 11:00 to 00:30 including Bank Holidays.

**CONM Applications Decided: 1**

Application No: **HGY/2014/0412** Officer: Jeffrey Holt

Decision: GTD Decision Date: 06/05/2014

Location: Pembroke Works Campsbourne Road N8 7PT

Proposal: Variation of condition 2 (Plans and specifications) to allow for various minor changes to internal layout and external elevations to ensure affordable housing provision is compliant with the Mayor of London Funding Standards Framework; and variation of conditions 5, 6d, 7, 12 and 14 attached to planning permission HGY/2012/1190 to change wording "Prior to commencement of the development" / "Before development commences" to "Prior to above ground works or within 3 months of commencement of construction, whichever is the later", and of condition 14 to amend BREEAM standard to "Very Good" and to add "Code for Sustainable Homes Level 4 for residential accommodation".

**FUL Applications Decided: 10**

Application No: **HGY/2013/2403** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 01/04/2014

Location: 87A Rathcoole Gardens N8 9PH

Proposal: Erection of 1 x three bedroom dwellinghouse

Application No: **HGY/2014/0431** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 08/04/2014

Location: 143A Nelson Road N8 9RR

Proposal: Erection of a single storey rear and infill extension

Application No: **HGY/2014/0441** Officer: Steve Andrews

Decision: GTD Decision Date: 04/04/2014

Location: 24 Ribblesdale Road N8 7EP

Proposal: Replacement of the existing rear lean-to extension with a single-storey rear and infill extension

Application No: **HGY/2014/0510** Officer: Malachy McGovern

Decision: GTD Decision Date: 02/05/2014

Location: 1H Harold Road N8 7DE

Proposal: Erection of two-storey side extension

Application No: **HGY/2014/0670** Officer: Malachy McGovern

Decision: GTD Decision Date: 01/05/2014

Location: Flat 1 62 Middle Lane N8 8PD

Proposal: Erection of single storey rear extension

Application No: **HGY/2014/0696** Officer: Anthony Traub

Decision: GTD Decision Date: 02/05/2014

Location: 146 Inderwick Road N8 9JT

Proposal: Formation of rear dormer, insertion of 3 front rooflights.

Application No: **HGY/2014/0705** Officer: Malachy McGovern

Decision: REF Decision Date: 06/05/2014

Location: 11 Ribblesdale Road N8 7EP

Proposal: Erection of rear roof extension with three parallel glazed bi-fold door and Juliette balcony.

Application No: **HGY/2014/0732** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 07/05/2014  
 Location: 41 Rectory Gardens N8 7PJ  
 Proposal: Demolition of double garage and erection of a two storey side extension with accommodation within the roof space to create an additional unit.

Application No: **HGY/2014/0820** Officer: Anthony Traub  
 Decision: GTD Decision Date: 15/05/2014  
 Location: 20 Harvey Road N8 9PA  
 Proposal: Creation of new lightwell to front garden and associated works

Application No: **HGY/2014/0826** Officer: Abiola Oloyede  
 Decision: GTD Decision Date: 15/05/2014  
 Location: Flat 3, Bank Chambers 120 High Street N8 7NN  
 Proposal: Retention of 2 studio flats replacing a 2 bed flat

**PNE Applications Decided: 1**

Application No: **HGY/2014/0217** Officer: Aaron Lau  
 Decision: PN REFUSED Decision Date: 09/05/2014  
 Location: 38 Priory Road N8 7EX  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3.5m.

**RES Applications Decided: 6**

Application No: **HGY/2014/0428** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 02/05/2014  
 Location: Pembroke Works Campsbourne Road N8 7PT  
 Proposal: Approval of details pursuant to condition 9 (Construction Management Plan) attached to planning permission HGY/2012/1190

Application No: **HGY/2014/0430** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/05/2014  
 Location: Pembroke Works Campsbourne Road N8 7PT  
 Proposal: Approval of details pursuant to condition 11 (Management of demolition and construction dust) attached to planning permission HGY/2012/1190.

Application No: **HGY/2014/0437** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/05/2014  
 Location: Pembroke Works Campsbourne Road N8 7PE  
 Proposal: Approval of details pursuant to condition 4 (specifications of balconies) attached to planning permission HGY/2012/1190.

Application No: **HGY/2014/0438** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/05/2014  
 Location: Pembroke Works Campsbourne Road N8 7PE  
 Proposal: Approval of details pursuant to condition 8 (refuse and waste storage) attached to planning permission HGY/2012/1190.



Application No: **HGY/2014/0641** Officer: Anthony Traub  
 Decision: GTD Decision Date: 29/04/2014

Location: Pembroke Works Campsbourne Road N8 7PE

Proposal: Approval of details pursuant to Condition 3 (pre-commencements materials & external appearance) attached to planning permission HGY/2012/1190.

Application No: **HGY/2014/1022** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 30/05/2014

Location: Hornsey Depot High Street N8 7PY

Proposal: Approval of details pursuant to condition 26 RCHME (level 3 minimum) attached to planning permission HGY/2013/2019

**Total Applications Decided for Ward: 21**

WARD: **Muswell Hill**

**CLUP Applications Decided: 4**

Application No: **HGY/2014/0469** Officer: Robbie McNaugher  
 Decision: PERM DEV Decision Date: 04/04/2014

Location: 106 Barrington Road N8 8QX

Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front roof lights.

Application No: **HGY/2014/0631** Officer: Steve Andrews  
 Decision: PERM REQ Decision Date: 28/04/2014

Location: 14A Cranley Gardens N10 3AP

Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2014/0688** Officer: Steve Andrews  
 Decision: PERM DEV Decision Date: 02/05/2014

Location: 9 Leinster Road N10 3AN

Proposal: Formation of rear dormer and insertion of 3 front rooflights

Application No: **HGY/2014/0798** Officer: Aaron Lau  
 Decision: PERM DEV Decision Date: 13/05/2014

Location: 50 Redston Road N8 7HJ

Proposal: Certificate of Lawfulness for the erection of a rear dormer extension.

**FUL Applications Decided: 16**

Application No: **HGY/2014/0249** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 11/04/2014

Location: 55 Woodland Gardens N10 3UE

Proposal: Erection of a side return extension and demolition of existing rear extension at basement level and replacement with new construction; replacement of various windows and doors to rear elevation; addition of balcony at rear ground floor level over part of the existing lower ground extension; creation of roof over existing void at front basement level; insertion of additional window to front basement elevation (Amended Description and Amended Plans)

Application No:	<b>HGY/2014/0370</b>	Officer:	Ruma Nowaz	
Decision:	GTD		Decision Date:	02/04/2014
Location:	35A Farrer Road N8 8LD			
Proposal:	Erection of a single storey rear extension with a flat roof			
Application No:	<b>HGY/2014/0409</b>	Officer:	Steve Andrews	
Decision:	GTD		Decision Date:	02/05/2014
Location:	72 Muswell Hill Broadway N10 3RT			
Proposal:	Conversion of a 2 bedroom flat to create a 3 bedroom flat incorporating the erection of a rear dormer window, rear roof terrace and alterations to and insertion of roof light to rear roofslope.			
Application No:	<b>HGY/2014/0449</b>	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	28/04/2014
Location:	134 Cranley Gardens N10 3AH			
Proposal:	Construction of a vehicle crossover			
Application No:	<b>HGY/2014/0470</b>	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	09/04/2014
Location:	65 Woodland Gardens N10 3UE			
Proposal:	Proposed minor amendment to rear roof edge detail from verge flat roof to parapet wall new portion of parapet wall to the main roof new window to the front elevation of the property.			
Application No:	<b>HGY/2014/0475</b>	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	10/04/2014
Location:	157 Avenue Mews N10 3NN			
Proposal:	Conversion of second and third floors to 2x one bedroom self contained flats.			
Application No:	<b>HGY/2014/0547</b>	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	23/05/2014
Location:	98 Cranley Gardens N10 3AH			
Proposal:	Formation of Vehicle Crossover.			
Application No:	<b>HGY/2014/0607</b>	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	28/04/2014
Location:	44 Muswell Hill Road N10 3JR			
Proposal:	Construction of a rear first floor conservatory in place of existing balcony			
Application No:	<b>HGY/2014/0706</b>	Officer:	Gareth Prosser	
Decision:	REF		Decision Date:	06/05/2014
Location:	112 Cranley Gardens N10 3AH			
Proposal:	Extension of an existing crossover to a classified road.			
Application No:	<b>HGY/2014/0753</b>	Officer:	Anthony Traub	
Decision:	GTD		Decision Date:	08/05/2014
Location:	First Floor Flat 29 Barrington Road N8 8QT			
Proposal:	Formation of rear roof extension and insertion of one front rooflight.			

Application No: **HGY/2014/0887** Officer: Aaron Lau  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 89 Redston Road N8 7HG  
 Proposal: Demolition of existing single storey rear structure and erection of single storey rear extension

Application No: **HGY/2014/0901** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 22/05/2014  
 Location: 43 Rookfield Avenue N10 3TS  
 Proposal: Change garage doors, change side entrance door to garage, change window in garage and bathroom and toilet, remove and replace roof lights, remove and extend back door into French doors.

Application No: **HGY/2014/0972** Officer: Anthony Traub  
 Decision: GTD Decision Date: 28/05/2014  
 Location: 44B Muswell Hill Road N10 3JR  
 Proposal: Construction of a rear conservatory at ground floor level on an existing balcony.

Application No: **HGY/2014/0976** Officer: Steve Andrews  
 Decision: GTD Decision Date: 29/05/2014  
 Location: 88 Muswell Hill Broadway N10 3RX  
 Proposal: Installation of fence to rear of building to prevent unauthorised access onto flat roof.

Application No: **HGY/2014/0985** Officer: Aaron Lau  
 Decision: GTD Decision Date: 29/05/2014  
 Location: 49 Redston Road N8 7HL  
 Proposal: Erection of single storey flat roof side extension with lantern roof, alterations to the windows and doors on the rear loft facade, and addition of rooflight to front facade.

Application No: **HGY/2014/0987** Officer: Aaron Lau  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 87 Priory Road N8 8LY  
 Proposal: Replacement of windows with double-glazed units

**FULM Applications Decided: 1**

Application No: **HGY/2013/2421** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 06/05/2014  
 Location: 10-27 Connaught House Connaught Gardens N10 3LH  
 Proposal: Refurbishment and reconfiguration of existing building including the erection of extensions to the south and west elevations; erection a part-one and part-two storey extension across the top of the existing building; provision of eight additional flats; and alterations to existing parking area

**PNE Applications Decided: 2**

Application No: **HGY/2014/0513** Officer: Aaron Lau  
 Decision: PN NOT REQ Decision Date: 08/04/2014  
 Location: 61 Muswell Hill Place N10 3RP  
 Proposal: erection of single storey extension which extends beyond the rear wall of the original house by 3.345m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2014/0846** Officer: Aaron Lau

Decision: PN NOT REQ Decision Date: 08/05/2014

Location: 17 Alexandra Gardens N10 3RN

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.97m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m.

**RES Applications Decided: 6**

Application No: **HGY/2014/0644** Officer: Robbie McNaugher

Decision: GTD Decision Date: 29/04/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of Details pursuant to Condition 18 (viability assessment) attached to planning permission HGY/2013/1169.

Application No: **HGY/2014/0814** Officer: Robbie McNaugher

Decision: GTD Decision Date: 15/05/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to condition 6 (surface water drainage) attached to planning permission HGY/2013/1169

Application No: **HGY/2014/0815** Officer: Robbie McNaugher

Decision: GTD Decision Date: 15/05/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to conditions 8 (green roofs) attached to planning permission HGY/2013/1169

Application No: **HGY/2014/0817** Officer: Robbie McNaugher

Decision: GTD Decision Date: 20/05/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to conditions 14 (structural engineers drawings) attached to planning permission HGY/2013/1169

Application No: **HGY/2014/0819** Officer: Robbie McNaugher

Decision: GTD Decision Date: 15/05/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to conditions 17 (sound insulation) attached to planning permission HGY/2013/1169

Application No: **HGY/2014/1180** Officer: Robbie McNaugher

Decision: GTD Decision Date: 29/05/2014

Location: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to condition 10 (Piling Method Statement) to planning permission HGY/2013/1169.

**TPO Applications Decided: 1**

Application No: **HGY/2014/0579** Officer: Robbie McNaugher

Decision: GTD Decision Date: 22/04/2014

Location: 38 Connaught Gardens N10 3LB

Proposal: Tree works to include felling of 1x Horse Chestnut Tree

**Total Applications Decided for Ward: 30****WARD: Noel Park**

**CLDE Applications Decided: 3**

Application No: **HGY/2014/0523** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 15/04/2014  
 Location: 195 Westbury Avenue N22 6RX  
 Proposal: Use of property as two self contained flats

Application No: **HGY/2014/0778** Officer: Anthony Traub  
 Decision: GTD Decision Date: 13/05/2014  
 Location: 43 Whymark Avenue N22 6DJ  
 Proposal: Use of property as 2 self-contained flats

Application No: **HGY/2014/0944** Officer: Steve Andrews  
 Decision: GTD Decision Date: 23/05/2014  
 Location: First Floor Flat 135 Willingdon Road N22 6SE  
 Proposal: First floor of the building to be used as a self-contained flat.

**FUL Applications Decided: 6**

Application No: **HGY/2014/0284** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 23/05/2014  
 Location: 473 Lordship Lane N22 5DJ  
 Proposal: Change of use from A1 (retail) to A3 (cafe / restaurant).

Application No: **HGY/2014/0595** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/05/2014  
 Location: 79 Westbury Avenue N22 6SA  
 Proposal: Change of use from A2 (accountancy office) to C3 (residential) to 1 x self contained one bedroom flat with minor external alterations

Application No: **HGY/2014/0657** Officer: Gareth Prosser  
 Decision: REF Decision Date: 30/04/2014  
 Location: 63 Mayes Road N22 6TN  
 Proposal: Construction of 2 bedroom dwelling to rear of property

Application No: **HGY/2014/0676** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 01/05/2014  
 Location: 31 Westbury Avenue N22 6BS  
 Proposal: Formation of roof terrace to provide amenity space to first floor flat

Application No: **HGY/2014/0704** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 02/05/2014  
 Location: Unit 1 Bittern Place Coburg Road N22 6TP  
 Proposal: Removal of smoking shed and reduction in size of mechanical plant enclosure

Application No: **HGY/2014/0714** Officer: Aaron Lau  
 Decision: GTD Decision Date: 06/05/2014  
 Location: Flat 2 90 Hornsey Park Road N8 0JY  
 Proposal: Erection of single storey rear extension.

**NON Applications Decided: 2**

Application No: **HGY/2014/0673** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 23/05/2014  
 Location: 673 Lordship Lane N22 5LA  
 Proposal: Non-material amendment following a grant of Planning Permission HGY/2011/1597 to amend condition 2 in order that the approval should now be for 15 flats instead of 16 flats and replacement of original basement layout drawing D3501-82 with amended basement layout drawing D3501-02K.

Application No: **HGY/2014/1094** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/05/2014  
 Location: 4 High Road N22 6BX  
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/0865 to provide detailed and implementable design to the High Road frontage

**PNE Applications Decided: 1**

Application No: **HGY/2014/0599** Officer: Malachy McGovern  
 Decision: PN NOT REQ Decision Date: 15/04/2014  
 Location: 98 Turnpike Lane N8 0PH  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m

**RES Applications Decided: 5**

Application No: **HGY/2013/0791** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 23/05/2014  
 Location: 673 Lordship Lane N22 5LA  
 Proposal: Approval of Details pursuant to Condition 4 (site levels), Condition 5 (landscaping soft), and Condition 6 (landscape hard) attached to planning permission HGY/2011/1597.

Application No: **HGY/2014/0766** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 28/04/2014  
 Location: 102 High Road N22 6HE  
 Proposal: Approval of details pursuant to condition 3 (roller shutter) attached to planning permission HGY/2014/2485

Application No: **HGY/2014/0799** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 13/05/2014  
 Location: 673 Lordship Lane N22 5LA  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to Planning Permission HGY/2011/1597

Application No: **HGY/2014/0869** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 20/05/2014  
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8  
 Proposal: Approval of details pursuant to Conditions 17(c) (material free from contamination) attached to planning permission HGY/2011/0612

Application No: **HGY/2014/0871** Officer: Jeffrey Holt

Decision: GTD Decision Date: 20/05/2014

Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8

Proposal: Approval of details pursuant to Conditions 18 (soils and infill materials) attached to planning permission HGY/2011/0612

**TPO Applications Decided: 1**

Application No: **HGY/2014/0660** Officer: Aaron Lau

Decision: REF Decision Date: 17/04/2014

Location: 98 Turnpike Lane N8 OPH

Proposal: Tree works to include removal of 2 x Horse Chestnut trees

**Total Applications Decided for Ward: 18**WARD: **Northumberland Park****ADV Applications Decided: 3**

Application No: **HGY/2014/0628** Officer: Aaron Lau

Decision: GTD Decision Date: 28/04/2014

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Display of 2 x externally illuminated building mounted signs

Application No: **HGY/2014/0630** Officer: Aaron Lau

Decision: GTD Decision Date: 28/04/2014

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Display of 2 x externally illuminated static Totem signs

Application No: **HGY/2014/0639** Officer: Anthony Traub

Decision: GTD Decision Date: 29/04/2014

Location: 777 High Road N17 8AH

Proposal: Display of 1x illuminated sign

**CLUP Applications Decided: 2**

Application No: **HGY/2014/0506** Officer: Sarah Madondo

Decision: PERM REQ Decision Date: 11/04/2014

Location: 26 Ruskin Road N17 8ND

Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2014/0618** Officer: Jeffrey Holt

Decision: PERM DEV Decision Date: 23/04/2014

Location: 24-48 Northumberland Park N17 0TX

Proposal: Certificate of Lawfulness for location of dental surgery within existing Sainsbury's supermarket

**COND Applications Decided: 1**

Application No: **HGY/2013/2335** Officer: Lionel Harper

Decision: GTD Decision Date: 15/04/2014

Location: 865 High Road N17 8EY

Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2011/1636, to cover minor amendments to the 'as approved' drawings

**FUL Applications Decided: 8**

Application No: **HGY/2014/0627** Officer: Aaron Lau

Decision: GTD Decision Date: 29/04/2014

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Provision of new security hut and 2 no. automated security barriers to existing trading estate and new access road.

Application No: **HGY/2014/0638** Officer: Anthony Traub

Decision: GTD Decision Date: 29/04/2014

Location: 777 High Road N17 8AH

Proposal: Alteration to shopfront to remove inset doorway

Application No: **HGY/2014/0742** Officer: Ruma Nowaz

Decision: REF Decision Date: 07/05/2014

Location: 807 High Road N17 8ER

Proposal: Change of use from D2 (Assembly and Leisure) to D1 (Non-residential Institutions).

Application No: **HGY/2014/0744** Officer: John Ogenga P'Lakop

Decision: REF Decision Date: 08/05/2014

Location: 21 Northumberland Park N17 0TA

Proposal: Conversion of rear store area and erection of rear extension to form a 1-bed flat.

Application No: **HGY/2014/0866** Officer: Sarah Madondo

Decision: GTD Decision Date: 20/05/2014

Location: 91 Pembury Road N17 8LY

Proposal: Retention of 4 self-contained flats

Application No: **HGY/2014/0883** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 20/05/2014

Location: 23 Bromley Road N17 0AR

Proposal: Erection of ground floor and first floor rear extension and alterations to front fenestration

Application No: **HGY/2014/0898** Officer: John Ogenga P'Lakop

Decision: REF Decision Date: 22/05/2014

Location: 6 Ruskin Road N17 8ND

Proposal: Erection of single storey rear extension.



Application No: **HGY/2014/0992** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 59 Sutherland Road N17 0BN  
 Proposal: Erection of a ground and first floor rear extension.

**LCD Applications Decided: 6**

Application No: **HGY/2014/0452** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 51 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

Application No: **HGY/2014/0454** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 41 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

Application No: **HGY/2014/0456** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 43 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

Application No: **HGY/2014/0457** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 45 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

Application No: **HGY/2014/0458** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 47 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

Application No: **HGY/2014/0459** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 49 Beaufoy Road N17 8AX  
 Proposal: Replacement of existing windows with new double-glazed timber casement windows (householder application)

**NON Applications Decided: 3**

Application No: **HGY/2014/0613** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 75-79 Tenterden Road N17 8BW  
 Proposal: Non-material amendment following grant of Planning Permission HGY/2013/2351 to substitute a cross section drawing

Application No: **HGY/2014/0614** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 1-35 Headcorn Road N17 8BS  
 Proposal: Non-material amendment following grant of Planning Permission HGY/2013/2354 to substitute a cross section drawing

Application No: **HGY/2014/0615** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 51-74 Tenterden Road N17 8BW  
 Proposal: Non-material amendment following grant of Planning Permission HGY/2013/2353 to substitute a cross section drawing

**RES Applications Decided: 10**

Application No: **HGY/2014/0045** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 143 Northumberland Park N17 0TR  
 Proposal: Approval of Details pursuant to Conditon 3 (facing materials) attached to planning permission HGY/2012/0620

Application No: **HGY/2014/0453** Officer: Aaron Lau  
 Decision: GTD Decision Date: 23/05/2014  
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ  
 Proposal: Approval of details pursuant to condition 13 (Delivery & Service Plan) attached to planning permission HGY/2013/1792.

Application No: **HGY/2014/0461** Officer: Aaron Lau  
 Decision: GTD Decision Date: 08/04/2014  
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ  
 Proposal: Approval of details pursuant to condition 6 (Surface Water Drainage Scheme) attached to planning permission HGY/2013/1792

Application No: **HGY/2014/0462** Officer: Aaron Lau  
 Decision: GTD Decision Date: 23/05/2014  
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ  
 Proposal: Approval of details pursuant to condition 7 (Contamination risk assessment) attached to planning permission HGY/2013/1792

Application No: **HGY/2014/0514** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 09/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: approval of details pursuant to condition 3 (sample of materials) attached to planning permission HGY/2013/1582

Application No: **HGY/2014/0515** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 09/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: approval of details pursuant to condition 4 (refuse and waste storage) attached to planning permission HGY/2013/1582

Application No: **HGY/2014/0516** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 04/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: approval of details pursuant to condition 5 (Code for Sustainable Homes) attached to planning permission HGY/2013/1582

Application No: **HGY/2014/0517** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 30/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: Approval of details pursuant to condition 6 (previous uses and potential contaminants) attached to planning permission HGY/2013/1582

Application No: **HGY/2014/0518** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 09/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: approval of details pursuant to condition 7 (Environment Code) attached to planning permission HGY/2013/1582

Application No: **HGY/2014/0519** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 04/04/2014  
 Location: R/O 44-46 Waverley Road N17 0PX  
 Proposal: approval of details pursuant to condition 8 (existing and proposed levels) attached to planning permission HGY/2013/1582

**Total Applications Decided for Ward: 33**

WARD: **St Anns**

**CLDE Applications Decided: 2**

Application No: **HGY/2014/0606** Officer: Aaron Lau  
 Decision: GTD Decision Date: 17/04/2014  
 Location: 59 Haringay Road N15 3HU  
 Proposal: Use of property as two self contained flats

Application No: **HGY/2014/0612** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 23/04/2014  
 Location: 1 North Grove N15 5QX  
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

**CLUP Applications Decided: 3**

Application No: **HGY/2014/0487** Officer: Malachy McGovern  
 Decision: PERM DEV Decision Date: 09/04/2014  
 Location: 119 Rutland Gardens N4 1JW  
 Proposal: Formation of double dormer to the rear roof and side return, including glazing and rooflights, and insertion of front rooflight

Application No: **HGY/2014/0962** Officer: Sarah Madondo  
 Decision: PERM REQ Decision Date: 27/05/2014  
 Location: 16 Avenue Road N15 5JH  
 Proposal: Erection of single storey ground floor rear extension

Application No: **HGY/2014/0969** Officer: Steve Andrews  
 Decision: PERM DEV Decision Date: 27/05/2014  
 Location: 130 Harringay Road N15 3HL  
 Proposal: Formation of rear loft extension

**FUL Applications Decided: 7**

Application No: **HGY/2014/0047** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 10/04/2014  
 Location: 1 Etherley Road N15 3AL  
 Proposal: Conversion of existing loft space to create 1 x 1 bed unit with alterations to the roof, installation of 4 dormer windows and new skylights to existing building.

Application No: **HGY/2014/0388** Officer: Anthony Traub  
 Decision: GTD Decision Date: 01/04/2014  
 Location: 2-4 Vicarage Parade West Green Road N15 3BL  
 Proposal: Alterations to entrances Nos. 2 and 4, demolition of rear refuse store and extension to No 4, creation of new extensions to rear of Nos. 2 and 4 and shared refuse / recycling extension for shops to rear, and replacement of existing residents stairs from ground to first floor.

Application No: **HGY/2014/0592** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 23/04/2014  
 Location: 109 Avondale Road N15 3SR  
 Proposal: Creation of a rear dormer extension

Application No: **HGY/2014/0616** Officer: Steve Andrews  
 Decision: GTD Decision Date: 30/04/2014  
 Location: 136 Roseberry Gardens N4 1JL  
 Proposal: Retrospective application for replacement of all windows and doors

Application No: **HGY/2014/0691** Officer: Anthony Traub  
 Decision: GTD Decision Date: 02/05/2014  
 Location: 307 West Green Road N15 3PA  
 Proposal: Change of use of ground floor A1 use class (retail) unit and first and second floors C3 use class (residential) unit to B1 use class (office) including single storey rear infill extension.

Application No: **HGY/2014/0763** Officer: Anthony Traub  
 Decision: GTD Decision Date: 09/05/2014  
 Location: 49 Harringay Road N15 3HU  
 Proposal: Formation of mansard roof extension.

Application No: **HGY/2014/0864** Officer: Anthony Traub  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 31 Harringay Road N15 3JB  
 Proposal: Erection of a single storey rear extension to reception room and single storey extension to kitchen

**RES Applications Decided: 2**

Application No: **HGY/2014/0994** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 29/05/2014

Location: 1 South Grove N15 5QG

Proposal: Approval of details pursuant to condition 7 (energy assessment) attached to planning permission HGY/2013/1869.

Application No: **HGY/2014/0995** Officer: Sarah Madondo  
 Decision: REF Decision Date: 29/05/2014

Location: 1 South Grove N15 5QG

Proposal: Approval of details pursuant to condition 9 (management of demolition and construction dust) attached to planning permission HGY/2013/1869.

**TEL Applications Decided: 1**

Application No: **HGY/2014/0539** Officer: Sarah Madondo  
 Decision: PN REFUSED Decision Date: 08/04/2014  
 Location: Footpath of Stanhope Gardens Near Junction of Warwick Gardens Warwick Gardens N4 1JE  
 Proposal: Prior notification for installation of a 15 metre high monopole along with 4 no. radio equipment cabinets and 1 no. electrical metre cabinet

**Total Applications Decided for Ward: 15**

WARD: **Seven Sisters**

**CLDE Applications Decided: 3**

Application No: **HGY/2014/0549** Officer: Lionel Harper  
 Decision: GTD Decision Date: 16/04/2014  
 Location: Upper Floors 81-87 St Anns Road N15 6NJ  
 Proposal: Certificate of Lawfulness for use of upper floors of 81-87 St Ann's Road as 11 residential units

Application No: **HGY/2014/0825** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 15/05/2014  
 Location: 610 Seven Sisters Road N15 6HT  
 Proposal: Use of first and second floors as four studios

Application No: **HGY/2014/0953** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 27/05/2014  
 Location: Unit 1 Arena Shopping Park Williamson Road N4 1ED  
 Proposal: Use of the ground floor of Unit 1 for retail purposes (Class A1) without restriction on the sale of any goods, including food (certificate of lawfulness for an existing use)

**CLUP Applications Decided: 2**

Application No: **HGY/2014/0533** Officer: Troy Healy  
 Decision: PERM DEV Decision Date: 15/04/2014  
 Location: 174 Hermitage Road N4 1NL  
 Proposal: Certificate of Lawfulness for formation of rear dormer and insertion of three front rooflights

Application No: **HGY/2014/0789** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 15/05/2014  
 Location: 65 Ashfield Road N4 1NY  
 Proposal: Erection of a rear dormer extension

**FUL Applications Decided: 14**

Application No: **HGY/2014/0311** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 63 Elm Park Avenue N15 6UN  
 Proposal: New second floor extension with new roof

Application No: **HGY/2014/0394** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 04/04/2014  
 Location: 56 Eade Road N4 1DH  
 Proposal: Erection of a single storey extension to rear of existing building to convert a one bedroom flat into a two bedroom unit

Application No: **HGY/2014/0395** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 22/05/2014  
 Location: 39 Wargrave Avenue N15 6UH  
 Proposal: Erection of Type 3 loft extension with a single storey rear extension.

Application No: **HGY/2014/0490** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 14 Manchester Road N15 6HP  
 Proposal: Formation of rear dormer, insertion of front and rear rooflights, and relocation and enlargement of existing rear window

Application No: **HGY/2014/0493** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 69 Fairview Road N15 6LH  
 Proposal: Erection of front and rear dormers (householder application)

Application No: **HGY/2014/0543** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 09/04/2014  
 Location: 75 Elm Park Avenue N15 6UN  
 Proposal: Erection of a type 3 loft conversion

Application No: **HGY/2014/0544** Officer: Steve Andrews  
 Decision: GTD Decision Date: 01/05/2014  
 Location: 36 Wellington Avenue N15 6AS  
 Proposal: Erection of a type 3 loft conversion

Application No:	<b>HGY/2014/0634</b>	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	28/04/2014	
Location:	53 Elm Park Avenue N15 6UW			
Proposal:	Erection of Type 3 double loft conversion			
Application No:	<b>HGY/2014/0654</b>	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	29/04/2014	
Location:	97 Crowland Road N15 6UR			
Proposal:	Erection of a second floor and a roof extension with roof lights to front roof slope.			
Application No:	<b>HGY/2014/0712</b>	Officer:	Sarah Madondo	
Decision:	REF	Decision Date:	06/05/2014	
Location:	91 Leadale Road N15 6BJ			
Proposal:	New basement excavation with front and rear light wells with a three storey side extension and Type 3 loft conversion.			
Application No:	<b>HGY/2014/0733</b>	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	06/05/2014	
Location:	188 Vartry Road N15 6HA			
Proposal:	Replacement of existing window with a new external door fitted in the same opening to office area at rear.			
Application No:	<b>HGY/2014/0806</b>	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	15/05/2014	
Location:	Gladesmore Community School Crowland Road N15 6EB			
Proposal:	Erection of a 2-storey extension to the City Learning Centre (CLC) building of Gladesmore Community School to create 5 new classrooms, 1 group room and an office for additional teaching spaces			
Application No:	<b>HGY/2014/0908</b>	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	21/05/2014	
Location:	7D Vartry Road N15 6PR			
Proposal:	Formation of a rear dormer with Juliet Balcony and 3 velux rooflights to front roof slope.			
Application No:	<b>HGY/2014/0964</b>	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	28/05/2014	
Location:	20 Thorpe Road N15 6NR			
Proposal:	Erection of single storey rear extension.			

**PNC Applications Decided: 1**

Application No:	<b>HGY/2014/0857</b>	Officer:	Sarah Madondo	
Decision:	PN REFUSED	Decision Date:	19/05/2014	
Location:	Ground and Part Second Floor, Cara House 339 Seven Sisters Road N15 6RD			
Proposal:	Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)			

**PNE Applications Decided: 8**

Application No:	<b>HGY/2014/0500</b>	Officer:	Malachy McGovern
Decision:	PN NOT REQ	Decision Date:	04/04/2014
Location:	64 Beechfield Road N4 1PE		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.411m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2014/0501</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	02/04/2014
Location:	75 Elm Park Avenue N15 6UN		
Proposal:	Prior notification for the erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.7m and for which the height of the eaves would be 2.7m		
Application No:	<b>HGY/2014/0643</b>	Officer:	Sarah Madondo
Decision:	PN REFUSED	Decision Date:	11/04/2014
Location:	5 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3.2m		
Application No:	<b>HGY/2014/0675</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/04/2014
Location:	91 Leadale Road N15 6BJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m		
Application No:	<b>HGY/2014/0795</b>	Officer:	Sarah Madondo
Decision:	PN REFUSED	Decision Date:	28/04/2014
Location:	39 Oakdale Road N4 1NU		
Proposal:	Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m		
Application No:	<b>HGY/2014/0877</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	08/05/2014
Location:	22 Beechfield Road N4 1PE		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.25m and for which the height of the eaves would be 2.25m.		
Application No:	<b>HGY/2014/0941</b>	Officer:	Steve Andrews
Decision:	PN REFUSED	Decision Date:	13/05/2014
Location:	205 Hermitage Road N4 1NW		
Proposal:	Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2014/1057</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	23/05/2014
Location:	52 Daleview Road N15 6PJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.635m and for which the height of the eaves would be 2.675m.		



Application No:	<b>HGY/2014/0954</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/05/2014
Location:	Gladesmore Community School Crowland Road N15 6EB		
Proposal:	Approval of Details pursuant to Condition 3 (refuse and waste storage) attached to planning application HGY/2012/2184		
Application No:	<b>HGY/2014/0957</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/05/2014
Location:	Gladesmore Community School Crowland Road N15 6EB		
Proposal:	Approval of Details pursuant to Condition 4 (construction logistics plan) attached to planning application HGY/2012/2184		
Application No:	<b>HGY/2014/0958</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/05/2014
Location:	Gladesmore Community School Crowland Road N15 6EB		
Proposal:	Approval of Details pursuant to Condition 5 (sample of materials) attached to planning application HGY/2012/2184.		

**Total Applications Decided for Ward: 31**

**WARD: Stroud Green**

**CLUP Applications Decided: 3**

Application No:	<b>HGY/2014/0433</b>	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	07/04/2014
Location:	20 Scarborough Road N4 4LT		
Proposal:	Certificate of lawfulness for alterations to existing elevations including replacement/new doors and windows, insertion of rooflights within existing roof, removal of rear chimney stack and associated works		
Application No:	<b>HGY/2014/1102</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	21/05/2014
Location:	5 Cornwall Road N4 4PH		
Proposal:	Erection of ground floor rear extension, detached outbuilding and boundary walls, and insertion of rooflights.		
Application No:	<b>HGY/2014/1103</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	21/05/2014
Location:	3 Cornwall Road N4 4PH		
Proposal:	Certificate of lawfulness for erection of ground floor rear extension, detached outbuilding and boundary walls, and insertion of rooflights.		

**FUL Applications Decided: 21**

Application No:	<b>HGY/2014/0256</b>	Officer:	Troy Healy
Decision:	GTD	Decision Date:	06/05/2014
Location:	95 Weston Park N8 9PR		
Proposal:	Erection of rear ground floor and ground floor rear/side infill extensions.		
Application No:	<b>HGY/2014/0263</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/04/2014
Location:	70 Stapleton Hall Road N4 4QA		
Proposal:	Erection of single storey rear extension.		

Application No:	<b>HGY/2014/0440</b>	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	07/04/2014	
Location:	133A Stapleton Hall Road N4 4RB			
Proposal:	Creation of Infill basement extension to rear courtyard			
Application No:	<b>HGY/2014/0472</b>	Officer:	Fortune Gumbo	
Decision:	GTD	Decision Date:	09/04/2014	
Location:	75 Victoria Road N4 3SW			
Proposal:	Erection of rear single storey extension			
Application No:	<b>HGY/2014/0474</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	10/04/2014	
Location:	55 Ridge Road N8 9LJ			
Proposal:	Erection of single storey rear extension.			
Application No:	<b>HGY/2014/0488</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	02/05/2014	
Location:	131 Stapleton Hall Road N4 4RB			
Proposal:	Erection of dormer roof extension			
Application No:	<b>HGY/2014/0509</b>	Officer:	Robbie McNaugher	
Decision:	GTD	Decision Date:	25/04/2014	
Location:	10 Mount Pleasant Villas N4 4HD			
Proposal:	erection of single storey extension at the rear and reinstatement of first floor rear wall and sash window of existing property (householder application)			
Application No:	<b>HGY/2014/0522</b>	Officer:	John Ogenga P'Lakop	
Decision:	REF	Decision Date:	15/04/2014	
Location:	180 Stroud Green Road N4 3RS			
Proposal:	Conversion of second and third floors to 2 x one bed self contained flats			
Application No:	<b>HGY/2014/0534</b>	Officer:	Troy Healy	
Decision:	GTD	Decision Date:	16/04/2014	
Location:	Flat C 41 Victoria Road N4 3SJ			
Proposal:	Minor alterations to the existing rear elevation to create a small area of amenity space, replacement of an existing window with patio doors, installation of opaque glass to the rear and side of existing parapet at rear, at 2nd floor level.			
Application No:	<b>HGY/2014/0564</b>	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	13/05/2014	
Location:	72 Inderwick Road N8 9JY			
Proposal:	Installation of ground floor side window, ground floor rear window to bay and form full height ground floor bay window from existing bay window, new glass roof in lieu of existing bay window lead roof			
Application No:	<b>HGY/2014/0609</b>	Officer:	Steve Andrews	
Decision:	GTD	Decision Date:	09/05/2014	
Location:	Flat A 21 Albert Road N4 3RR			
Proposal:	Erection of a single storey rear extension with decking to ground floor flat including obscure-glazed roof lights to rear.			

Application No:	<b>HGY/2014/0666</b>	Officer:	Steve Andrews	
Decision:	GTD	Decision Date:	01/05/2014	
Location:	Ground Floor Flat 24 Victoria Road N4 3SQ			
Proposal:	Erection of single storey side infill and rear extension			
Application No:	<b>HGY/2014/0668</b>	Officer:	Robbie McNaugher	
Decision:	GTD	Decision Date:	28/04/2014	
Location:	119 Upper Tollington Park N4 4ND			
Proposal:	Replacement of 3 rear windows with new wooden double glazed sash windows, replacement of front door with new, and construction of new front wall with metal gates			
Application No:	<b>HGY/2014/0767</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	12/05/2014	
Location:	65 Uplands Road N8 9NH			
Proposal:	Adjustment to roof profile at the rear of the property including new window, and inclusion of two roof lights to the front of the property			
Application No:	<b>HGY/2014/0777</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	13/05/2014	
Location:	29 Mount Pleasant Crescent N4 4HP			
Proposal:	Formation of rear dormer and insertion of 2 front rooflights			
Application No:	<b>HGY/2014/0790</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	13/05/2014	
Location:	53 Lancaster Road N4 4PL			
Proposal:	Erection of single storey rear/ side extension and loft conversion with rear facing dormer and rooflight to front roofslope			
Application No:	<b>HGY/2014/0834</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	15/05/2014	
Location:	58 Lancaster Road N4 4PT			
Proposal:	Removal of existing rear extension and replacement with new wider rear ground floor extension.			
Application No:	<b>HGY/2014/0835</b>	Officer:	Malachy McGovern	
Decision:	GTD	Decision Date:	16/05/2014	
Location:	9 Albany Road N4 4RR			
Proposal:	Construction of timber framed garden studio and greenhouse in rear garden.			
Application No:	<b>HGY/2014/0837</b>	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	16/05/2014	
Location:	22C Albany Road N4 4RJ			
Proposal:	Erection of shed in rear garden.			
Application No:	<b>HGY/2014/0916</b>	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	21/05/2014	
Location:	123 Upper Tollington Park N4 4ND			
Proposal:	Internal alterations to first floor, and loft conversion including insertion of 5 front and 3 rear rooflights			

Application No: **HGY/2014/0965** Officer: Aaron Lau

Decision: GTD Decision Date: 27/05/2014

Location: 4 Beatrice Road N4 4PD

Proposal: Excavation and development of one bedroom flat on the basement floor level, including insertion of three windows to front bay and alteration of existing rear patio door

**NON Applications Decided: 1**

Application No: **HGY/2014/1166** Officer: Robbie McNaugher

Decision: REF Decision Date: 21/05/2014

Location: 23 Granville Road N4 4EJ

Proposal: Non-material amendment following a grant of planning permission HGY/2013/0394 to remove timber sash windows from side of proposed dormer and insert rooflight set into roof of proposed dormer.

**Total Applications Decided for Ward: 25**WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2014/0868** Officer: Sarah Madondo

Decision: GTD Decision Date: 20/05/2014

Location: Unit C4 Tottenham Hale Retail Park Broad Lane N15 4QD

Proposal: Display of 1 x internally illuminated fascia sign

**CLDE Applications Decided: 1**

Application No: **HGY/2014/0757** Officer: Sarah Madondo

Decision: GTD Decision Date: 09/05/2014

Location: 85 Elmar Road N15 5DH

Proposal: Use of property as ground and first floor maisonette and lower ground floor self-contained flat

**CLUP Applications Decided: 1**

Application No: **HGY/2014/0536** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 16/04/2014

Location: 76 Clyde Road N15 4JX

Proposal: Certificate of lawfulness for single storey rear extension

**FUL Applications Decided: 12**

Application No: **HGY/2014/0050** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 01/04/2014

Location: Land Adjacent 57 Grove Park Road N15 4SL

Proposal: Demolition of existing building and erection of single storey 2 bedroom bungalow with basement level and lightwell.

Application No: **HGY/2014/0358** Officer: Anthony Traub

Decision: REF Decision Date: 01/04/2014

Location: 96 West Green Road N15 5NS

Proposal: Conversion of garage into 2 bedroom flat with creating a new floor within the existing building, and raising the existing flat roof by 1100 mm

Application No:	<b>HGY/2014/0398</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	07/04/2014
Location:	26 Jansons Road N15 4JU		
Proposal:	Demolition of an existing single storey two bedroom bungalow and construction of a new three storey single building including the loft space to accommodate 2 x two bedroom, 1 x one bedroom and 1 x three bedroom flats		
Application No:	<b>HGY/2014/0496</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/04/2014
Location:	213 Philip Lane N15 4HL		
Proposal:	Creation of a crossover		
Application No:	<b>HGY/2014/0546</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/05/2014
Location:	111 Beaconsfield Road N15 4SH		
Proposal:	Erection of a rear dormer extension to loft with 3 roof lights to front roof slope and Juliet balcony		
Application No:	<b>HGY/2014/0557</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/04/2014
Location:	157 West Green Road N15 5EA		
Proposal:	Change of use of part of ground floor from A1 (retail) to C3 (residential) to create 1 x two bed flat to rear and retail unit to front of ground floor.		
Application No:	<b>HGY/2014/0575</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/04/2014
Location:	231-243 High Road N15 5BT		
Proposal:	Restoration of the existing market and corner building bringing 2150m2 of derelict space into A1, A2, A3 and B1 use, installation of bay windows to the front, dormer windows to the front and rear, reinstatement of chimneys, replacement of existing shop-fronts to the front of the market with new glazed facade, improvements to the public realm to the front of the market, new glazed rear doors added to the rear, new DDA compliant access to the first and second floor, reintroduction of internal light-wells from the first to ground floor and insulation of building to increase thermal efficiency		
Application No:	<b>HGY/2014/0686</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/05/2014
Location:	Unit 1 Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	Provision of a 317 square metre mezzanine floor extension		
Application No:	<b>HGY/2014/0842</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/05/2014
Location:	21 West Green Road N15 5BX		
Proposal:	Continuation of use of premises as a radio-controlled mini-cab office		
Application No:	<b>HGY/2014/0959</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	22/05/2014
Location:	Rear of 168 Page Green Terrace N15 4NU		
Proposal:	Alterations to approved plan (HGY/2012/0015) to provide an additional bedroom.		

Application No: **HGY/2014/0970** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 28/05/2014  
 Location: 261A High Road N15 4RR  
 Proposal: Conversion of 4 flats to 6 flats, with new timber decking and railings to the roof and new windows.

Application No: **HGY/2014/0996** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 30/05/2014  
 Location: Flat C 103 Florence Road N4 4DL  
 Proposal: Conversion of 3rd floor void into habitable loft space and erection of dormer window in roof of rear elevation with 2 x skylights to front elevation.

**NON Applications Decided: 1**

Application No: **HGY/2014/0663** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 02/04/2014  
 Location: Land Rear of 318- 320 High Road N15 4BN  
 Proposal: Non material amendment following a grant of planning permission HGY/2013/1985 to introduce minor alterations to exterior of building and refuse/cycle store as detailed on application form

**PNC Applications Decided: 1**

Application No: **HGY/2014/0356** Officer: Sarah Madondo  
 Decision: PN REFUSED Decision Date: 01/04/2014  
 Location: Suite 1.01, Zenith House 69 Lawrence Road N15 4TG  
 Proposal: Prior approval for change of use from B1(a) (Offices) to C3 (Residential)

**RES Applications Decided: 15**

Application No: **HGY/2013/1745** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 168 Page Green Terrace N15 4NU  
 Proposal: Approval of details pursuant to condition 3 (refuse and waste storage) and 4 (materials) attached to planning permission HGY/2012/0015.

Application No: **HGY/2013/2639** Officer: Anthony Traub  
 Decision: GTD Decision Date: 22/04/2014  
 Location: Welbourne Primary School Stainby Road N15 4EA  
 Proposal: Approval of Details pursuant to Condition 4 (hard landscaping) attached to planning permission HGY/2012/1528

Application No: **HGY/2013/2640** Officer: Anthony Traub  
 Decision: GTD Decision Date: 29/04/2014  
 Location: Welbourne Primary School Stainby Road N15 4EA  
 Proposal: Approval of Details pursuant to Condition 5 (drawings of acoustic fence and boundary treatment) attached to planning permission HGY/2012/1528

Application No: **HGY/2013/2643** Officer: Anthony Traub  
 Decision: GTD Decision Date: 29/04/2014  
 Location: Welbourne Primary School Stainby Road N15 4EA  
 Proposal: Approval of Details pursuant to condition 12 (hard standing design) attached to planning permission HGY/2012/1528

Application No:	<b>HGY/2014/0603</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	29/04/2014
Location:	Land Rear of 318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to condition 7 (archaeology) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0604</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	16/04/2014
Location:	Land Rear of 318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to condition 10 (control of construction dust) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0645</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 3 (external materials) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0646</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 4 (details of hard / soft landscaping) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0647</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 5 (detail of balcony screening) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0648</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 6 (waste / recycling storage facilities) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0650</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 9 (boiler details) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0652</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 11 (construction traffic management plan) attached to Planning Permission HGY/2013/1985			
Application No:	<b>HGY/2014/0653</b>	Officer:	Jeffrey Holt	
Decision:	GTD		Decision Date:	09/04/2014
Location:	318-320 High Road N15 4BN			
Proposal:	Approval of details pursuant to Condition 13 (tree protection) attached to Planning Permission HGY/2013/1985			

Application No:	<b>HGY/2014/0895</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/05/2014
Location:	Rear of The Fountain PH, 125-127 West Green Road N15 5DE		
Proposal:	Approval of details pursuant to condition 18 (scheme for limiting the impact of noise nuisance) attached to planning permission HGY/2010/1161.		
Application No:	<b>HGY/2014/1185</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/05/2014
Location:	24A Birstall Road N15 5EN		
Proposal:	Approval of details pursuant to condition 8 (Site history and contamination) attached to planning permission HGY/2011/0655		

**Total Applications Decided for Ward: 32**

**WARD: Tottenham Hale**

**CLUP Applications Decided: 3**

Application No:	<b>HGY/2014/0492</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	10/04/2014
Location:	17 Albion Road N17 9DB		
Proposal:	Certificate of Lawfulness for the erection of a rear dormer extension		
Application No:	<b>HGY/2014/0762</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	09/05/2014
Location:	4 Mafeking Road N17 9BG		
Proposal:	Certificate of lawfulness for enlargement of rear dormer and insertion of front rooflights		
Application No:	<b>HGY/2014/0785</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	12/05/2014
Location:	26 Buller Road N17 9BH		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of three front rooflights		

**FUL Applications Decided: 9**

Application No:	<b>HGY/2014/0450</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	08/04/2014
Location:	420 High Road N17 9JB		
Proposal:	Change of use from Shop (A1) to Restaurant (A3)		
Application No:	<b>HGY/2014/0535</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/04/2014
Location:	76 Scotland Green N17 9TU		
Proposal:	Erection of two storey side extension (householder application)		
Application No:	<b>HGY/2014/0548</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/04/2014
Location:	15 Stirling Road N17 9UN		
Proposal:	Change of use from a single dwelling house into a house in multiple occupation (HMO)		



Application No: **HGY/2014/0620** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 28/04/2014  
 Location: 24 Bream Close N17 9DF  
 Proposal: Conversion of garage into single bedroom with ensuite shower

Application No: **HGY/2014/0635** Officer: Sarah Madondo  
 Decision: REF Decision Date: 28/04/2014  
 Location: 27 Kimberley Road N17 9BE  
 Proposal: Erection of a roof extension and a single storey ground floor rear extension and sub-division of house into two flats.

Application No: **HGY/2014/0758** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 08/05/2014  
 Location: 57 Tamar Way N17 9HQ  
 Proposal: Replacement of existing windows and doors with uPVC windows and doors.

Application No: **HGY/2014/0900** Officer: Sarah Madondo  
 Decision: REF Decision Date: 22/05/2014  
 Location: 73 Dowsett Road N17 9DL  
 Proposal: Change of use from single family dwelling to house in multiple occupations (HMO).

Application No: **HGY/2014/0967** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 29/05/2014  
 Location: 32 Shelbourne Road N17 9YH  
 Proposal: Minor alterations to roof alterations incorporating a hip to gable extension.

Application No: **HGY/2014/0999** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 1 Windsor Road N17 9DE  
 Proposal: Insertion of two new roof lights and two street facing windows, modifications to gate and new brick column

**NON Applications Decided: 1**

Application No: **HGY/2014/0978** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 01/05/2014  
 Location: 37 Woodberry Crescent N10 1PJ  
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/0630 to alter the approved side dormer by the insertion of windows at the front elevation

**PNC Applications Decided: 2**

Application No: **HGY/2014/0387** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 13/05/2014  
 Location: 476-478 High Road N17 9JF  
 Proposal: Prior Notification for change of use from B1 (a) offices to C3 Residential

Application No: **HGY/2014/0602** Officer: Sarah Madondo

Decision: PN REFUSED Decision Date: 29/04/2014

Location: Coeraine Works 18-20A Poynton Road N17 9SN

Proposal: Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

**PNE Applications Decided: 1**

Application No: **HGY/2014/0810** Officer: John Ogenga P'Lakop

Decision: PN NOT REQ Decision Date: 09/05/2014

Location: 26 Buller Road N17 9BH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.87m and for which the height of the eaves would be 2.65m.

**RES Applications Decided: 7**

Application No: **HGY/2014/0390** Officer: Jeffrey Holt

Decision: GTD Decision Date: 22/04/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to Condition 8 (Construction Management Plan) attached to planning permission HGY/2013/0745.

Application No: **HGY/2014/0590** Officer: Jeffrey Holt

Decision: GTD Decision Date: 22/04/2014

Location: Land to rear of 14 Lansdowne Road N17 9XE

Proposal: Approval of details pursuant to conditions 3 (samples of materials) attached to planning permission HGY/2013/1685

Application No: **HGY/2014/0591** Officer: Jeffrey Holt

Decision: GTD Decision Date: 09/05/2014

Location: Land to rear of 14 Lansdowne Road N17 9XE

Proposal: Approval of details pursuant to conditions 5 (cycle storage) attached to planning permission HGY/2013/1685.

Application No: **HGY/2014/0746** Officer: Jeffrey Holt

Decision: GTD Decision Date: 12/05/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to condition 10 (management of construction dust) attached to planning permission HGY/2013/0745.

Application No: **HGY/2014/0792** Officer: Jeffrey Holt

Decision: GTD Decision Date: 13/05/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping) attached to Planning Permission HGY/2013/0745

Application No: **HGY/2014/0793** Officer: Jeffrey Holt

Decision: GTD Decision Date: 13/05/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to condition 16 (shopfronts) attached to Planning Permission HGY/2013/0745

Application No: **HGY/2014/0794** Officer: Jeffrey Holt

Decision: GTD Decision Date: 13/05/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to condition 17 (winter gardens) attached to Planning Permission HGY/2013/0745

**Total Applications Decided for Ward: 23**

WARD: **West Green**

**CLDE Applications Decided: 2**

Application No: **HGY/2014/0828** Officer: Malachy McGovern

Decision: GTD Decision Date: 15/05/2014

Location: 42 Belmont Road N15 3LU

Proposal: Use of property as 6 self-contained flats

Application No: **HGY/2014/0973** Officer: Robbie McNaugher

Decision: GTD Decision Date: 28/05/2014

Location: 420 West Green Road N15 3PU

Proposal: Certificate of lawfulness for use of property as six self contained flats.

**CLUP Applications Decided: 2**

Application No: **HGY/2014/0905** Officer: Gareth Prosser

Decision: PERM DEV Decision Date: 30/05/2014

Location: 37 Downhills Way N17 6AN

Proposal: Erection of a rear dormer extension with 2 rooflights to front roofslope

Application No: **HGY/2014/1025** Officer: Anthony Traub

Decision: PERM REQ Decision Date: 29/05/2014

Location: 29 Crawley Road N22 6AG

Proposal: Construction of an outbuilding / garden room.

**COND Applications Decided: 1**

Application No: **HGY/2014/0619** Officer: Aaron Lau

Decision: GTD Decision Date: 25/04/2014

Location: 308 West Green Road N15 3QR

Proposal: Variation of Condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/2495 to revise location of ATM

**FUL Applications Decided: 8**

Application No: **HGY/2014/0220** Officer: Sarah Madondo

Decision: GTD Decision Date: 10/04/2014

Location: 52 Lido Square, N17 6AQ

Proposal: Retrospective planning permission for retention of brick shed in rear garden

Application No:	HGY/2014/0336	Officer:	Anthony Traub	
Decision:	GTD		Decision Date:	03/04/2014
Location:	211 Lordship Lane N17 6AA			
Proposal:	Erection of a single storey rear extension			
Application No:	HGY/2014/0649	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	29/04/2014
Location:	209 Lordship Lane N17 6AA			
Proposal:	Formation of rear dormer, insertion of 2 front rooflights and erection of single storey rear extension and patio extension			
Application No:	HGY/2014/0662	Officer:	Sarah Madondo	
Decision:	REF		Decision Date:	30/04/2014
Location:	118 + 120 Walpole Road N17 6BW			
Proposal:	Alteration of roofslope from hip to gable with full width rear dormer and front rooflights to both properties, including second floor addition over the existing side extension to 120 Walpole Road.			
Application No:	HGY/2014/0731	Officer:	John Ogenga P'Lakop	
Decision:	GTD		Decision Date:	27/05/2014
Location:	381 Lordship Lane N17 6AE			
Proposal:	Formation of rear dormer and insertion of 3 front rooflights			
Application No:	HGY/2014/0769	Officer:	Anthony Traub	
Decision:	REF		Decision Date:	12/05/2014
Location:	Rear of 170-172 Langham Road N15 3LX			
Proposal:	Partial demolition of existing buildings and erection of 1 x two storey 1 bed house.			
Application No:	HGY/2014/0773	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	12/05/2014
Location:	Broadwater Farm Childrens Centre Adams Road N17 6HW			
Proposal:	Erection of single storey extension to provide additional playroom			
Application No:	HGY/2014/0984	Officer:	Anthony Traub	
Decision:	GTD		Decision Date:	29/05/2014
Location:	Flat A 34 Keston Road N17 6PN			
Proposal:	Formation of rear dormer and insertion of front rooflight.			

**NON Applications Decided: 1**

Application No:	<b>HGY/2014/1056</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	08/05/2014
Location:	1 Boundary Road N22 6AS		
Proposal:	Non-material amendment following the grant of planning permission HGY/2011/0869 for internal re-arrangement to provide an additional bedroom.		

**PNC Applications Decided: 1**

Application No: **HGY/2014/0786** Officer: Sarah Madondo  
 Decision: PN REFUSED Decision Date: 12/05/2014  
 Location: 416 West Green Road N15 3PU  
 Proposal: Prior notification for conversion of (office) B1 (a) to (dwelling house) c3

**PNE Applications Decided: 3**

Application No: **HGY/2014/0384** Officer: John Ogenga P'Lakop  
 Decision: PN NOT REQ Decision Date: 27/05/2014  
 Location: 193 Carlingford Road N15 3ET  
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.8m

Application No: **HGY/2014/0526** Officer: Ruma Nowaz  
 Decision: PN NOT REQ Decision Date: 28/04/2014  
 Location: 41 Rusper Road N22 6RA  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2014/0865** Officer: Malachy McGovern  
 Decision: PN REFUSED Decision Date: 07/05/2014  
 Location: 47 Langham Road N15 3LR  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.55m and for which the height of the eaves would be 3.05m

**RES Applications Decided: 3**

Application No: **HGY/2013/2250** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 308 West Green Road N15 3QR  
 Proposal: Approval of details pursuant to condition 12 (use of commercial units) attached to Appeal Ref: APP/Y5420/A/08/2079050 (original planning reference HGY/2008/0092)

Application No: **HGY/2014/0176** Officer: Aaron Lau  
 Decision: GTD Decision Date: 08/04/2014  
 Location: 308 West Green Road N15 3QR  
 Proposal: Approval of details pursuant to Condition 5 (hard and soft landscaping) and Condition 16 (Energy Assessment) attached to appeal ref: APP/Y5420/A/08/2079050, original planning reference HGY/2008/0092.

Application No: **HGY/2014/0689** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 30/05/2014  
 Location: 13A Carlingford Road N15 3ED  
 Proposal: Approval of Details pursuant to Condition 3 (samples of materials) attached to Appeal reference APP/Y5420/A/13/2198955 (original planning reference HGY/2012/1934)

**Total Applications Decided for Ward: 21****WARD: White Hart Lane****ADV Applications Decided: 1**

Application No: **HGY/2014/1033** Officer: Fortune Gumbo

Decision: GTD Decision Date: 23/05/2014

Location: 46 Great Cambridge Road N17 7BU

Proposal: Retrospective application for display of 1x internally illuminated fascia sign and 1x internally illuminated projection sign.

**CLUP Applications Decided: 1**

Application No: **HGY/2014/0554** Officer: John Ogenga P'Lakop

Decision: PERM DEV Decision Date: 10/04/2014

Location: 7 Teynton Terrace N17 7PZ

Proposal: Certificate of Lawfulness for the erection of a single storey rear extension.

**FUL Applications Decided: 6**

Application No: **HGY/2014/0393** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 02/04/2014

Location: 4 Spigurnell Road N17 7PP

Proposal: Demolition of outbuilding, erection of single storey rear extension and widening of window at rear elevation

Application No: **HGY/2014/0622** Officer: John Ogenga P'Lakop

Decision: REF Decision Date: 28/04/2014

Location: 274 The Roundway N17 7AG

Proposal: Installation of front canopy and grille shutters

Application No: **HGY/2014/0736** Officer: Robbie McNaugher

Decision: REF Decision Date: 02/05/2014

Location: 22 The Roundway N17 7EY

Proposal: Formation of a new front porch, formation of a rear dormer with Juliet balcony and two roof light to front roof slope

Application No: **HGY/2014/0804** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 14/05/2014

Location: Various even-numbered properties between 134-458 Lordship Lane N17 7QR

Proposal: Redecoration of rendered external wall surfaces to the following properties - 134, 136, 140 - 338 (even nos), 354, 356, 362, 364, 370, 372, 378, 380, 386, 388 - 458 (even nos)

Application No: **HGY/2014/0899** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 22/05/2014

Location: Units 3-5A 550 White Hart Lane N17 7RQ

Proposal: New loading bays and alterations to front elevation, new wash bay, revised parking and circulation layout and erection of security fencing.

Application No: **HGY/2014/0977** Officer: Fortune Gumbo

Decision: GTD Decision Date: 23/05/2014

Location: 46 Great Cambridge Road N17 7BU

Proposal: Continuation of use as A3 (cafe/restaurant) with addition of A5 (hot food takeaway).

**NON Applications Decided: 1**

Application No: **HGY/2014/1122** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 14/05/2014  
 Location: 12 Fryatt Road N17 7BH  
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/0752 to change position of front door and window; remove basement and change overall length of building from 6m to 6.25m.

**PNE Applications Decided: 3**

Application No: **HGY/2014/0640** Officer: John Ogenga P'Lakop  
 Decision: PN NOT REQ Decision Date: 15/04/2014  
 Location: 24 Rowland Hill Avenue N17 7LU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.5 metres and for which the height of the eaves would be 3 metres

Application No: **HGY/2014/0906** Officer: Sarah Madondo  
 Decision: PN NOT REQ Decision Date: 12/05/2014  
 Location: 18 Gedeney Road N17 7DY  
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 3.925m, for which the maximum height would be 3.90m and for which the height of the eaves would be 2.65m.

Application No: **HGY/2014/1082** Officer: John Ogenga P'Lakop  
 Decision: PN NOT REQ Decision Date: 27/05/2014  
 Location: 8 Reynardson Road N17 7JX  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

**RES Applications Decided: 3**

Application No: **HGY/2014/0858** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 16/05/2014  
 Location: 78 Great Cambridge Road N17 8LT  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/2187.

Application No: **HGY/2014/0859** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 78 Great Cambridge Road N17 8LT  
 Proposal: Approval of details pursuant to condition 6 (site levels) attached to planning permission HGY/2013/2187

Application No: **HGY/2014/0860** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 78 Great Cambridge Road N17 8LT  
 Proposal: Approval of details pursuant to condition 7 (energy assessment) attached to planning permission HGY/2013/2187

**Total Applications Decided for Ward: 15****WARD: Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2014/0504** Officer: Fortune Gumbo

Decision: GTD Decision Date: 23/04/2014

Location: 42 Canning Crescent N22 5SR

Proposal: use of property as three self-contained flats (certificate of lawfulness for an existing use)

**CLUP Applications Decided: 2**

Application No: **HGY/2014/0665** Officer: Matthew Gunning

Decision: PERM DEV Decision Date: 14/05/2014

Location: 2 Sandford Avenue N22 5EH

Proposal: Certificate of lawfulness for erection of rear single storey extension and rear dormer

Application No: **HGY/2014/0902** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 22/05/2014

Location: 13 Perth Road N22 5PX

Proposal: Erection of a rear dormer extension.

**COND Applications Decided: 1**

Application No: **HGY/2014/0446** Officer: Anthony Traub

Decision: GTD Decision Date: 08/04/2014

Location: 212-214 High Road N22 8HH

Proposal: Variation of Condition 2 (plans and specifications) attached to planning application HGY/2012/2293 to amend level of 214 High Road and raise it higher.

**FUL Applications Decided: 10**

Application No: **HGY/2014/0530** Officer: Steve Andrews

Decision: GTD Decision Date: 16/04/2014

Location: 37 Bounds Green Road N22 8HE

Proposal: Erection of rear first floor extension to provide Youth Club facilities

Application No: **HGY/2014/0671** Officer: Aaron Lau

Decision: GTD Decision Date: 30/04/2014

Location: 25 Melrose Avenue N22 5EA

Proposal: Formation of rear dormer and insertion of 2 front rooflights

Application No: **HGY/2014/0674** Officer: Aaron Lau

Decision: GTD Decision Date: 16/05/2014

Location: 25 Melrose Avenue N22 5EA

Proposal: Erection of rear ground floor extension.

Application No: **HGY/2014/0690** Officer: Anthony Traub

Decision: GTD Decision Date: 30/04/2014

Location: Trinity Primary Academy Bounds Green Road N22 8ES

Proposal: Retrospective application for installation of freestanding canopy in school playground



Application No: **HGY/2014/0694** Officer: Anthony Traub  
 Decision: GTD Decision Date: 02/05/2014  
 Location: Flat 13 Woodleigh Court Stuart Crescent N22 5NL  
 Proposal: Replacement of existing windows with double glazed UPVC windows

Application No: **HGY/2014/0749** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 08/05/2014  
 Location: 92 Woodside Road N22 5HT  
 Proposal: Erection of rear dormer to create habitable accommodation with two rooflights to front roofslope.

Application No: **HGY/2014/0771** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/05/2014  
 Location: 16 The Crossway N22 5QS  
 Proposal: Erection of ground and first floor frontal extension to existing office premises

Application No: **HGY/2014/0780** Officer: Aaron Lau  
 Decision: GTD Decision Date: 12/05/2014  
 Location: 63 Bounds Green Road N22 8HB  
 Proposal: Erection of rear extension to first floor flat

Application No: **HGY/2014/0872** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 20/05/2014  
 Location: 29 Gathorne Road N22 5ND  
 Proposal: Formation of rear dormer and insertion of two front rooflights

Application No: **HGY/2014/1162** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 29/05/2014  
 Location: 110 Perth Road N22 5QP  
 Proposal: Erection of first floor rear extension.

**PNC Applications Decided: 1**

Application No: **HGY/2014/0601** Officer: Sarah Madondo  
 Decision: PN NOT REQ Decision Date: 23/04/2014  
 Location: 1B Ringslade Road N22 7TE  
 Proposal: Prior notification for change of use of property from B1 (a) offices to C3 residential

**RES Applications Decided: 1**

Application No: **HGY/2014/1275** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 29/05/2014  
 Location: Site West of 1 Maryland Road N22 5AR  
 Proposal: Approval of details pursuant to condition 3 (quality of details) attached to planning permission HGY/2013/1661.

**TPO Applications Decided: 1**

Application No: **HGY/2014/0434** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 07/04/2014  
 Location: 4 Earlham Grove N22 5HJ  
 Proposal: Tree works to include reduce height by 2m of 1x Horse Chestnut Tree

**Total Applications Decided for Ward: 17**

**WARD: Not Applicable - Outside Borough**

**OBS Applications Decided: 4**

Application No: **HGY/2014/0735** Officer: Anthony Traub  
 Decision: RNO Decision Date: 03/04/2014  
 Location: Ridgeon Court 75 Palmerston Road N22 8QT  
 Proposal: Observations to L.B. Enfield for construction of a pitched roof to existing block to provide 2 x 2-bed self contained flats with two front dormer windows and two rear sun terraces, refuse and cycle storage at front and 3 off street parking spaces

Application No: **HGY/2014/0990** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 25/04/2014  
 Location: 3 Sumerlee Gardens N2 9QN  
 Proposal: Observations to London Borough of Barnet for single storey rear extension. Loft conversion including replacement rear dormer window and 1 No roof light to front roof slope (OBS)

Application No: **HGY/2014/1216** Officer: Anthony Traub  
 Decision: RNO Decision Date: 16/05/2014  
 Location: Walthamstow Wetlands 2 Forest Road E17  
 Proposal: Restoration of existing marine engine house to a new visitor centre, refurbishment of the existing rangers building as a volunteer hub and the insertion of an upper level viewing platform in the existing coppermill building tower. New entrances and upgraded primary circulation route and associated external works to open up access to Walthamstow wetlands to the public. Construction of a temporary viewing platform on the eastern extent of Forest Road (Observations to L.B. Waltham Forest)

Application No: **HGY/2014/1239** Officer: Matthew Gunning  
 Decision: RNO Decision Date: 19/05/2014  
 Location: The Skinners Academey Woodberry Grove N4 1SY  
 Proposal: Observation to London Borough of Hackney for extensions and alterations to school to provide additional teaching space including erection of a three storey infill extension at western end of the school; erection of single storey ground floor undercroft extension to sports hall; erection of single storey infill extension at ground floor level of sixth form block and erection of single storey extension at second floor level of sixth form block; relocation of 80 covered bicycle spaces to south of site; landscaping works to grassed area at north of the main school building including changes in levels, construction of retaining walls and alterations to sustainable urban drainage system.

**Total Applications Decided for Ward: 4**

**Total Number of Applications Decided: 497**

**LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS**

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2013/1420	<b>Ward:</b> Stroud Green
<p><b>Address:</b> 38 Oakfield Road N4 4NL</p> <p><b>Proposal:</b> Construction of 1 x two storey, two bed dwelling to rear of property with rooms at basement level.</p> <p><b>Applicant:</b> MrBarry Cummins</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Steve Andrews</p> <p><b>Site Visit Date:</b> 13.02.14</p>	
<p><b>Date received:</b> 17/07/2013 <b>Last amended date:</b> 29/05/14</p> <p><b>Drawing number of plans:</b> 291-02B, 02.1A, 03A, 04B, 05B, 06, 07D, 08A, 09B, 10C, 12C, 13A, 14B and 18 dated May 2014.</p>	
1.1 The application is being reported to Planning Committee due to a Councillor referral	
<b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b> <ul style="list-style-type: none"> <li>• The proposed development would respect the character of the area and not harm the Conservation Area</li> <li>• The impact of the development on residential amenity is acceptable</li> <li>• There would be no significant impact on parking</li> <li>• The development would not result in a loss of trees</li> <li>• Sufficient amenity space would be provided and retained in the adjoining site</li> <li>• Waste provision is acceptable</li> </ul>	

## 2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials to be used in to be submitted to LPA;
- 4) Details/ scheme depicting those areas to be treated by means of hard and soft landscaping to be submitted to LPA;
- 5) Roof not to be used as external amenity area
- 6) Construction Management Plan to be submitted to LPA prior to commencement
- 7) Removal of permitted development rights A-E
- 8) Plan showing details of the green roof including species, planting density, substrate to be submitted to LPA;

### Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Building Control

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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	Appendix 1: Consultation Responses
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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 This is an application for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit to northeast end of the garden serving 38 Oakfield Road. The existing boundary wall against the back edge of the pavement along Dagmar Road would be replaced and increased in height from 1.6m to 1.8m.
- 3.1.2 This application follows on from a previously withdrawn scheme and represents a reduction in the height and alteration to the design. The changes are as follows:
- The proposed dwelling has been set further away from the dwelling at 2 Dagmar Road from an original distance of 900mm to 1350mm;
  - The external materials have been altered from brick to timber cladding and on advice from the Council's Conservation Officer, a hard wearing scandinavian sustainable wood should be used as opposed to cedar.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site as shown on the location plan relates to a dwelling house on a corner site with rear garden. The side return of the property and garden fronts onto Dagmar Road. This side frontage has a 1.6m high garden wall with vegetation above (ivy) creating a high degree of enclosure to this garden.
- 3.2.2 Oakfield Road is characterised by two/three storey Victorian terraces with double bay windows and accommodation in the roof on the east side of the road, rising to three storey properties further from the site, on the west side of the road.
- 3.2.3 The scale of development reduces in scale in Dagmar Road and is characterised by two storey terraced properties and bay windows at ground floor with some accommodation at roof level and small dormer windows. On the corner of Connaught Road to the northwest of the site lies a three/four storey purpose built block of flats. The site is located within the Stroud Green Conservation Area.

#### **3.3 Relevant Planning and Enforcement history**

OLD/1984/1260 - Use as a bed and breakfast hotel (E.U.C). – Refused 12/07/1984

HGY/2013/0830 - Construction of 1 x two storey, two bed dwelling to rear of property with rooms at basement level – Withdrawn 17/06/2013

### **4. CONSULTATION RESPONSE**

- 4.1 The following were consulted regarding the application:

#### Internal:

- 1) Transportation Group
- 2) Building Control
- 3) Trees
- 4) Conservation Officer

## 5) Waste Management

### External:

- 1) Thames Water
- 2) London Fire and Emergency Planning Authority

The following responses were received :

### Internal:

#### 1) Transportation Group

No objection on highway and transportation grounds. Informative should be attached regarding street numbering.

#### 2) Building Control

No objection - A building regulations application will be required. With regards to the Construction method Statement and Hydrological Survey submitted there are no concerns over either report. The design of the building is such that the contiguous piling being used to create the basement is appropriate in this situation, although care will be required in relation to the adjoining properties and the public footpath (including the tree on the footpath). The Party Wall Act will be applicable to this scheme and particular attention should be given to the effects of vibration caused in the main by the piling.

#### 3) Trees

No objection - It is very unlikely that the proposed development in the garden would have a detrimental impact on the long term health of the adjacent street tree. However, if the application is approved, careful consideration must be given when development works commence, to ensure no direct damage is caused to the tree through negligence (e.g. vehicle damage to tree when delivering materials)

#### 4) Conservation Officer

No objection - The loss of rear garden space and sub-division of the plot are not considered ideal. However, the corner location of this plot and the existing side boundary wall relent the site an advantage that must be considered and balanced in view of the proposed development.

The new dwelling is contemporary in design and has been carefully considered, keeping in mind the site's context and constraints. The ground floor is concealed by the existing garden wall which is proposed to be repaired. The roof over the ground floor is set back from street level to align with properties along Dagmar Road. It is felt, therefore, that the building's visual impact would be minimalistic and there would be no discernible impact on the street scene of the Conservation Area.

In terms of design, the contemporary approach is welcomed as the dwelling would form a modern 21st Century high quality addition within the Conservation Area. The palette of materials (whilst still at conceptual stages) should be carefully selected to appropriately relate to the established context of the site. This should be conditioned accordingly. Overall,

it is felt that the proposal would not detract from the conservation area and on balance would be acceptable in this instance.

#### 5) Waste Management

No response

#### External:

1) Thames Water - No objection - Recommend informatives.

2) London Fire and Emergency Planning Authority - The brigade is satisfied with the proposal.

### **5. LOCAL REPRESENTATIONS**

5.1 A total of 153 neighbours were consulted by letter and a site notice dated 17/07/13 placed outside the site.

5.2 The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 15

Objecting: 14

Supporting: 1

Others: N/A

5.3 The following local groups/societies made representations:

- Stroud Green Advisory Committee

5.4 Katherine Reece and Richard Wilson, Councillors at the time made representations:

- Katherine Reece – “I am writing as Ward Councillor and on behalf of my fellow Ward Councillors Cllrs Butcher and Wilson to urge the Planning Department to take careful note of the comments and objections made by residents about this proposed development in the Stroud Green Conservation Area. Please note that I also made this comment about the previous application which I see has been withdrawn.”
- Richard Wilson – “I have been contacted by the Stroud Green Conservation Area Advisory Committee who are keen that planning application HGY/2013/1420 is decided at committee so that their objections can be heard and debated by councillors. The application is for a new house to be built on a garden in the conservation area and is therefore very controversial and has attracted about 10 objections online. I therefore agree with the CAAC that this application should be discussed by committee and would urge you not to allow the decision to be made under delegated powers. Stroud Green has been blighted by a number of very poorly designed and built infill houses in recent years which have damaged the conservation area, so this application requires maximum scrutiny.”



5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

*Character, Design & Form*

- Out of character with Conservation Area and contrary to Haringey's own guidance on development within conservation areas;
- Astounded by comments of Conservation Officer – wonder whether she has visited the site – the side wall would not fully conceal the ground floor from view;
- Integrity and sustainability of the conservation area would be very seriously undermined;
- Garden grabbing;
- Unacceptable density;
- Ugly wall with raised height is not characteristic of area;
- Out of character with Victorian terraces in the immediate neighbourhood;
- The site is neither vacant nor previously developed but reflects the HMO nature of the house and its management;
- Normal maintenance of property would improve situation
- Appears as three storey;
- Local design precedent misleads
- Development is too large for such a small site and would appear cramped
- Does not follow building line;
- Loss of open aspect to the approach to Dagmar Road;
- Development would cram a jarringly modern house between two Victorian houses of architectural merit;
- Not a diverse mix of building types and would stick out like a sore thumb;
- Drawings create an illusion of open spaces at the rear and sides of proposed building;
- Boundary wall is being raised significantly;
- Whole run of windows would be visible contrary to applicant's claim;

*Impact on Amenity*

- Proposed basement courtyard would not receive sufficient or direct sunlight due to orientation and higher first floor;
- Poor access to light due to windows facing north east away from the sun;
- Would interfere with daylight of 2 Dagmar Road;
- Impact on residents at 38 Oakfield Road;
- Loss of privacy;
- Losing 25% of dwelling not acceptable especially as half is basement and ground floor hemmed in by walls;
- Loss of garden space to 38 Oakfield Road resulting in inadequate size;
- Current view into site of trees and shrubs replaced by intrusive house;
- Height of wall would negatively impact on light;
- Would result in sense of enclosure for neighbouring occupiers;
- Would obstruct view from 3 Dagmar Road;
- No 36 would be overlooked;
- Overshadowing to neighbours;
- Building would suffer from damp and be dark and cramped;

- Noise and disturbance from two separate outdoor entertainment spaces;

#### *Access, Safety & Parking*

- Height of wall would negatively impact on lines of sight;
- Where would bins be stored;
- Bins when left on pavement on collection days would cause significant obstacles to pedestrians, including the disabled;

#### *Environmental Issues*

- Noise disruption from construction works;
- Lose area of green space with trees and plants;
- Loss of open land;
- Gross overcrowding along with No.36 and 38 Oakfield Road being houses in multiple occupation;
- Area already contains one large block of flats – this should be the limit on population pressure;
- Would affect drainage and water table;
- Exacerbate issue of flooding - Hydrological survey does not support reality – many adjacent properties on this side of Oakfield Road experience flooded basements after heavy rains and the development would inevitably impact on this leaving the Council open to legal action for subsequent damages;
- Precedent of building on garden space;
- Concern regarding structural alterations;
- Structural impact on neighbour at 2 Dagmar Road;
- Lightwell would attract leaves and rubbish;
- Impact on foundations of terrace along Oakfield Road;
- History of subsidence;
- Would involve fatal damage to mature tree outside the property wall on to Dagmar Road – such trees are afforded special protection;
- Drawings showing hedging on top of wall surrounding the lightwell are misleading as not clear how these hedge plants can be physically located there;
- Loss of existing tree and be no room for trees on site;
- Noise and disturbance from two separate outdoor entertainment spaces;
- Would not reinstate much needed green space;

5.6 The following issues raised are not material planning considerations:

- Loss of view across site – No right to a view across others land
- Impact on property values – Not a material planning consideration so unable to take into consideration
- Photos submitted are not a true representative of buildings in area – not a material planning consideration – a site visit has been undertaken and the character of the area has been considered

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of development
2. Design, form & site layout
3. Impact on the character and appearance of the Conservation Area
4. Layout/ standard of accommodation
5. Impact on residential amenity
6. Trees & Landscaping
7. Access and parking
8. Construction, drainage and flooding
9. Sustainability
10. Other issues

## **6.2 Principle of the development**

- 6.2.1 The principle of additional housing is supported by the National Planning Policy Framework (NPPF) 2012 chapter 6 Delivering a wide choice of quality homes, London Plan 2011 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the proposed further alterations to the London plan (FALP), the 2015-2015 target is proposed to increase to 15,019 (1,502 per year).
- 6.2.2 The application site is located in an established residential road with its rear garden running parallel with Dagmar Road separated by a 1.6m high brick wall. There is some variety in housing types in the area although they are predominantly late Victorian with a mix of more recent developments along Connaught Road and at the end of Dagmar Road.
- 6.2.3 The proposed dwelling would occupy an area of rear garden currently serving the host dwelling at 38 Oakfield Road, which is currently in HMO (House of Multiple Occupation) use. The rear garden area is hard surfaced and is used for storage purposes.
- 6.2.4 In terms of policy, it is recognised that the National Planning Policy Framework (March 2012) makes reference to resisting development on garden sites. Paragraph 53 of the NPPF states that "local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area". The thrust of such a policy is however not to prohibit development on such sites, but rather to allow local authorities to introduce policies to control such development where it would cause harm to the local area.
- 6.2.5 As discussed further on in this report the scheme proposed is considered by officers to, on balance, be acceptable in terms of scale, layout and use of landscaping. Officers consider the siting, scale and design of the proposed dwelling to be, on balance, acceptable resulting in a relatively discreet feature within the streetscene. The building does not attempt to mimic the design and proportions of the adjoining properties, as such an approach would create a larger/ more dominant building form. The mass of the proposed building will be clearly subservient to the traditional suburban housing, which inform the character and appearance of the area.
- 6.2.6 Bearing in mind the points outlined above and the underutilised nature of this garden there is, on balance, no objection to the creation of a small dwelling unit on this site.

### 6.3 Design, form and site layout

- 6.3.1 NPPF (2012) chapter 7 Requiring good design, London Plan 2011 Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan 2013 Policy SP11 and Saved UDP 2006 Policy UD3 'General Principles' continue this approach.
- 6.3.2 In general new development and infill buildings should create, preserve or enhance enclosure to the streetscene and create enclosed overlooked urban spaces. Developments should aim to create or follow either an urban form of enclosure in which buildings dominate, or a rural form of enclosure dominated by trees and planting.
- 6.3.3 Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line, while in other areas irregular building height might be acceptable. The form of the development proposed is considered, on balance, acceptable.
- 6.3.4 The proposal comprises the erection of a single storey dwelling house 8m wide, 3.8m high and 8m deep with basement accommodation. The ground floor level steps down to 2.74m high where it projects in front of the adjoining terrace on Dagmar Road (although the side wall adjacent to 2 Dagmar Road would be 1.7m high with planting above). The proposal also reduces to 2.5m on the boundary with 36 Oakfield Road, with the taller element stepping back from that boundary by 1.3m. The basement has the same dimensions as the overall footprint of the ground floor and finishes 2.5m beneath street level. The dwelling would be adjacent to the back edge of the pavement with a section of the existing wall fronting Dagmar Road being replaced with the front elevation of the dwelling. The lower section of the front elevation would be in matching London stock brick to the height of the existing wall with the additional height proposed to be clad in a hard wearing timber.
- 6.3.5 Amenity space is provided at basement and ground floor level. 62 sq.m. of garden space has been retained for the main building at 38 Oakfield Road.
- 6.3.6 The proposed dwelling would be finished predominantly in a sustainable hard wearing wood to soften its impact when viewed from within the street. At the higher level are larger clerestory style windows, which are considered to further reduce the bulk and massing of the larger parts of the property.
- 6.3.7 The roof is proposed to be clad with a sedum roof as a response to the original garden space taken up by this proposal. Soft landscaping has been provided where the development faces the existing building at 38 Oakfield Road, to soften impact of the proposal to the streetscene. This is comprised of a new tree and Virginia creeper on the side elevation wall. Planters will be provided for shrubs on top of the retained garden wall.
- 6.3.8 Whilst the proposed building it is not of the same scale and design as the dwellings immediately surrounding it, its form and associated landscaping are considered sensitive to the nature of the site achieving an acceptable relationship with adjoining and neighbouring properties.

- 6.3.9 The building form will not be highly visible within the streetscene and therefore the proposal would not materially detract from the openness the site currently offers. Given the manner in which the building will be sunken into the site and kept substantially lower than the next door properties, in addition to the landscaping proposed, the proposal will, on balance, not adversely affect the spatial and visual character of the site.
- 6.3.10 In this case the building proposed does not compete with the two and three storey properties surrounding it, and importantly the height and design of the building has changed from the scheme previously withdrawn. Given the comments outlined above the proposed development is considered to be, on balance, sensitive to the character and appearance of the area.
- 6.3.11 On balance, the form, siting, height and layout of the buildings within the site are considered to be acceptable. As such the proposal is considered to be in accordance with NPPF (2012) chapter 7, policies 7.4 and 7.6 of the London Plan and UD3 'General Principles' and SP11. It will make a modest contribution to the new increased housing target in Local Plan SP2 to meet or exceed 820 new homes a year.

#### **6.4 Impact on the character and appearance of the conservation area**

- 6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor and subsequent decisions that rely on it.
- 6.4.2 NPPF (2012) chapter 12 Conserving and enhancing the historic environment and The London Plan 2011 Policy 7.8 '*Heritage Assets and Archaeology*' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.4.3 Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.
- 6.4.4 The proposal will result in the loss of part of the garden between 38 Oakfield Road and 2 Dagmar Road. While the siting and scale of this new dwelling would introduce an element of change to this part of the street, the resulting building would be of a modest form and appearance. Bearing in mind the height of the existing boundary wall and vegetation above, there would be no significant effect from the development on the degree of visual separation/ spaciousness between the Oakfield Road and Dagmar Road properties.
- 6.4.5 The dwelling would be adjacent to the back edge of the pavement with a section of the existing wall fronting Dagmar Road being replaced with the front elevation of the dwelling. The lower section of the front elevation would be in matching London stock brick to the height of the existing wall with the additional height proposed to be clad in a hard wearing timber.

- 6.4.6 The design of the building and in specific its frontage onto Dagmar Road is suitably restrained. The use of brick and timber is considered to be acceptable and sensitive to the palate of materials found in the area. Importantly the building does not compete with the two and three storey properties which largely define the character of the conservation area.
- 6.4.7 It is further argued, that a one off house of a modern design such as this in this location creates the potential to add interest to the streetscene; It is therefore considered that the scheme's impact on the character and appearance of the conservation area can be viewed as neutral and the character and appearance of this part of the conservation area preserved.
- 6.4.8 No objections have been received from the Council's Conservation Officer who, in part, considers that whilst *"The loss of rear garden space and sub-division of the plot are not considered ideal...the contemporary approach is welcomed as the dwelling would form a modern 21st Century high quality addition within the Conservation Area."*
- 6.4.9 Officers consider that the proposed development would, on balance, not have a detrimental impact on the appearance and character of the conservation area and would preserve and enhance the conservation area and comply with chapter 12 of the NPPF, policies 7.8 of the London Plan, SP12 of the Local Plan and the Council's SPG2.
- 6.4.10 NPPF (2012) chapter 7 Requiring good design, London Plan 2011 Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan 2013 Policy SP11 and Saved UDP 2006 Policy UD3 'General Principles' continue this approach.

## **6.5 Layout/standard of accommodation**

- 6.5.1 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.5.2 The residential unit would have a gross internal floorspace of 77 sq.m. and is in excess of the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD and the London Plan.
- 6.5.3 The private amenity space is proposed in the form of two small courtyard areas, one at basement level and one at ground floor with areas of 9sqm and 6 sq.m. respectively. This total of 15 sq.m. is considered acceptable for a two bedroom unit and complies with the guidance laid out the Mayor's Housing SPG 2012. In addition the site is an approximate 5 minute walk from Finsbury Park.
- 6.5.4 Whilst some of the accommodation is at basement level, both bedrooms meet the minimum room size standard, have external ventilation and light, and light is transferred to the basement corridor via a glazed floor. The ground floor also has significant glazing and good ventilation and access to natural light.

- 6.5.5 It is accepted that given that the basement courtyard is enclosed it would not receive excessive natural light due to both orientation and siting, however this area is both private and useable and is, on balance, considered acceptable. This area is also complemented by the outdoor space provided at ground floor level.
- 6.5.6 The retention of 62sqm of garden space to 38 Oakfield Road renders it compliant with the minimum requirements (50sqm) for a dwelling house, as set out in the Council's Housing SPD.
- 6.5.7 Overall the standard of accommodation is considered acceptable and in line with Policy 3.5 of the London Plan 2011, the Mayor's Housing SPG and the Council's Housing SPD 2008.

## **6.6 Impact on residential amenity**

- 6.6.1 The London Plan 2011 Policy 7.6 Architecture, saved policy UD3 General Principles of the Council's UDP (2006) and Housing SPD 2008 state that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of the adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.6.2 The property would not cause a material loss of amenity to 2 Dagmar Road, as the side elevation of the dwelling is 1.5m on the boundary where it projects forward of the building line (although hedging to a height of 2.7m is shown on the drawings which is little different to the current situation in terms of natural vegetation height) and does not project beyond the rear of that dwelling.
- 6.6.3 The building is also far enough away from 38 Oakfield Road to avoid material loss of light to that building and its rear garden space. Concern was raised regarding the proposal being visually intrusive to 36 Oakfield Road. However, amendments were received that step back the higher section by 1.3m from the boundary reducing the height to 2.5m on the boundary. The impact on amenity is further reduced by the proposal being to the north of 36 Oakfield Road where no overshadowing will occur.
- 6.6.4 The proposal has no external windows capable of causing overlooking or loss of privacy and a condition will be applied to ensure that the flat roof is not used as an external amenity space.
- 6.6.5 Furthermore, the potential noise emanating from the two proposed amenity spaces serving the dwelling would not create a level of noise and disturbance over and above the potential levels that could be created from using the existing garden area.
- 6.6.6 Some concern has been raised by residents regarding the loss of their open view across the site however there is no right to this view across others land and as such this is not considered to be a material issue.
- 6.6.7 Overall the proposed development has taken careful consideration in terms of its layout, form and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 Policy 7.6 policy UD3 of the UDP and with sections 8.20-8.27 of the Housing SPD.

## **6.7 Transport and Parking**

- 6.7.1 NPPF (2012) chapter 4 Promoting sustainable transport, saved policy M10 (Parking for Development) of the Council's UDP (2006) seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.7.2 The application site has a low PTAL rating of 2. Although the application does not include any on-site parking provision, it is within walking distance of a number of Haringey rail stations and is served by the W5 bus route, which operates with a two way frequency of 10 buses per hour. The site is also within walking distance of Ferme Park Road which is served by the W3 bus route, offering 24 buses per hour (two-way), for frequent connection to and from Finsbury Park underground station. It is therefore considered that there is sufficient provision of public transport for this two bedroom development.
- 6.7.3 Furthermore, this site does not fall within an area that has been identified by the Council's Adopted UDP (saved policies 2013) as having undue on-street car parking pressures. It is therefore considered that the development would not result in any significant increase in on-street parking demand or have any significant impact upon the local route network. It is noted that cycle storage space has been provided within the site, in accordance with London Plan guidelines.
- 6.7.4 Importantly, no objections have been received from the Council's Transportation Team.
- 6.7.5 As such it is considered that the proposed development will have no adverse impact on the surrounding highway network or on car parking demand with the area and would comply with NPPF chapter 4 and saved policy M10 (Parking for Development) of the Council's UDP.

## **6.8 Trees and Landscaping**

- 6.8.1 Local Plan (2013) policy SP13 Open Space and Biodiversity and saved policy OS17 Tree Protection, Trees Masses and Spines of the UDP (2006) seek to protect trees that could be affected by a proposed development.
- 6.8.2 Neighbour concern that the street tree could be adversely affected by the proposal has been considered however no objections have been raised by the Council's Tree Officer consulted on this application. It is considered very unlikely that the proposed dwelling would have a detrimental impact on the long term health of the adjacent street tree.
- 6.8.3 Concern has been raised by the Tree Officer that caution should be had by vehicles delivering materials to the site to ensure that the tree is not damaged, however this is outside the scope of the application and cannot be controlled by planning condition. Therefore it would be the responsibility of the driver of the vehicles not to damage the tree.
- 6.8.4 The proposal is therefore considered to comply with Local Plan (2013) policy SP13 Open Space and Biodiversity and saved policy OS17 Tree Protection, Trees Masses and Spines of the UDP (2006)

## **6.9 Construction, drainage and flooding**



- 6.9.1 NPPF chapter 10 Meeting the challenge of climate change, flooding and coastal change and 11 Conserving and enhancing the natural environment, Policy 5.12 Flood risk management of the London Plan 2011, saved policy UD3 General Principles of the Council's UDP (2006) and the Council's Draft Basement Development Guidance Note seeks to ensure that any proposed development does not adversely affect the natural environment and the structural integrity of neighbouring properties.
- 6.9.2 A number of residents have raised concern regarding the basement excavation and impact on foundations/ structural stability and impact on the water course. Regarding the issue of construction works affecting neighbouring properties this is a civil matter between the two parties and is dealt with by party wall agreements. However, a construction management plan (CMP) and desk study and basement impact assessment report have been submitted with the application, which the Council's Building Control Team has considered. There are no concerns relating to the contents of the report as the design of the building is such that the contiguous piling being used to create the basement is appropriate in this situation, although care will be required in relation to the adjoining properties and the public footpath (including the tree on the footpath). The Party Wall Act will be applicable to this scheme and particular attention should be given to the effects of vibration caused in the main by the piling.
- 6.9.3 The development will involve excavation to create a basement floor beneath the footprint of the structure and the creation of a courtyard, which would extend 2.5m below ground level. A Basement Impact Assessment (BIA) Report (carried out by Geotechnical and Environmental Associates) has been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations and has been carried out in accordance with Haringey's Basement Development Guidance Note 2012.
- 6.9.4 The Geological Survey map of the area indicates that the site is underlain by the London Clay Formation. The report indicates that the nearest surface water features are a pond located approximately 500m to the south of the site in Finsbury Park and New River located 400 m to the east of the site; in addition, Stonebridge Brook runs above ground approximately 1.2 km to the north of the site.
- 6.9.5 The report concludes that proposed development is unlikely to result in any land or slope stability issues. The report accepts that the construction of the basement may have an impact on the ground water regime although it says these impacts can be mitigated by suitable methods of construction.
- 6.9.6 Officers would point out, as per studies carried out by other London Local Authorities, it is unusual for sub surface conditions to be adversely affected by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is therefore likely that, in general, the effect of a new basement on groundwater levels is expected to be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table.
- 6.9.7 However, in order to fully understand the impacts a desk study and basement impact assessment was submitted with the application. No objections have been raised by the Council Building Control Team who after considering the findings of the report,

concluded that potential adverse impacts relating to the construction of a basement in this location can be mitigated by appropriate design and standard construction practice.

6.9.8 The proposal therefore is considered to comply with the relevant policies relating to basement extensions named above.

## **6.10 Sustainability**

6.10.1 NPPF (2012) chapters 4 Sustainable Transport and 11 Conserving and Enhancing the natural Environment, London Plan (2011) policies Policy 5.1 Climate change mitigation Policy 5.2 Minimising carbon dioxide emissions Policy 5.3 Sustainable design and construction Policy 5.11 Green roofs and development site environs Local Plan (2013) policy SP0 Presumption in the favour of sustainable development, require sustainability to be incorporated into the design of residential units. In the case of the proposed scheme:

- will have good natural ventilation and natural light;
- will have a green roof which will reduce heat gain and losses; reduce surface water runoff and reduce building maintenance, in addition to providing an ecological habitat;
- will provide secure cycle parking;
- will provide areas for waste storage/recycling facilities with integrated bin store internally;
- Will be insulated above current regulations and where possible use recycled materials reducing carbon footprint
- Aim for Level 4 or above in the Code for Sustainable Homes. A condition has been imposed requiring the development to meet Code for Sustainable Homes Level 4 which would be in line with policy 5.2 of the London Plan.

6.10.2 Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of this land.

## **6.11 Other Issues**

6.11.1 Saved policy UD7 Waste Storage of the UDP (2006) states that the Council will require all development to include appropriate provision for the storage of waste and recyclable material.

6.11.2 In terms of waste management, although no external storage has been shown a store has been provided internally.

6.11.3 Concern has been raised that the bins when left on the pavement on collection days would cause an obstacle, however doors have been integrated into the front wall which will allow bins to be wheeled in and out for collection days thereby not remaining on the pavement.

## **6.12 Conclusion**

6.12.1 The position, scale, mass, detail and alignment of the proposed building is considered to be, on balance, acceptable and addresses the concerns raised in respect of the previous application for this site by omitting a second storey and

stepping down and back from 36 Oakfield Road. The building will be of modern but simple appearance with a frontage onto Dagmar Road.

- 6.12.2 Officers consider that the proposed development would, on balance, not have a detrimental impact on the appearance and character of the conservation area and would comply with policies 7.8 of the London Plan, SP12 of the Local Plan, SPG2 and section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- 6.12.3 The proposal will not give rise to overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenity.
- 6.12.4 The proposal will deliver 1 private two bedroom house of an acceptable size and standard of accommodation and will make a positive contribution to the Borough's housing supply. The density of the proposed scheme is compatible with recommended density standards and is appropriate for the site and surroundings, bearing in mind its close proximity to public transport links and a town centre.
- 6.12.5 Having considered the proposal against the NPPF, policies 3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2 and SP11 of the Local Plan 2013 and saved policies UD3, UD7, HSG2 and M10 and the Mayors Housing SPG (2012) Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD (2008) the proposal is, on balance, acceptable.
- 6.12.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.13 CIL**

- 6.13.1 The proposal will be liable for the Mayor of London's CIL as the proposal is for a new dwelling. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £2695.00(77sq.m x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 291-02B, 02.1A, 03A, 04B, 05B, 06, 07D, 08A, 09B, 10C, 12C, 13A, 14B and 18 dated May 2014.

Subject to the following condition(s)

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

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

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

Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Soft landscaping including planters on the garden wall and the tree and creeper in the garden of 38 Oakfield Road, and the green roofs in the plans hereby approved shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. No part of any of the roofs to the development hereby granted shall be used as a roof terrace.

Reason: In order to protect the amenity of occupants of the adjoining residential properties.

6. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of :

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the

London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no alterations to the dwelling under classes A-E shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

## THAMES WATER INFORMATIVES

### Surface Water Drainage Informative:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act

1991.

Water Informative:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes.

The developer should take account of this minimum pressure in the design of the proposed development.

STREET NUMBERING:

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

## APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
	<b>EXTERNAL</b>		
1	Stroud Green Conservation Area Advisory Committee	<ul style="list-style-type: none"> <li>- The principle of building new housing in small rear gardens is unacceptable.</li> <li>- would establish a very regrettable precedent which would seriously compromise the unity and character of the conservation area</li> <li>- remaining garden to No 38 would be too small</li> <li>- whether the proposed design provides sufficient amenity space</li> <li>- concern over effect of basement on groundwater, foundations, trees and landscaping</li> <li>- overlooking onto neighbouring properties</li> <li>- basement bedrooms look onto a lightwell</li> </ul>	<ul style="list-style-type: none"> <li>- As discussed above in section 'Principle of Development'</li> <li>- As discussed above in section 'Impact on the character and appearance of the Conservation Area.'</li> <li>- Would still exceed minimum as discussed in para. 9.22</li> <li>- Would exceed minimum for 2 bed unit which is 7sqm – see para. 9.19</li> <li>- As discussed above in sections 'Impact on Trees' and 'Construction, drainage and flooding'</li> <li>- As discussed in section 'Impact on residential amenity'</li> <li>- It is accepted that the outlook from the basement bedrooms is limited however on balance given the size of the rooms and amount of glazing proposed it would receive an adequate level of natural light and has been successfully implemented on other similar schemes such as The</li> </ul>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- wall facing Dagmar Road is over 2500mm high, which is out of character with the surrounding townscape</li> </ul>	<p>lighthouse, Fairfield Road under HGY/2010/2017 – who's design won Best Home Haringey Design Awards 2012.</p> <ul style="list-style-type: none"> <li>- This forms part of the front elevation of the dwelling and is discussed in section 'Design, Form and Layout.' He wall will not increase in height as the materials have changed.</li> </ul>
2.			
	Local residents	<p>Character, Design &amp; Form</p> <ul style="list-style-type: none"> <li>- Out of character with conservation area</li> <li>- the side wall would not fully conceal the ground floor from view;</li> <li>- Integrity and sustainability of the conservation area would be very seriously undermined;</li> <li>- Garden grabbing;</li> <li>- Unacceptable density;</li> </ul>	<ul style="list-style-type: none"> <li>- As discussed above and section on 'impact on the character and appearance of the conservation area'</li> <li>- It is accepted that the ground floor will not be fully concealed by the existing wall as the front elevation of the dwelling would extend up from that however as discussed above in the section on the 'Design, Form and Layout'</li> <li>- As discussed above and section on 'Impact on the character and appearance of the Conservation Area', the surrounding area is not of strict uniformity. The proposal respects the site and openness the site currently affords within the streetscene.</li> <li>- The site is not a protected open space and as such is considered suitable for development.</li> <li>- The building to plot ratio is different to other properties in the area, however the scheme works and makes efficient use of the land in addition to providing much needed housing.</li> </ul>



No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Ugly wall with raised height is not characteristic of area;</li> <li>- Out of character with Victorian terraces in the immediate neighbourhood;</li> <li>- The site is neither vacant nor previously developed but reflects the HMO nature of the house and its management;</li> <li>- Normal maintenance of property would improve situation</li> <li>- Appears as three storey;</li> <li>- Local design precedent misleads</li> <li>- Development is too large for such a small site and would appear cramped;</li> </ul>	<ul style="list-style-type: none"> <li>- The building has been re-designed using wood as its materials to soften the impact that the brick may have had so the wall remains the same height</li> <li>- A new design building of high quality can sit alongside older buildings rather than just directly imitating earlier styles.</li> <li>- Noted however it does not appear to be a space that is currently utilised.</li> <li>- Noted that this application is not the only way in improving end of this property</li> <li>- The dwelling is two storey and height is just above the first floor window cill of No. 2 Dagmar Road. The ground floor element is higher than the more traditional height of other ground floors in the area however this allows for high level windows.</li> <li>- This comment is noted and it is appreciated that there are differences in the examples put forward by the applicant to the proposal here. Noted that Denton Road application is not in a Conservation Area. The application here has been considered on its own merits.</li> <li>- The dwelling is set away from both side boundaries with a gaps of 1.35m to No. 2 Dagmar Road and between 4.32m and 11.12m from the rear elevations of No. 38 Oakfield Road. With this space between existing built form the dwelling will not appear unduly cramped</li> <li>- It does not follow the building line of the properties along</li> </ul>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Does not follow building line;</li> <li>- Loss of open aspect to the approach to Dagmar Road;</li> <li>- Development would cram a jarringly modern house between two Victorian houses of architectural merit;</li> <li>- Not a diverse mix of building types and would stick out like a sore thumb;</li> <li>- Drawings create an illusion of open spaces at the rear and sides of proposed building;</li> <li>- Boundary wall is being raised significantly;</li> <li>- Whole run of windows would be visible contrary to applicant's claim;</li> </ul>	<p>Dagmar Road but it does reference the building line of 38 Oakfield Road and its existing boundary wall along Dagmar Road. If there is scope not to follow an established building line then this can be considered.</p> <ul style="list-style-type: none"> <li>- The loss of this open aspect is not considered so significant to object to a building in this location. There would be still an open aspect to the side of 38 Oakfield Road.</li> <li>- As mentioned above a new design building of high quality can sit alongside older buildings rather than just directly imitating earlier styles.</li> <li>- It is not required that dwellings reflect the existing building types. A number of these stand alone dwellings have been allowed by both the Local Authority and on appeal. One example is the Light House in Fairfield Road, N8.</li> <li>- The left hand side elevation has been revised to remove this illusion of open space as this is the gap between the proposed dwelling and No. 2 Dagmar Road. There will be more space to the side between the dwelling and No. 38 Oakfield Road.</li> <li>- Boundary wall is not now being raised as materials have been revised to timber cladding. The front elevation of the dwelling however is an extension upwards of the boundary wall.</li> <li>- Noted but not unacceptable</li> </ul>

No.	Stakeholder	Comments	Response
		<p><i>Impact on Amenity</i></p> <ul style="list-style-type: none"> <li>- Proposed basement courtyard would not receive sufficient or direct sunlight due to orientation and higher first floor;</li> <li>- Poor access to light due to windows facing north east away from the sun;</li> <li>- Would interfere with daylight of No.2 Dagmar Road;</li> <li>- Impact on residents at No. 38 Oakfield Road;</li> <li>- Loss of privacy;</li> <li>- Losing 25% of dwelling not acceptable especially as half is basement and ground floor hemmed in by walls;</li> </ul>	<ul style="list-style-type: none"> <li>- See Section 6.4 Layout/standard of accommodation</li> <li>- See Section 6.4 Layout/standard of accommodation</li> <li>- The bulk of the property forward of No.2 Dagmar Road is single storey level only and is not considered to result in a material loss of amenity or significantly affect the living conditions of the occupiers of that property</li> <li>- There will be a loss of some of the garden to that property but over 62m<sup>2</sup> will be retained. In addition the proposed dwelling would be in excess of 4.3m from the two storey rear projection but more importantly over 11m from the main bulk of the building.</li> <li>- See section 6.6 Impact on residential amenity</li> <li>- The proposed dwelling is uses the space intelligently and is considered to be of a sufficient size and quality to be considered acceptable</li> <li>- There will be a loss of some of the garden to that property but</li> </ul>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Loss of garden space to No.38 Oakfield Road resulting in inadequate size;</li> <li>- Current view into site of trees and shrubs replaced by intrusive house;</li> <li>- Height of wall would negatively impact on light;</li> <li>- Would result in sense of enclosure for neighbouring occupiers;</li> <li>- Would obstruct view from No. 3 Dagmar Road;</li> <li>- No 36 would be overlooked;</li> <li>- Overshadowing to neighbours;</li> </ul>	<p>over 62m2 will be retained.</p> <ul style="list-style-type: none"> <li>- The house, given its size, design and proposed materials is not considered to be materially intrusive however it is accepted that the current open view at the rear of the garden will be lost.</li> <li>- It is not disputed that the dwelling will not receive an excessive amount of light however, with a glazed floor forming part of the ground floor level the amount of light into the basement area is improved.</li> <li>- The dwelling would be located at the rear of the garden of No. 38 Oakfield. It was accepted that there could be impact on neighbouring occupiers however the higher element has been moved away from the boundary with the element adjacent to the See paragraph 6.6.3</li> <li>- There is no right to a view across others land.</li> <li>- There are no windows facing that property</li> <li>- No material level of overshadowing is expected due to size and siting of building and orientation of the building in relation to the neighbouring occupiers.</li> <li>- No evidence to demonstrate it would suffer from damp and building would benefit from an adequate level of light – see</li> </ul>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Building would suffer from damp and be dark and cramped;</li> <li>- Noise and disturbance from two separate outdoor entertainment spaces;</li> <li>- Height of wall would negatively impact on lines of sight;</li> <li>- <i>Access, Safety &amp; Parking</i></li> <li>- Height of wall would negatively impact on lines of sight;</li> <li>- Where would bins be stored;</li> <li>- Bins when left on pavement on collection days would cause significant obstacles to pedestrians, including the disabled;</li> <li>- <i>Environmental Issues</i></li> <li>- Noise disruption from construction</li> </ul>	<p>section 6.4</p> <ul style="list-style-type: none"> <li>- See paragraphs 6.6.4 and 6.6.5</li> <li>- The building is single storey level only so the lines of sight from neighbouring dwellings would not be unacceptably compromised</li> <li>- The front elevation projects no further forward than the existing boundary wall so no sightlines would be infringed</li> <li>- revised drawings have been received showing a bin store that can be accessed internally with an exterior hatch that can be opened from the street</li> <li>- secure storage provided</li> <li>- Not a material planning issue</li> </ul>

No.	Stakeholder	Comments	Response
		<p>works;</p> <ul style="list-style-type: none"> <li>- Lose area of green space with trees and plants;</li> <li>- Gross overcrowding along with No.36 and 38 Oakfield Road being houses in multiple occupation;</li> <li>- Area already contains one large block of flats – this should be the limit on population pressure;</li> <li>- Would affect drainage and water table;</li> <li>- Exacerbate issue of flooding - Hydrological survey does not support reality – many adjacent properties on this side of Oakfield Road experience flooded basements after heavy rains and the development would inevitably impact on this leaving the Council open to legal action for subsequent damages;</li> </ul>	<ul style="list-style-type: none"> <li>- Not a protected area of open space. An outbuilding could be erected under residential permitted development rights which could also reduce open space.</li> <li>- the residential unit proposed accommodates 2 bedrooms so the number of occupiers is not considered excessive.</li> <li>- Additional housing required in the borough – this adds to existing stock</li> <li>- No objections from Thames Water and not located in a Flood Risk Area. The creation of a basement here is not considered to materially affect the water table – see section 6.9</li> </ul> <p>No objections from the Council’s Building Control Section – see section 6.9</p> <ul style="list-style-type: none"> <li>- This does not form a precedent – see paragraph 6.2.4</li> </ul>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>- Precedent of building on garden space;</li> <li>- Concern regarding structural alterations;</li> <li>- Structural impact on neighbour at No.2 Dagmar Road;</li> <li>- Lightwell would attract leaves and rubbish;</li> <li>- Impact on foundations of terrace along Oakfield Road;</li> <li>- History of subsidence;</li> <li>- Would involve fatal damage to mature tree outside the property wall on to Dagmar Road – such trees are afforded special protection;</li> <li>- Drawings showing hedging on top of wall surrounding the lightwell</li> </ul>	<ul style="list-style-type: none"> <li>- No objections from the Council's Building Control Section – see section 6.9</li> <li>- No objections from the Council's Building Control Section – see section 6.9</li> <li>- Would be the occupiers responsibility to clear if required as it would if leaves and rubbish were on a front garden</li> <li>- No objections from the Council's Building Control Section – see section 6.9</li> <li>- No objections from the Council's Building Control Section – see section 6.9</li> <li>- Response from the Council's Tree officer confirms that it is unlikely that the proposal would fatally harm the tree. It would more likely to be damaged by vehicles delivering materials to the site however this cannot be controlled by planning conditions as the tree is not within the confines of the application site.</li> <li>- planters can be inserted into the top of walls to produce plating above</li> </ul>

No.	Stakeholder	Comments	Response
		<p>are misleading as not clear how these hedge plants can be physically located there;</p> <ul style="list-style-type: none"> <li>- Loss of existing tree and be no room for trees on site;</li> <li>- Noise and disturbance from two separate outdoor entertainment spaces;</li> <li>- Would not reinstate much needed green space;</li> </ul>	<ul style="list-style-type: none"> <li>- No loss of tree – green roof being provided and planting to sides</li> <li>- Considered above and in section 6.6</li> <li>- The area is not protected open space.</li> </ul>



**Appendix 2 Images and Plans**



**38 Oakfield Road from Dagmar Road**



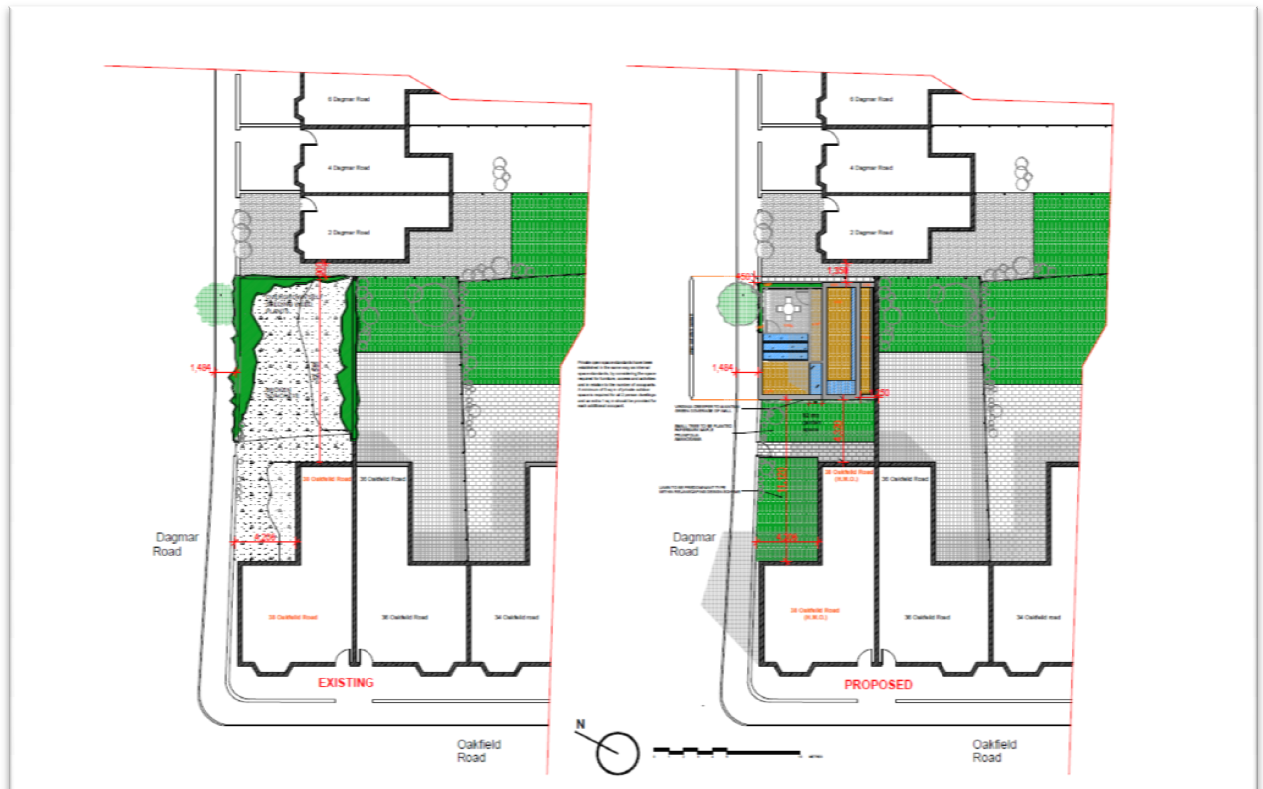
**View of site**



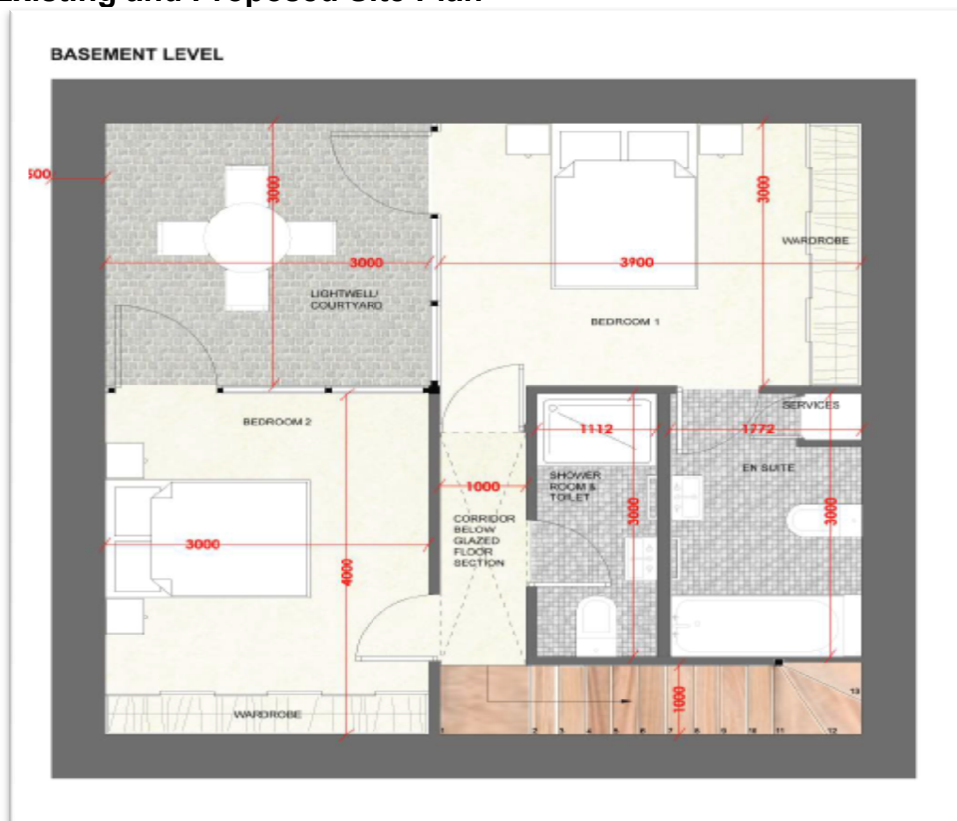
**View of site and neighbour at 2 Dagmar Road**



**Rear of 38 Oakfield Road**

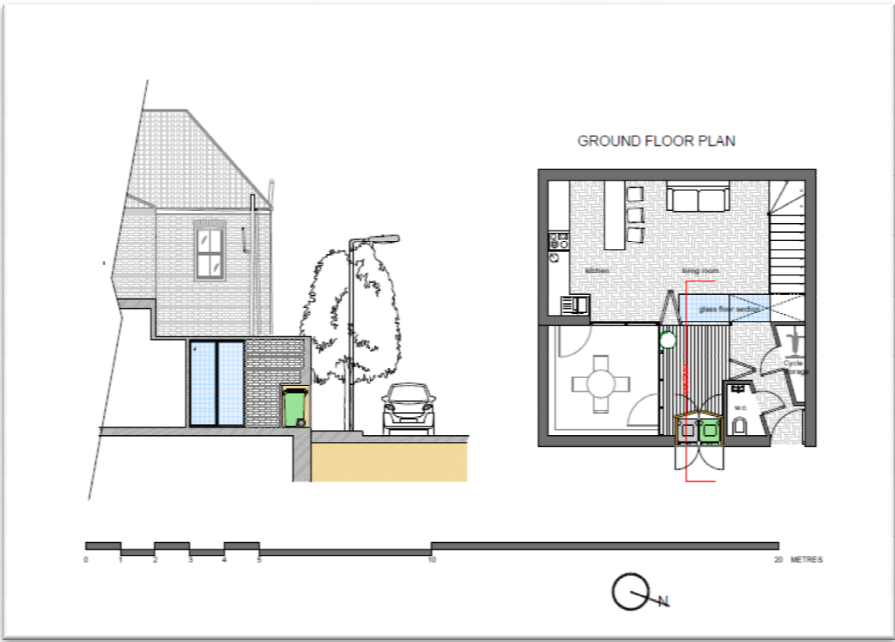


Existing and Proposed Site Plan

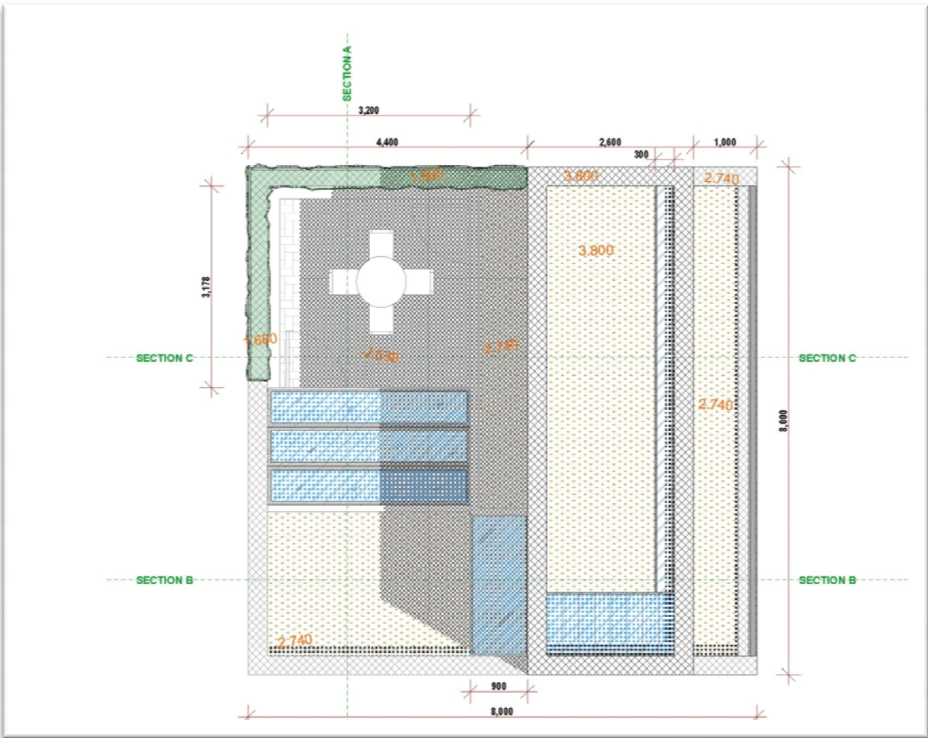


Basement Floor Plan





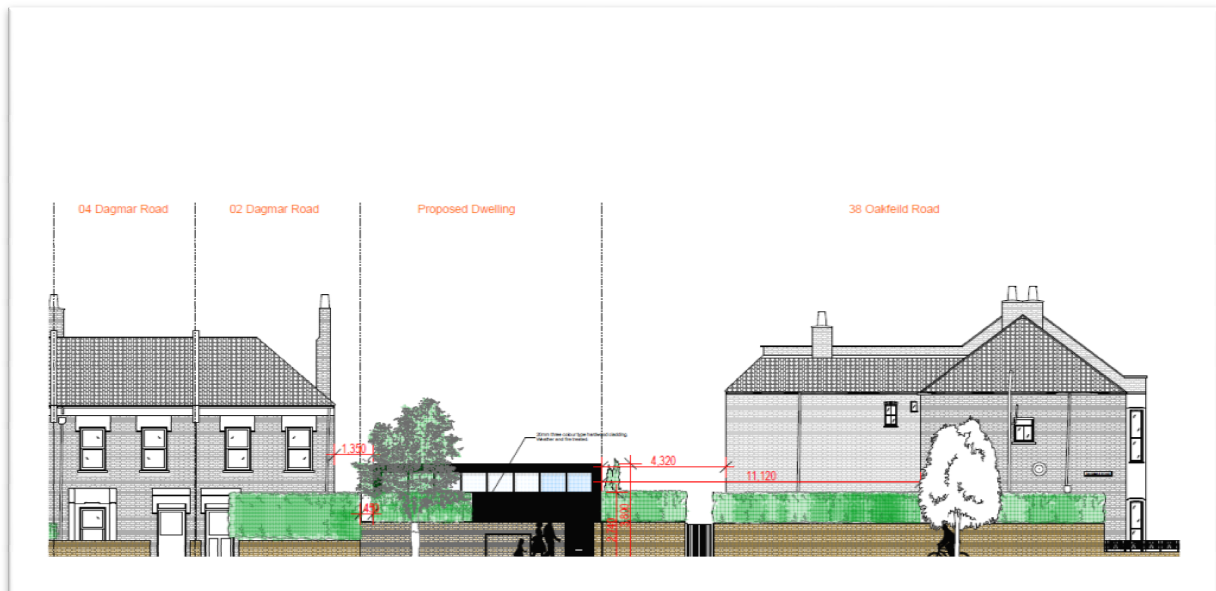
Ground Floor Plan



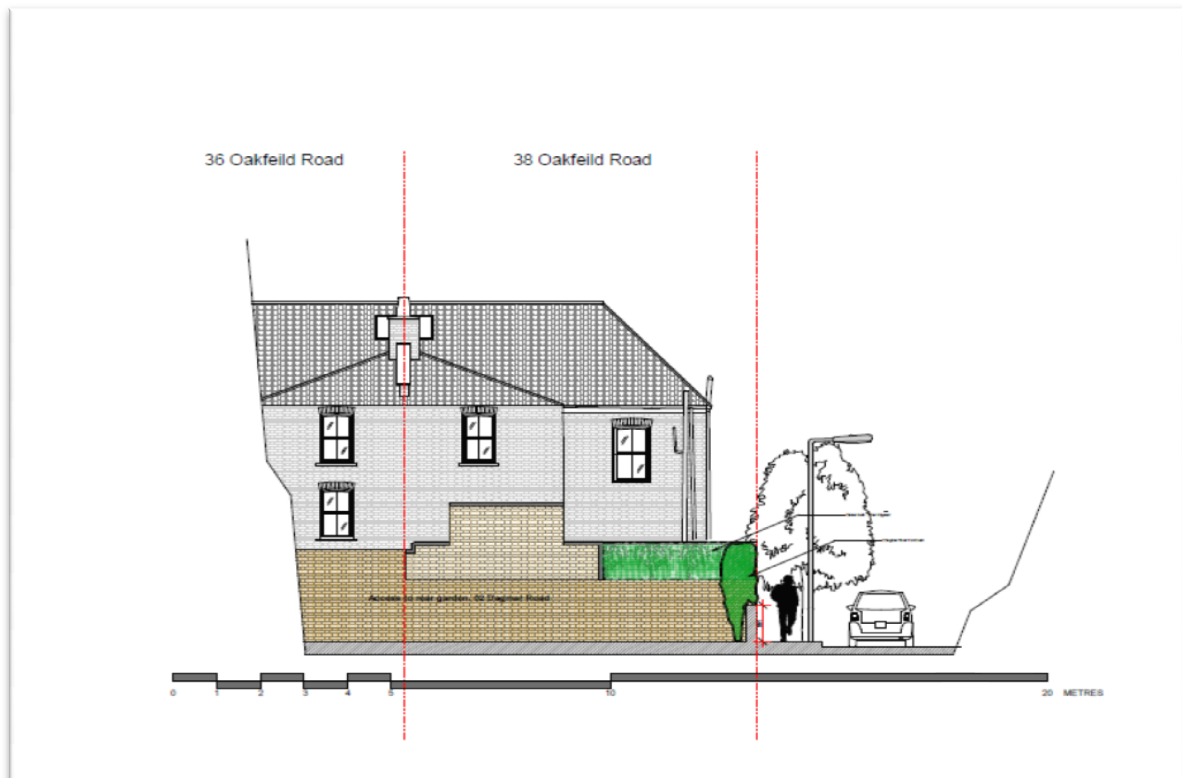
Roof Plan



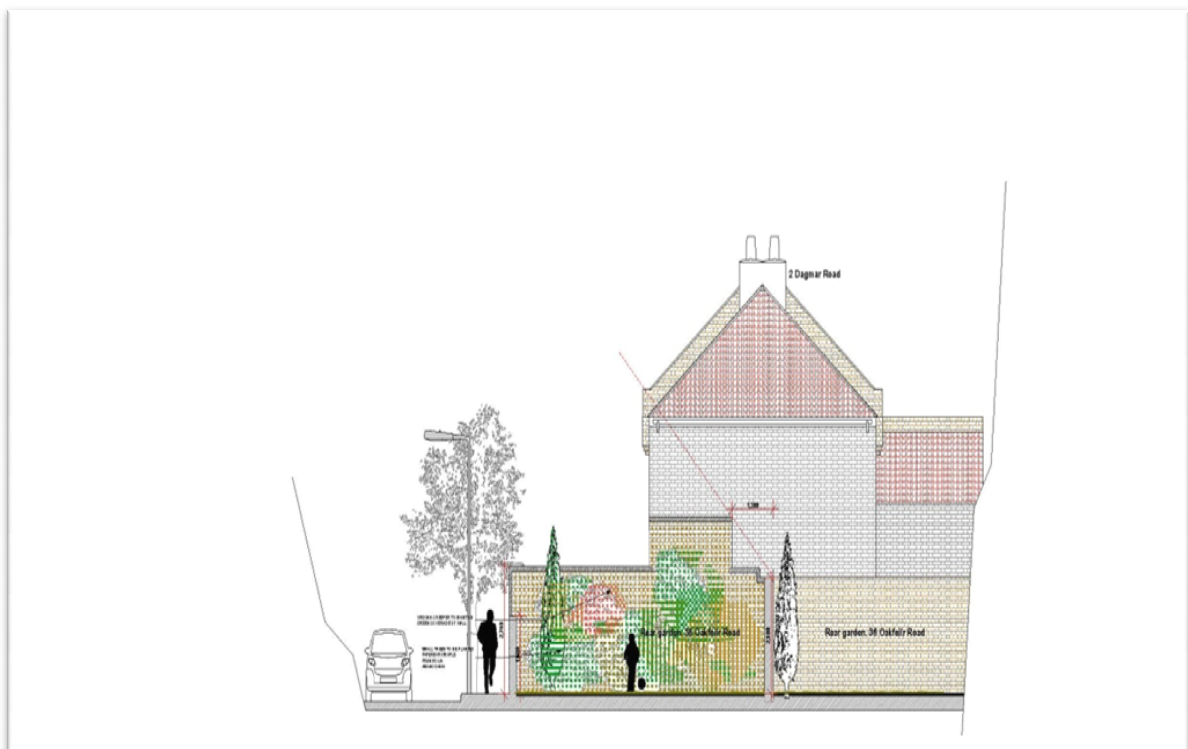
**Existing Front Elevation**



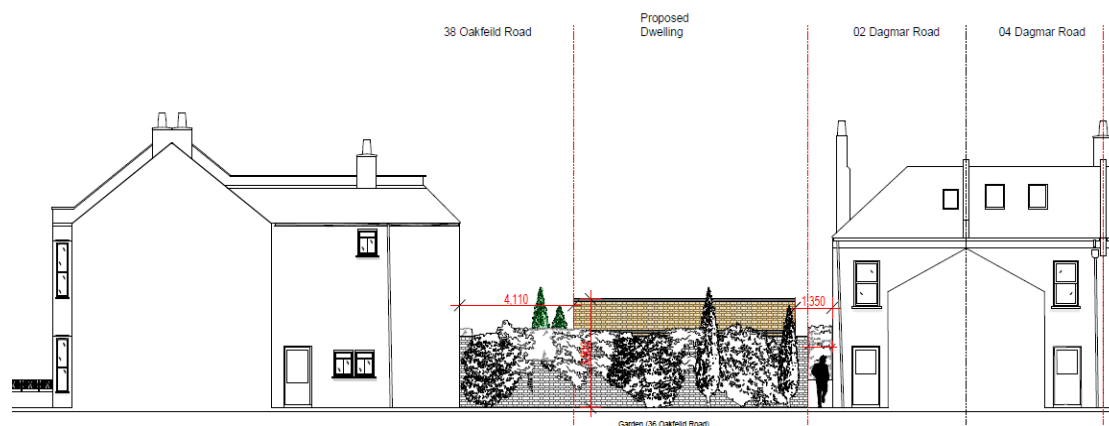
**Proposed Front Elevation**



**Proposed left side elevation (view from 2 Dagmar Road)**



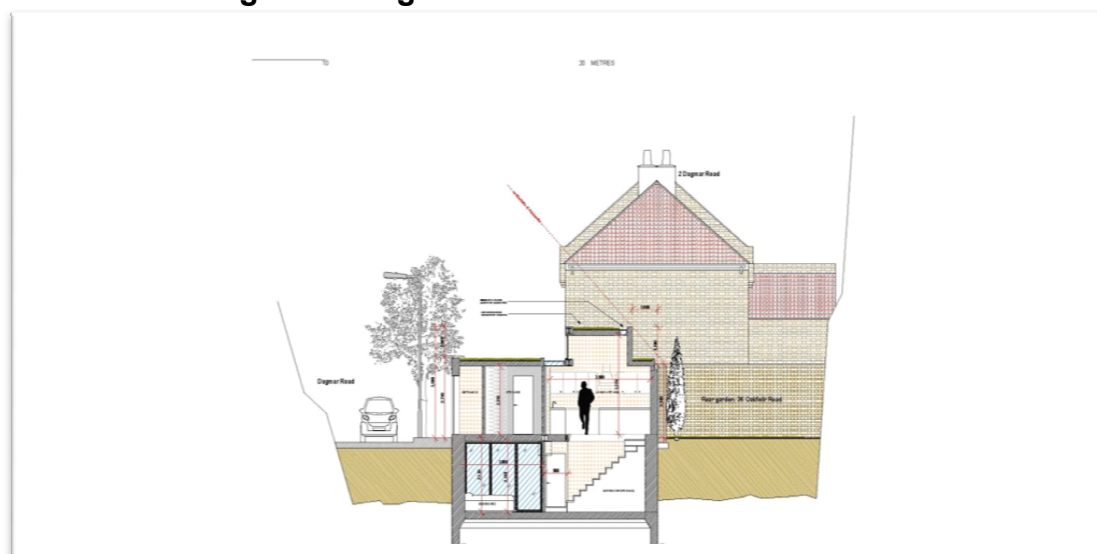
**Proposed right side elevation (view from rear of 38 Oakfield Road)**



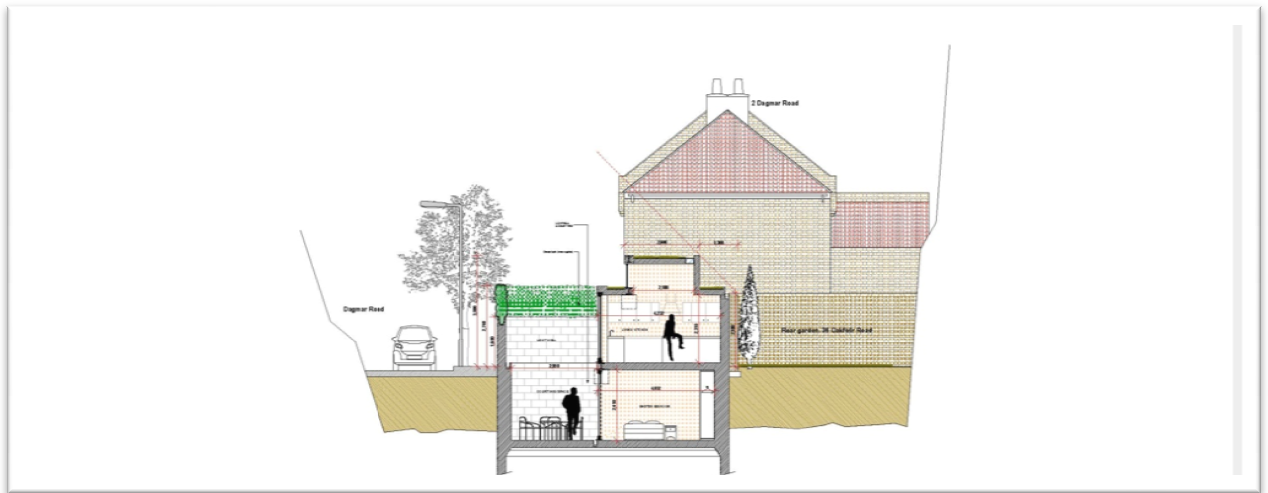
**Rear elevation (view from south across rear gardens along Oakfield Road)**



**Section A through dwelling**



**Section B through dwelling**



**Section C through dwelling**



Planning Sub Committee 16<sup>th</sup> June 2014

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/0589	<b>Ward:</b> Muswell Hill
<p><b>Address:</b> Little Dinosaurs, The Actual Workshop, The Grove, Alexandra Palace Way N22 7AY</p> <p><b>Proposal:</b> Alteration to position of small wall of main building, soft landscaping to surroundings and installation of wooden climbing frame</p> <p><b>Applicant:</b> Mr Jason Jenkins Berkeley Grove Ltd</p> <p><b>Ownership:</b> Alexandra Palace Trust</p> <p><b>Case Officer Contact:</b> Abiola Oloyede</p> <p><b>Site Visit Date:</b> 09/05/2014</p>	
<p><b>Date received:</b> 26/02/2014    - <b>Drawing number of plans:</b> 213003/LDIN/P/E and 211007/LDIN/P/P</p>	
<p><b>1.1</b>    The reason for reporting this application to committee is due to the amount of local interest it has generated and a Councillor objection. As such the under the current scheme of delegation the application has to be decided by the Committee.</p>	
<p><b>1.2    SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <p>This application seeks to alter a part of the rear section of the building in question; an indoor play centre (known as Little Dinosaurs) located within the grounds of Alexandra Palace Park close to the entrance from Muswell Hill. The application also seeks to make changes to the soft landscaping to part of the enclosed space surrounding this building and to install a wooden climbing frame.</p> <p>In terms of siting, scale and appearance the proposed development is very small in nature and will not adversely affect the character of the building and the land in question; nor the openness of the Metropolitan Open Land (MOL) and setting of this historic park, as such preserving the character and appearance of the conservation area. Equally there would be no harm to the amenity of nearby residential properties. The proposal is considered to be in accordance with National, London and Local planning policy and as such the application is recommended for approval subject to conditions.</p>	

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions to secure the following matters:

Conditions:

1. Implementation within 3 years;
2. Development to be carried out in accordance with approved plans;
3. Material to match;
4. Details of the exact area to covered in artificial grass/ Astroturf including a sample of the artificial grass/ Astroturf and method statement shall be submitted to LPA prior to the commencement of works on site.
5. The Astroturf, rubber mats and climbing frame hereby approved must be entirely removed from the site once the use ceases and the parts of the land previously covered by the Astroturf restored to its natural grassland condition.

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

### 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### Proposed development

- 3.1 This application seeks to alter the position of a section of the rear wall of the building to create additional floor space for a baby play area to this established indoor play centre. It is important to point out that the footprint of the building does not increase. The proposal also seeks to install a wooden climbing frame within the grounds of this site and to install Astroturf/ rubber mats in an area beneath the proposed climbing frame as well as place Astroturf in a small area next to the decking area where the soil is compacted and in poor condition.

#### Site and Surroundings

- 3.2 'Little Dinosaurs' is located in the south-west corner of Alexandra Palace Park in area known as 'The Grove' and which was originally the grounds of an 18<sup>th</sup> century house. This part of the park consists of many mature trees including tree lined walkways which give this part of the park a peaceful and leafy environment. This facility occupies a single storey timber pavilion within an enclosed space (0.3ha) surrounded by fencing. The building occupies approximately 20% of the enclosed land area. The building is rectangular in footprint and has horizontal cladding to the walls and a corrugated sheet roof with verandas on three sides. The building itself replaced a previous fire damaged structure.
- 3.3 The site is located within the Alexandra Palace and Park Conservation Area (designated in 1979). The Park is Grade II listed on the English Heritage "Register of Parks and Gardens of Special Historic Interest in England" The application site also falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance. There are no Tree Preservation Orders (TPOs) on the trees within the site.

#### Relevant Planning and Enforcement history

- 3.4 Planning history

**HGY/1995/1153**, WITHDRAWN 08-11-96 - The Actual Work Shop Alexandra Palace - Replacement of fire damaged building for use (as previously) by The Actual Workshop

**HGY/1998/1186**, GRANTED, 27-10-98 - The Actual Workshop The Grove Alexandra Park - Details pursuant to planning permission HG/52084, granted on 16 July 1997 - tree protection measures plus other works.

**HGY/2009/0816** GRANTED 04-08-09 - The Actual Workshop, The Grove, Alexandra Palace - Change of use of existing building to children's Indoor Adventure Play Area (D2).

**HGY/2013/1727** WITHDRAWN, 04-10-13, Little Dinosaurs, The Actual Workshop, The Grove, Alexandra Palace Way - Alteration to position of small

wall of main building, soft landscaping to surroundings and installation of wooden climbing frame.

### 3.5 Enforcement history

Planning Complaints, CON/2010/00152 - Breach of Condition 9 attached to planning ref: HGY/2009/0816 which stated that except for “the provision of a decked walkway to the building, no fencing or other structures shall be erected or installed in or on the grassed areas surrounding the building..”.

The breach of planning control as set out in the notice was that a side extension, raised wooden deck and concrete paving were installed here without planning permission in breach of condition 9. The requirements of the notice were to demolish the extension and remove the wooden decking and concrete paving and to remove any resultant debris from the land. The enforcement notice was appealed and the notice upheld and planning permission refused (22/11/2010).

The extension was to the side of the building and comprised of three elements, two storage areas for food and drink and one for furniture storage. The area of decking was triangular in shape and next to the building and enclosed by a timber railing with stepped access through to the grassland area. The area of paving was located close to the north east boundary and detached from the building itself. It measured some 16.3m long by some 4.6m wide. A photograph showed that this area previously (prior to the occupation by Little Dinosaurs) had a hard surface, possibly tarmac, which was in poor condition and had become overgrown with the concrete paving laid on top of it.

The Planning Inspector considered that individually and collectively all three aspects were harmful to the character and appearance of the building and its setting and to the amenity of the Park and Conservation Area. The concrete paving and side extensions were completely removed and the decking reduced to a depth of 2.4m in 2011. It is important to point out that the hard surface underneath the paving as referred to above remained and existed before ‘Little Dinosaurs’/ the applicant acquired this site in 2009.

## 4. CONSULTATION RESPONSE

- 4.1 The following statutory bodies, internal consultees and local groups were consulted on this application:

LBH Nurseries  
LBH Parks  
LBH Conservation and Design Team  
English Heritage  
Garden History Society (GHS)  
Heritage Lottery Fund  
Muswell Hill and Fortis Green Residents Association  
Muswell Hill/ Fortis Green / Rookfield CAAC  
Alexandra Palace and Park CAAC (AP&P CAAC)

Alexandra Palace Residents Association  
Friends of the Parkland Walk

- 4.2 The following responses were received from statutory bodies, local groups and internal consultees:

English Heritage - Do not consider it necessary to be notified.

Garden History Society

- No observations on the details of the current application.
- Concerned that it is yet another in a series of applications for work at Alexandra Palace Park which, while individually small, have a cumulative and potentially damaging effect on the special interest of the park.
- Applications should be co-ordinated in the context of a conservation management or development plan that is supported by the community

Alexandra Palace and Park CAAC

- Submitted objections to an earlier proposal (HGY/2013/1727) which they consider to be still valid.
- Draw attention to the history of site including the enforcement actions and unsuccessful appeals.
- Attention should be paid to the sensitive nature of the site, which is Metropolitan Open Land, part of a historic Grade II listed park and within a conservation area - all of which put limitations on use.
- Proposal runs counter to the original consent for Little Dinosaurs.
- Drawings continue to show the bouncy castle and roof signage for which planning consent has never been given.
- Question if the application is supported by the Charitable Trust.
- The use of Astroturf would be an unfortunate precedent within the conservation area.

Conservation Officer comments:

- Existing building is not of a high quality.
- The proposed alterations would not change the appearance of the building or its position or size.
- The scale of the proposal is such that it would have very little, if any, impact on the setting of the listed building and the park.
- The development would be reversible and as such would be considered to preserve the character of the conservation area and the heritage assets. In fact, the improved play provisions would facilitate the use of the site and would be considered an enhancement to the area and the heritage assets within it.
- In context of the recent case on Barnwell Manor, the discharge of duty to ensure that development should preserve or enhance the character of heritage assets has been considered. The proposed scheme would preserve and enhance the appearance of the park and its usability. It is, therefore acceptable.

**5. LOCAL REPRESENTATIONS**

- 5.1 A site notice was displayed on 13<sup>th</sup> March 2014. Residents and businesses of 36 properties were consulted on the application. The number of representations received from neighbours, local groups in response to notification and publicity on this application are as follows:

Objecting: 9  
Supporting: 49  
Others: 4

- 5.2 The following issues were raised in representations received and are considered material to the determination of the application and are addressed further on in this report:

- Astroturf is unreasonable and inappropriate given the appeal decision APP/Y5420/A/12/2178737;
- The Astroturf would harm the look and amenity of the natural grassland;
- Loss of natural grass land;
- The original permission relied on it being contained as an indoor climbing frame only;
- Harm to the amenity of the MOL and Conservation Area;
- 2/3rds of an acre of parkland would be "hard-cored";
- No information about the materials or the size of the wall;
- Appears to be a hugely disproportionate climbing frame, completely out of character with openness of the parkland;
- Planning Inspector upheld Haringey's Enforcement Notice to remove the paving, decking and relocate the storage areas, on MOL and Historically Listed Park grounds;
- The method of installation of the Astroturf will lead to further loss of natural grassland in the MOL.

- 5.4 Cllr Bloch (a local ward Councillor at the time of submitting this application) objected on the following ground:

- The Grove is Metropolitan Open Land and should be preserved as such and be available for all users.
- The climbing frame is very prominent and high and intrusive.
- The bouncy castle shown on the drawings does not have consent
- Astroturf would be unsightly and set an unfortunate precedent within the conservation area.

## **6. MATERIAL PLANNING CONSIDERATIONS**

- 6.1 In terms of this application the material planning consideration are considered to be:

1. Principle of the development;
2. Design and appearance;
3. Impact on the character and appearance of the park/ conservation area;
4. Impact on the residential amenity;

5. Impact on ecology.

**Principle of the development**

- 6.2 The building in question has an established use as an indoor play centre as established by the change of use application in 2009. When issuing this decision a condition was placed on the consent stating that no other structures could be installed on the grassed areas surrounding the building without the prior written consent of the Local Planning Authority. This condition did not prevent an application being submitted in the future and equally did not prevent this space around this building from being used for play activities, as clearly and as explained below such a use falls within the park's designation as Metropolitan Open Land (MOL).
- 6.3 London Plan policy 7.17 'Metropolitan Open Land' requires the strongest protection to be given to London's MOL and inappropriate development refused. MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over Green Belt set out in national planning policy applies also to MOL; which allows for essential facilities for outdoor sports or recreation where they do not have an adverse impact on the openness of the MOL.
- 6.5 The purpose of this application is therefore to assess whether harm is caused to the openness of MOL as a result of the works proposed as opposed to the use, which is clearly acceptable and compatible with the use and function of this park as space for a variety of sports and play activities and informal recreation. Some of the uses and activities within the park include a pitch and putt course, a boating lake, cafés, a garden centre, allotments, a farmers market. Such uses and associated structures are also common to other parks across London and are deemed to be ancillary to the identified purposes of MOL as space for recreation.
- 6.6 It is also important to point out that prior to the occupation of the site by 'Little Dinosaurs' the site was used in connection with an educational project called 'the actual workshop', which provided a wide range of children's workshops and activities, after which it became 'The Grove Workshop', a pre-school project. These previous uses are thought to have occurred within the building and the external space around it. The building and land was vacant for five years prior to being occupied by current tenant in 2009.

**Design and appearance**

- 6.7 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach.
- 6.8 As noted above the application seeks to alter the position of a section of the rear wall of the building, which is currently inset from the eaves of the roof. This section of wall will be moved outwards to the same depth as the outer external

walls, therefore creating an infill area of 11sq.m. to be used to provide additional baby play space. This infill extension does not increase the footprint of the building but rather infill's a veranda area to the back of the building, which is currently enclosed on two sides and covered by a roof. This alteration to the building will not change the openness of the site and its function as MOL. The new section of external wall will be in timber to match the existing and as such will be sympathetic to the appearance of the building and its setting within this historic park. Additional drawings were submitted detailing the elevation and materials for this new section of wall. The side extension to the building as referred to above, which was subject to enforcement, extended beyond footprint of the building and as such is clearly different in nature to what is now proposed.

- 6.9 The application also seeks to introduce Astroturf next to the front veranda /decking area where the soil is compacted and in poor condition. An area of Astroturf and rubber mats will also be placed beneath where the proposed climbing frame is to be installed. As pointed out above this hard surface area existed before 'Little Dinosaurs' occupied the site in 2009.
- 6.10 A Park's Officer has indicated that Astroturf can be used in parks to improve the appearance of land and that it is a material commonly used in respect of children's play spaces. It is important to point out that permission was granted recently (under planning reference HGY/2014/0922) to install 78 sq.m of Astroturf within the grounds of the preschool directly opposite the site.
- 6.11 In total the surface area proposed to be covered with Astroturf is 43 sq.m. (10sq.m next to the climbing frame area and 33 sq.m. in front of the veranda area). In comparison to earlier generation artificial grass, modern turfs have developed considerably and can be virtually indistinguishable from natural grass. The use of artificial grass/ Astroturf here is considered acceptable given the condition and high usage of this space. A condition will be imposed requiring a sample of the Astroturf to be used to be submitted to the LPA.
- 6.12 The climbing frame to be installed will consist of a slide, ladder and climbing slope. The structure will be located in the south-east corner of the site close to the perimeter. The maximum height of the structure will be 2.8m with a pitched roof feature. The materials for the climbing frame will be predominantly timber. The rubber mats to be installed here underneath the climbing frame will cover an area of 28.3 sq.m. The mats will be green in colour. A condition can be applied requiring the climbing frame, rubber mats and Astroturf to be removed when the current operator ceases use of the site.
- 6.13 Concerns have been raised in respect of a bouncy castle placed within the site. This however is not a permanent feature and has been removed from the drawings.

#### **Impact of the character and appearance of the park/ conservation area**

- 6.14 Section 66 of the 1990 Town and Country Planning Act sets out that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special



regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the Barnwell Manor and subsequent decisions that rely on it. NPPF (2012) chapter 12 Conserving and enhancing the historic environment and The London Plan 2011 Policy 7.8 '*Heritage Assets and Archaeology*' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.

- 6.15 Alexandra Park is identified by English Heritage in the 'Register of Parks and Gardens of Special Historic Interest' as a historic park. Local plan policy SP12 requires the conservation of Haringey's historic environment including registered parks. Policy SP13 echoes the same view in more detail and requires new development to protect and improve Haringey's parks and open spaces and conserve the historic significance of the boroughs designated historic parks and gardens. Policy OS4 Alexandra Park and Palace continues this approach.
- 6.16 Given the enlargement of this indoor play facility is within in the confines of the existing structure the openness and setting of this part of the park/ MOL will not be affected and the setting of the conservation area and listed building will be preserved and enhanced. The location, size and facing materials of the climbing frame are considered acceptable and will not detract from the openness of the park/ MOL. In this particular case the climbing frame will be largely in timber and located in the corner of the enclosed space. The structure will not be highly visible from within the broader park given its siting and the presence of trees/ screening next to the eastern boundary of the site. The siting of this structure will also not undermine the appearance of the main building. Officers consider that the provision of one standalone climbing frame here will not adversely affect the character and appearance of this historic park as there will be no fundamental change to the character of this site. As such the character of the conservation area and the setting of the listed building will be preserved and enhanced.
- 6.17 The use of Astroturf here is considered to be less obtrusive as opposed to the decking and concrete paving previously introduced and subject to enforcement action. It is considered that the proposed Astroturf will serve to improve the appearance of the areas of the ground affected by poor grass growth, serving to blend in with the existing natural grass and the character and appearance of the site and park. Concerns have been raised about the method of installation of the Astroturf. A condition will be imposed requiring a sample of the Astroturf including a method statement for its installation to be submitted.

- 6.18 Comments have been raised that the appeal decision in respect of the enforcement case supports the grounds to refuse this application. The previous enforcement case however related to concrete paving and decking, in addition to a side extension which extended into grassland. In the current application the use of Astroturf is considered to be materially different in appearance and significantly less visually apparent to the decking and concrete paving previously installed. As outlined above the proposed Astroturf will serve to improve the appearance of the areas of the ground affected by poor grass growth. The Astroturf will blend in with the existing natural grass and will prevent further erosion occurring in those areas of 'wear and tear' therefore helping to improve the appearance of this site.
- 6.19 Overall the proposed alteration to the building, the climbing frame structure and surface materials proposed here will not adversely affect the openness of the MOL nor be harmful to the character and appearance of the site and its setting with the park and conservation area. The setting of the Listed Building and the character of the conservation area is preserved and enhanced by the proposal.

#### **Impact on Residential Amenity**

- 6.20 Saved UDP Policies UD3 require development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 6.21 Given the distance, approximately 60m, from the nearest residential properties on Springfield Avenue and the presence of trees and screening the proposal will not adversely affect the amenity of nearby residents.
- 6.22 Given the small scale and nature of the climbing frame and established use of the land in question, the use of the climbing frame by children playing will also not affect the amenity of neighbouring properties.

#### **Impact on Ecology**

- 6.23 Alexandra Park is of Grade I Borough ecological importance. Given the proposal relates to areas of poor grass growth and hardsurfacing and will not result in the loss of trees, there will be no adverse impact on the flora and fauna or ecological importance of the park.

### **7. CONCLUSION**

- 7.1 In terms of siting, scale and appearance the proposed development is very small in nature and will not adversely affect the character of the building and the land in question; nor the openness of the Metropolitan Open Land (MOL) and setting of this historic park, a designated conservation area. The setting of the Listed Building and the character of the conservation area is preserved and enhanced by the proposal. Equally there would be no harm to the amenity of nearby residential properties. The proposal is considered to be in accordance with National, London and Local planning policy and as such the application is recommended for approval subject to conditions.

## **8.0 CIL**

The development is not CIL liable as the new floor space is under 100 sq.m.

## **9.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 213003/LDIN/P/E and 211007/LDIN/P/P

Subject to the following condition(s):

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following revised plans:

213003/LDIN/P/E, 213001/LDIN/P/P Rev 1 June 2014, 213002/LDIN/EI/E,  
213002/LDIN/EI/P, 214002/LDIN/CFP/P, 214001/LDIN/CFEI/P,  
214008/LDIN/P/E&P, 214008/LDIN/P/E&P, 214007/LDIN/EI/E&P and  
211007/LDIN/P/P

Reason: To avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed wall relocation shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

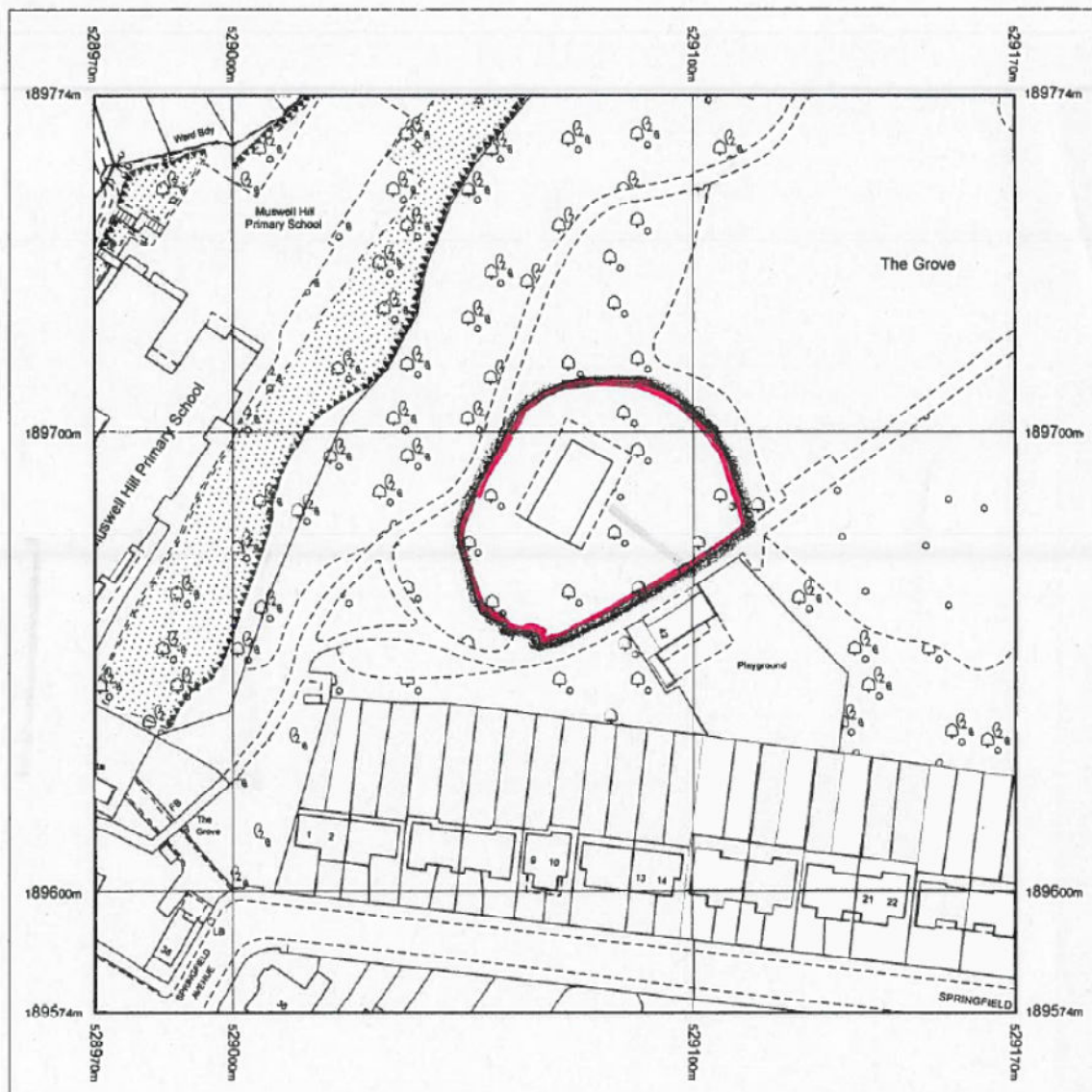
4. Details of the exact area to be covered in artificial grass/ Astroturf including a sample of the artificial grass/ Astroturf and method statement shall be submitted to LPA prior to the commencement of works on site.

Reason: In order to safeguard the look and amenity of natural grassland consistent with Policy 7.17 of the London Plan, Policy SP11 and SP13 of the Haringey Local Plan 2013 and Saved Policy UD3 and OS4 of the Haringey Unitary Development Plan 2006.

5. The Astroturf, rubber mats and climbing frame hereby approved must be completely removed from the site once the use ceases and the parts of the land previously covered by the Astroturf must be restored to its natural grassland condition.

Reason: In order to safeguard the look and amenity of natural grassland within the MOL consistent with Policy 7.17 of the London Plan, Policy SP11 and SP13 of the Haringey Local Plan 2013 and Saved Policy UD3 and OS4 of the Haringey Unitary Development Plan 2006.

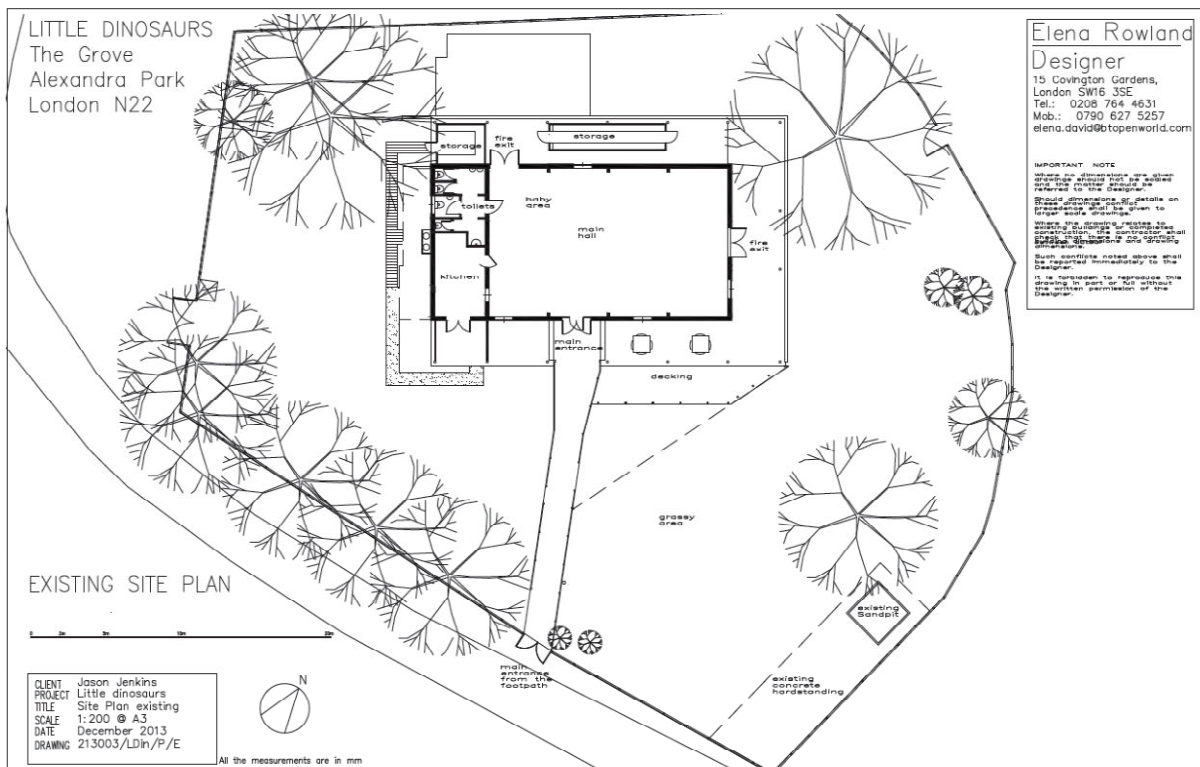
**Appendix 1: Drawings and Images**



**Site Location Plan**



Site Location with Alexandra Palace Park

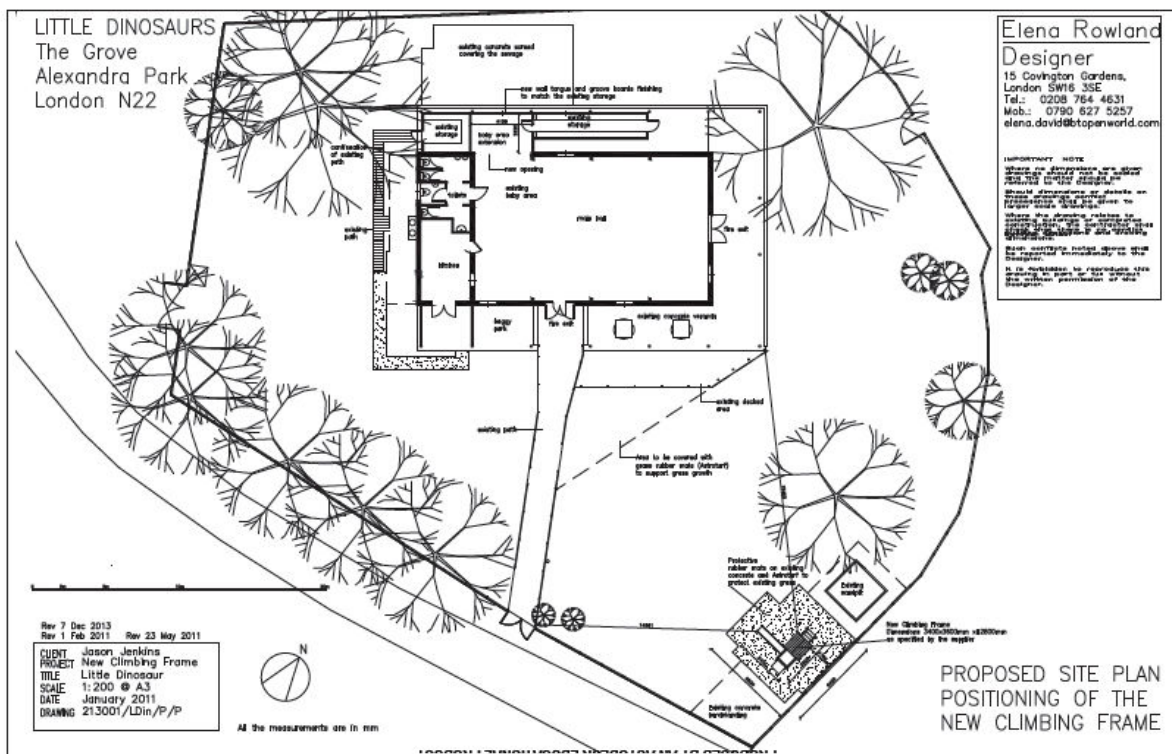


Existing Site Layout





## Elevations of existing building



**Proposed Site Layout (Infill extension to rear, triangular area to the front of the building to be replaced with AstroTurf, climbing frame in south-east corner)**

LITTLE DINOSAURS The Grove Alexandra Park London N22 – NEW CLIMBING FRAME

PROPOSAL

Specifications of the climbing frame from the manufacturer

Plan of the climbing frame and surfacing area

Elena Rowland Designer

15 Covington Gardens, London  
SW16 3SE

Tel.: 0208 764 4631

Mob.: 0790 627 5257

elena.david@openworld.com

#### IMPORTANT NOTE

Before any drawings are made, the client must provide a site plan showing the location of the climbing frame and the surrounding area.

Should dimensions or details be required, the client must provide a site plan showing the location of the climbing frame and the surrounding area.

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Should dimensions or details be required, the client must provide a site plan showing the location of the climbing frame and the surrounding area.

N

CLIENT: Jason Jenkins  
PROJECT: Little Dinosaur  
TITLE: Plan & Specs  
SCALE: 1:50 @ A3  
DATE: January 2014  
DRAWING: 214002/LDIN/CFP/P

All the measurements are in mm

### Plan/ Elevations of Climbing Frame



**Phota 1: View of existing hardstanding/ location of propsoed climbing frame**





**Photo 2: View of area of to back of the building to be infilled.**



**Photo 3: View from outside the site/ eastern boundary.**





**Photo 4: View of surface area (triangular area) to the front of the building to be replaced with AstroTurf.**

## Appendix 2: Comments on Observations/ Objections

No	Stakeholder	Question/Comment	Response
1	English Heritage	Do not consider it necessary to be notified.	Noted.
2	Garden History Society	Have no observations on the current application other than to say that they are concerned that it is yet another in a series of applications for work at Alexandra Palace Park which, while individually small, have a cumulative and potentially damaging effect on the special interest of the park. They do not appear to be co-ordinated in the context of a conservation management or development plan, and they would urge the park authority to ensure that any proposals are consistent with a vision for the park which is firmly based on heritage considerations and has the support of the local community.	Noted - There is a Conservation and Heritage Management plan in place (2011) which outlines the landscape and its cultural and social heritage value of the park. The park is managed by Alexandra Park and Palace Charitable Trust and who are also responsible for the various outbuildings (13) in the park.
3	Conservation Officer	<p>Background: Alexandra Palace and Park are situated within the London Borough of Haringey and the Park is a Grade 2 Listed Park Landscape. The site is also within the boundaries of The Alexandra Palace and Park Conservation Area and is designated as a Site of Importance for Nature Conservation (SINC) and also as a Local Nature Reserve.</p> <p>The scheme seeks to alter an existing building, Little Dinosaurs, used for indoor play space and install and a wooden climbing frame within the grounds of the site. It also proposes to install Astroturf/ rubber mats in an area beneath the proposed climbing frame as well as place Astroturf in a</p>	Noted

No	Stakeholder	Question/Comment	Response
		<p>small area next to the decking area where the soil is compacted and in poor condition.</p> <p>'Little Dinosaurs' is located in the south-west corner of Alexandra Palace Park in area known as 'The Grove' and which was originally the grounds of an 18th century house. This part of the park consists of many mature trees including tree lined walkways which give this part of the park a peaceful and leafy environment. The building is rectangular in footprint and has horizontal cladding to the walls and a corrugated sheet roof with verandas on three sides. The building itself replaced a previous fire damaged structure.</p> <p>Comments: The existing building is not of a high quality. The proposed alterations would not change the appearance of the building or its position or size. The scale of the proposal is such that it would have very little, if any, impact on the setting of the listed building and the park. The development would be reversible and as such would be considered to preserve the character of the conservation area and the heritage assets. In fact, the improved play provisions would facilitate the use of the site and would be considered an enhancement to the area and the heritage assets within it.</p> <p>From a conservation point of view, in context of the recent case on Barnwell Manor, the discharge of duty to ensure that development should preserve or enhance the character of heritage assets has been considered. The proposed scheme would preserve and enhance the appearance of the park and its usability. It is, therefore acceptable.</p>	

No	Stakeholder	Question/Comment	Response
		Conclusion: Acceptable.	
4	<b>Cllr Bloch (councillor at the time of responding)</b>	<p>The Grove is Metropolitan Open Land and should be preserved as such and be available for all users.</p> <p>The climbing frame is very prominent and high and intrusive.</p> <p>The bouncy castle shown on the drawings does not have consent</p> <p>Astroturf would be unsightly and set an unfortunate precedent within the conservation area.</p>	<ol style="list-style-type: none"> <li>1. The development is very small in nature and will not adversely affect the character of the building and the land in question; nor the openness of the Metropolitan Open Land (MOL).</li> <li>2. See response 8 below.</li> <li>3. The bouncy castle has been removed from the drawings.</li> <li>4. The Astroturf relates to a very small area and would not be visually apparent.</li> </ol>
4	<b>AP &amp; P CAAC</b>	<p>The applicant still fails to understand the sensitive nature of the site, which is Metropolitan Open Land, part of a historic Grade II listed park and within a conservation area - all of which put limitations on use.</p> <p>This proposal still runs counter to the original consent for Little Dinosaurs, which was: "specifically children's indoor adventure play area with ancillary café to be carried out within the confines of the building".</p> <p>The drawings included in the proposal continue to show the bouncy castle and roof signage for which planning consent has never been given.</p> <p>The application includes a document suggesting full support from the Alexandra Palace Charitable Trust for what is proposed. It is believed that this is an edited selection of comments that</p>	<p>Refer to Response 1 above</p> <p>The external climbing frame is not an extension of the indoor facility but rather ancillary to the main use. The children who visit the facility also play outside and cannot be prevented from doing so.</p> <p>The bouncy castle has been removed from the drawing. The roof signage is considered acceptable.</p> <p>Park Manager Mark Evison from the Alexandra Palace Trust has been notified of this application.</p>

No	Stakeholder	Question/Comment	Response
		<p>go beyond the agreed views of the Trust and are therefore misleading.</p> <p>The use of Astroturf as an alternative to real grass, which in any case would become unsightly after extensive use, would be an unfortunate precedent within the conservation area.</p>	<p>The Astroturf relates to a very small area and would not be visually apparent.</p>
5	<p><b>Local Residents</b> (9 responses of objection as summarised)</p>	<p>Astroturf is unreasonable and inappropriate given the appeal decision APP/Y5420/A/12/2178737.</p> <p>The Astroturf would harm the look and amenity of the natural grassland</p> <p>The original permission relies on it being contained as an indoors climbing frame only.</p> <p>It would harm the amenity of the MOL and Conservation Area.</p> <p>It would lead to loss of natural grass land</p> <p>The Garden History Society were not consulted</p> <p>There is no information about the materials or the size of the wall or extent of Astroturf.</p> <p>It appears to be a hugely disproportionate climbing frame, completely out of character with</p>	<p>The appeal decision referred to is different in nature. The use of Astroturf here will improve the appearance of the poorly grassed areas.</p> <p>Astroturf will be placed either on existing hard surfaces or areas of poor grass conditions and are considered appropriate in terms of improving the appearance of the land.</p> <p>The external climbing frame is not an extension of the indoor facility but rather ancillary to the main use. The children who visit the facility also play outside and cannot be prevented from doing so.</p> <p>The use of Astroturf and the climbing frame would not be out of character within the MOL and recreation value of the land. The Astroturf will improve the appearance of the land affected by poor grass growth.</p> <p>No grassland will be lost as the areas to be covered in Astroturf and rubber mats are largely devoid of grass.</p> <p>The Society were consulted and have responded.</p> <p>Information regarding materials is contained in section 9 of the application form. Drawing 213001 details the finish and location of the wall. A drawing has been submitted showing the proposed wall section.</p> <p>The frame will be 2.8m high. The most visible part of the frame will be only 1.8m3 in volume, less than 1% compared to the volume of the main building. It is screened to its east by trees and to its north</p>

No	Stakeholder	Question/Comment	Response
		<p>openness of the parkland.</p> <p>2/3rds of an acre of parkland would be "hard-cored" over.</p> <p>Planning Inspector's Appeal Decision APP/Y5420/C/10/2128637 on 9.12.2010. The Planning Inspector upheld Haringey's Enforcement Notice to remove the paving, decking and relocate the storage areas, on the grounds that its MOL and Historically Listed Park.</p> <p>Heritage Lottery Fund should be consulted</p> <p>Appeal Ref: APP/Y5420/C/10/2128637 against CON/2010/00152 supports the grounds to refuse the application</p> <p>It impacts on biodiversity or ecological conservation features</p> <p>The method of installation of the Astroturf will lead to further loss of natural grassland in the MOL.</p>	<p>by the main building.</p> <p>In total 28.3 sq.m of Astroturf and rubber mats is proposed which is significantly less than 2/3 of 0.74 acre (2995sqm or 0.3Ha).</p> <p>As set out in detail with the report this current application is materially different to the previous enforcement case. In this current application the use of Astroturf is considered to be less obtrusive than the decking and concrete paving that formed part of the enforcement appeal. In addition the proposed Astroturf will serve to improve the appearance of the areas of the ground affected by poor grass growth. The Astroturf will blend with the existing natural grass and will prevent further erosion occurring in those areas helping to improve the appearance of the land.</p> <p>The Heritage Lottery Fund were consulted</p> <p>See 10 above</p> <p>The proposed development does not affect biodiversity or ecological features.</p> <p>A condition is being imposed asking for further details, including details of installation.</p>
6.	<b>Local Residents</b> (49 responses of support as summarised)	<ul style="list-style-type: none"> <li>• Improvements to soft landscaping and baby space will benefit everyone.</li> <li>• The outdoor space is not used to its full potential.</li> <li>• Outdoor space beneficial to those children living in flats with small</li> </ul>	Noted

No	Stakeholder	Question/Comment	Response
		<p>gardens.</p> <ul style="list-style-type: none"> <li>• Improvements will look better especially in summer.</li> <li>• Beneficial to little children.</li> <li>• Objections focus too much on the history of the Grove and not on the climbing frame.</li> <li>• The previous use was also for children.</li> <li>• Baby area needs improvement as it gets cramped.</li> <li>• With local government cuts this is an opportunity to support a business that benefits the community.</li> <li>• Outdoor exercise beneficial for children.</li> <li>• External environmental impacts are minimal.</li> <li>• Grounds will be reinstated once use or business ceases.</li> </ul>	
7.	Applicant	6 submissions from applicant in response to consultation comments	Noted



Planning Sub Committee 16<sup>th</sup> June 2014

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/0558	<b>Ward:</b> Bounds Green
<p><b>Address:</b> Land Rear of Corbett Grove N22 8DQ</p> <p><b>Proposal:</b> Variation of condition 2 (plans and specifications) attached to planning reference HGY/2012/0214, to amended external elevations, design and materials of the previously approved scheme along with clarifying site levels reflecting accurate topographical survey information.</p> <p><b>Applicant:</b> Mr Stephen Morris</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Valerie Okeiyi</p> <p><b>Site Visit Date:</b> 10/04/2014</p>	
<p><b>Date received:</b> 24/02/2014</p> <p><b>Drawing number of plans:</b> 173-P-1- 001- Rev A, 173-P-1- 002- Rev A, 173-P-1- 003- Rev A, 173-P-1- 004- Rev B, 173-P-1- 005- Rev B, 173-P-1- 006- Rev B, 173-P-1- 010- Rev A, 173-P-1- 011- Rev A, 173-P-1- 012- Rev A, 173-P-1- 013- Rev A</p>	
<p>1.1 The application is to vary condition 2 (plans and specification) attached to planning reference HGY/2012/0214 which is for a development of 5 or more dwellings and involves a deed of variation to the signed S106 agreement.</p>	
<p><b>1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The design and visual appearance of the amended scheme is considered to be an improvement to the approved scheme and the plans. No changes are proposed to the density, scale, dwelling mix, layout, landscaping/trees, parking, access and waste management arrangements.</li> <li>• This application is recommended for approval subject to the conditions of the previously approved consent and a deed of variation to the signed S106 agreement/ or new S106 agreement being first entered into.</li> </ul>	

## 2. RECOMMENDATION

- (1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated the authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement.
- (2) That the section 106 legal agreement referred to in resolution above is to be completed no later than 16 July 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- (3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions all conditions imposed on application ref: HGY/2012/0214 including:
  - i. Development to begin no later than 21.11.2015;
  - ii. Development to be carried out in accordance with approved plans;
  - iii. Precise details of the materials to be used to be submitted to LPA;
  - iv. Details/ scheme depicting those areas to be treated by means of hard and soft landscaping to be submitted to LPA;
  - v. Details of boundary treatment to be submitted to LPA;
  - vi. Details of external lighting to be submitted to LPA;
  - vii. Detailed scheme for the provision of refuse and waste storage to be submitted to LPA.

### Informatives:

- I. 1. Crime prevention
  - II. 2. Naming and numbering
  - III. 3. Thames Water
  - IV. 4. Network Rail
  - V. 5. Materials
  - VI. 6. CIL liability
- (4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons:
    - I. That in the absence of the provision of an education contribution the proposal would have an unacceptable impact on the community facilities on the area and would be contrary to Local Plan policy SP16.
  - (5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
    - (i) there has not been any material change in circumstances in the relevant planning considerations, and
    - (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
    - (iii) the relevant parties shall have previously entered into the agreement(s)

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.11 This is an application for the variation of condition 2 (plans and specifications) attached to planning reference HGY/2012/0214 to amend the external elevations and design of previously approved scheme (HGY/2012/0214), along with regularising/ clarifying site levels by showing accurate topographical survey information. This application is recommended for approval subject to the conditions of the previously approved consent and a deed of variation to the signed S106 agreement/ or new S106 agreement being first entered into.
- 3.12 The external elevation of the houses are to be faced in matt black facing brick with a mix of grey powder-coated aluminium framed circular and rectangular windows. The dwellings will have extensive green roofs.
- 3.13 The plans and building elevations have also been updated to show accurate topographical surveys and levels, which were not available for the consented scheme (HGY/2012/0241) given the overgrown nature of the site. The heights and sizes of neighbouring buildings were also updated as per accurate survey work. The previously approved drawings showed incorrect levels in that they showed the site to be flat but rather it rises up from Imperial Road up to Bounds Green Road; hence the finished floor levels of each of the houses have been updated to take into account the accurate topography of the site.
- 3.14 The height of the ridge of the proposed two-storey houses (No's 1, 2, 3, 4 and 5) would be 8.1m with an eaves of 5.74m. The height of the planning approved houses are 8.4m ridge height with the eaves at 7.6m and 5.28m. The heights of these five houses are lowered from the planning approved heights due to their proximity to Imperial Road and to the surrounding houses.
- 3.15 The height of the ridge of houses No's 6, 7 and 8, which would sit closer to Bounds Green Road, would be 8.4m, with eaves at 5.6m. These are kept to the approved heights as per the approved scheme. These houses are quite a distance from the neighbouring properties.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site is a backland site consisting of two separate parcels of land of irregular shape; located to the rear of Council flats on Corbett Grove. One piece of land is accessed off Bounds Green Road while the other is accessed from Imperial Road. The northern most part is 0.08 hectares in size and the southern part 0.18 hectares in size. Behind the application site is the Hertford Loop Railway line. This railway land is designated as an ecological corridor. The site is not located within a conservation area.

#### **3.3 Relevant Planning and Enforcement history**

Planning Applications

HGY/2009/0606 REF 02-06-09 Land rear of Corbett Grove London -Erection of 9 x two / three storey dwelling houses comprising 6 x 3 bedroom and 3 x 4 bedroom, with associated car parking (6 spaces) and landscaping.

HGY/2009/1830 GTD 29-07-10 Land rear of Corbett Grove London -Erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping.

HGY/2011/0617 --- REF --- Land rear of Corbett Grove London - erection of 9 x two storey dwellings comprising of 6 x three bedroom semi detached houses, 2 x three bedroom link detached dwelling houses and 1 x three bedroom detached dwelling house. --- APPEAL DISMISSED (APP/Y5420/A/11/2157788)

HGY/2012/0214 - Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties – Approved 16-04-12

Planning Enforcement History

UNW/2014/00088 – Site adjacent 31 – 34 Corbett Grove – Developers have breached the planning permission by taking down a wooden fence and extending the road- there is excess of lorries coming down the road and leaving dirt and rubbish – case closed – 18-03-2014

**4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation
- 2) Waste Management
- 3) Building Control

External:

- 1) Thames Water
- 2) London Fire Brigade

The following responses were received:

Internal:

- 1) Waste Management - They have no comments to provide on the application.
- 2) Transport - No objection

External:

- 3) Thames Water - No objection
- 4) London Fire Brigade - No objection

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- Residents of 187 local properties
- Local ward Councillors

5.2 No representations have been received from neighbours, local groups or Ward Councillors.

## **6. MATERIAL PLANNING CONSIDERATIONS**

### **Background**

6.1 An application (ref. HGY/2012/0214) for the erection of 8 x two storey dwellings was considered by the Council's Planning Sub Committee in April 2012 and was approved subject to conditions and a S106 agreement. The site has subsequently been purchased by a different party and subsequent improvements to the scheme have been put forward.

### **Scope of a Section 73 Application**

6.2 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. In this case the application seeks to amend the external elevations and design of the previously approved scheme (HGY/2012/0214 and to clarify site levels by providing accurate topographical survey information. A Section 73 application results in a new permission being issued and the Section 106 agreement will need to be resigned.

6.3 There is no statutory definition of a "minor material amendment", however Government guidance has suggested a non-statutory definition: "a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved".

6.4 As the principle of the proposal has been established under the previous application the current application can only be assessed on the impact of the changes. As such relevant issues are; design and impact on character and appearance of the area and impact on amenity.

### **Design and impact on character and appearance of the area**

6.5 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate

regard to local context. Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.

- 6.6 The proposed amended scheme would softened the appearance of the development by incorporating a curved roof ridge and eaves detail, giving the dwellings a more elegant appearance. The dwellings have now been designed to show distinctiveness in terms of their different elevations; through the use of circular, horizontal and vertical glazing of different scales. The material palette would also be simplified by using solely matt facing brick with a sedum green roof.
- 6.7 Overall the design and choice of materials of this amended scheme are considered acceptable and sensitive to the character of the surrounding area. It is noted for instance that dark brick is partly used in the relatively newly built Imperial Road scheme. While the elevational treatment of this amended scheme is different to the previously approved the layout, scale and nature is not substantially different from that consented.
- 6.8 The scheme is in fact considered to be an improvement to the previously approved scheme in that it is more architecturally distinctive and uses more durable facing materials (i.e. brick rather than render), while at the same time being sensitive and complementary to its surroundings.

#### **Impact on Amenity**

- 6.9 London Plan 2011 Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan 2013 Policy SP11 and Saved UDP 2006 Policy UD3 'General Principles' continue this approach.
- 6.10 The proposed amended scheme would maintain an identical site layout to the approved scheme. The easternmost dwelling of house type B on the side closest to the nearest flat would have small circular windows which differ to the approved scheme. There would be a sufficient landscape buffer between house type B and the nearest flat. This would also apply to house type C which has small circular windows on the eastern side and house type D which has larger windows on the eastern side. Details of landscaping will be conditioned (as per the consented scheme) to ensure that the proposed landscape buffer successfully mitigates any overlooking to neighbouring properties.

#### **Other Matters**

- 6.11 There are no changes to the other planning merits considered as part of the previous application assessment:
1. Density;
  2. Scale;
  3. Dwelling Mix;
  4. Layout;
  5. Landscaping/trees;
  6. Parking/Access;

## 7. Waste Management.

### **Planning Obligations/Section 106**

- 6.12 An education contribution of £62,903.00 was secured in respect of the consented scheme (HGY/2012/0241) with an administration charge of £3,145.00). The total amount of contribution was £66,048.00. There are no changes to the S106 contribution in this case.

### **Community Infrastructure Levy (CIL)**

- 6.13 Based on the Mayor of London's CIL charging schedule and London Borough of Haringey's set rate of £35 per square metre the application here would be CIL liable as the proposal is for the creation of new dwellings. The total gross internal area of the development would be 880 sq.m, amounting to a charge of £30,800.00.

### **Conclusion**

- 6.14 This application is for an amendment to an approved scheme (LPA Ref: HGY/2012/0214- approved April 2012) for the erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties. In this case the application seeks to vary the approved drawings to change the design, roof form and materials of the proposed dwellings. The design and choice of materials of the amended scheme are considered acceptable creating an architecturally distinctive scheme sensitive and complementary to its surroundings. The revised scheme would lead to no material loss of amenity to neighbouring occupiers.

## **7.0 RECOMMENDATIONS**

This application is recommended for approval subject to the conditions of the previously approved consent and a deed of variation to the signed S106 agreement or a new S106 agreement being first entered into.

Applicant's drawing No.(s) 173-P-1- 001- Rev A, 173-P-1- 002- Rev A, 173-P-1- 003- Rev A, 173-P-1- 004- Rev B, 173-P-1- 005- Rev B, 173-P-1- 006- Rev B, 173-P-1- 010- Rev A, 173-P-1- 011- Rev A, 173-P-1- 012- Rev A, 173-P-1- 013- Rev A

### **TIME LIMIT**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of 22<sup>ND</sup> November 2012, failing which the permission shall be of no effect.

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

#### PLANS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 173-P-1- 001- Rev A, 173-P-1- 002- Rev A, 173-P-1- 003- Rev A, 173-P-1- 004- Rev B, 173-P-1- 005- Rev B, 173-P-1- 006- Rev B, 173-P-1- 010- Rev A, 173-P-1- 011- Rev A, 173-P-1- 012- Rev A, 173-P-1- 013- Rev A

Reason: To avoid doubt and in the interests of good planning.

#### MATERIALS

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

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

#### LANDSCAPING

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
  - (a) Those existing trees to be retained.
  - (b) Those existing trees to be removed.
  - (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent.

All such work to be agreed with the Council's Arboriculturalist.

(d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a



similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

#### TREE PROTECTION

5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

#### HARD LANDSCAPING

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

#### LANDSCAPING - IMPLEMENTATION/MAINTENANCE

7. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping as described in condition "Landscaping - Landscaping Scheme" shall be completed no later than the first planting and seeding seasons following the occupation of the building. Any trees or plants which within a period of FIVE years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

#### BOUNDARY TREATMENT

8. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

#### EXTERNAL LIGHTING

9. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

#### WASTE MANAGEMENT

10. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

#### NOISE

11. The development hereby approved shall comply with BS8233 with regards to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development.

#### FIRE AND EMERGENCY

12. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to all issued covered by the LFEPA including access for Fire Fighting purposes and the provision and location of dry risers where applicable, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

## ECOLOGY

13. The applicant shall comply with the recommendations set out in the Habitat Survey, produced by Baker Shepherd Gillespie, dated May 2009.

Reason: To ensure the ecological impact of the development is minimised.

## PERMITTED DEVELOPMENT

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

## CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

15. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site Waste Management Plan, Site Management Plan and Construction Logistics Travel Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following:
- a) Public Safety, Amenity and Site Security;
  - b) Operating Hours, Noise and Vibration Controls;
  - c) Air and Dust Management;
  - d) Storm water and Sediment Control and
  - e) Waste and Materials Re-use.

The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

## CONSTRUCTION HOURS

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

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

## HOARDINGS

17. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

## CONSTRUCTION DUST MITIGATION

18. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust (based on the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition") has been submitted to and approved in writing by the Local Planning Authority. This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring.

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

## CONTAMINATED LAND

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

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

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

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

#### JAPANESE KNOTWEED

20. Japanese Knotweed has been identified to be present on the site. Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Prior to the commencement of work on site, a survey, including any knotweed adjoining the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of construction.

Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

#### ACCESSIBILITY AND LIFETIME HOMES

21. Within the development hereby approved, at least 10% of the residential dwellings shall be wheelchair accessible or easily adaptable for residents who are wheelchair users. In addition, 100% of the dwellings shall be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority. Evidence of compliance with the above shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.

#### CODE FOR SUSTAINABLE HOMES

22. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the residential properties are to achieve a minimum Level 4 rating under the Code for Sustainable Homes, shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

#### INFORMATIVE - CRIME PREVENTION

The residential buildings hereby approved shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

#### INFORMATIVE - NAMING / NUMBERING

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (Tel. 020 8489 5573) to arrange for the allocation of a suitable address.

#### INFORMATIVE - THAMES WATER

##### Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into

the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

##### Water Comments

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

#### INFORMATIVE - NETWORK RAIL

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the

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adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary enclosure so as to avoid such future problems. It would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged
- The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

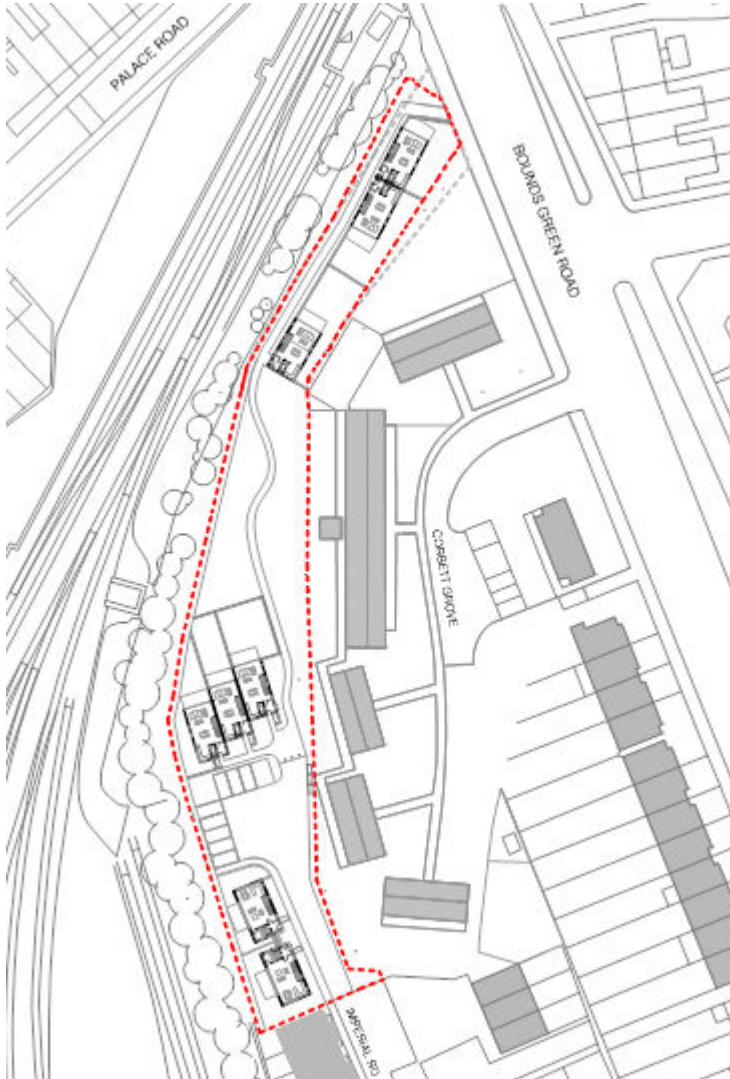
**INFORMATIVE:**

Notwithstanding the details submitted on the approved plans and the development shall not include the use timber/cedar cladding and an alternative material(s) shall be discussed and agreed with the local planning authority prior to the submission of details in connection with condition 3 above.

**INFORMATIVE :**

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £30,800. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**APPENDICES:**                      **Appendix 1: Plans and images**



**Site location plan as proposed**







**Proposed site layout and approved site layout**



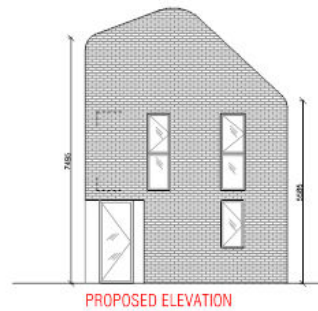
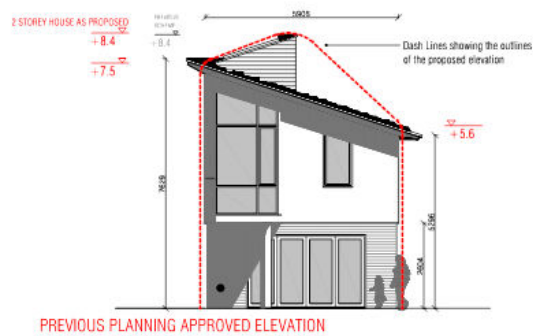
**Approved scheme (HGY/2012/0241)**



## Amended scheme

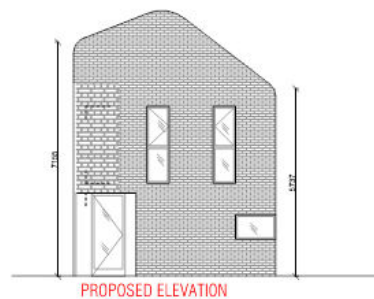
IN RED IS SHOWN THE OUTLINE OF THE NEW PROPOSED -HOUSE 5,7 and 8

2 STOREY HOUSES 6,7 and 8



IN RED IS SHOWN THE OUTLINE OF THE NEW PROPOSED HOUSE 1,2,3,4 and 5

2 STOREY HOUSES 1,2,3,4 and 5



### Comparative elevation





Proposed extensive green roof and relationship of the amended dwellings to its surroundings

HOUSE TYPE A - 2 Storeys  
3 Bedrooms semi detached houses

	BA
+0.051 m	115 m <sup>2</sup>
+0.057 m	115 m <sup>2</sup>

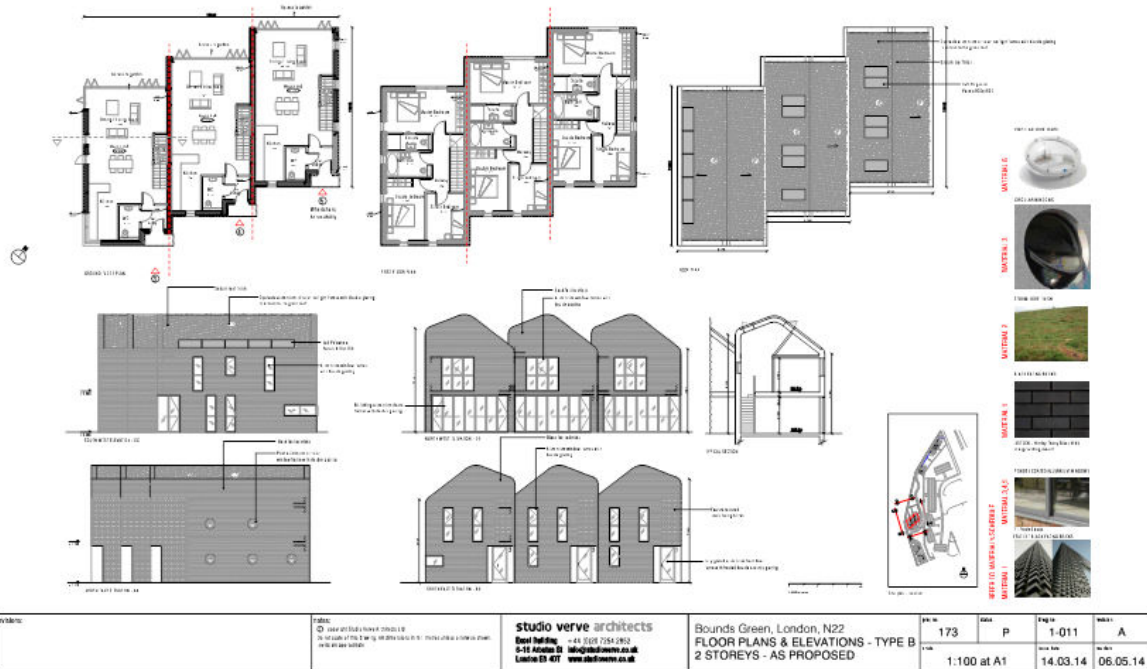


House type A

# HOUSE TYPE B - 2 Storey Houses

3 Bedrooms semi detached houses

SR	
43.05 sq m	112 sq ft
43.05 sq m	112 sq ft
43.05 sq m	112 sq ft

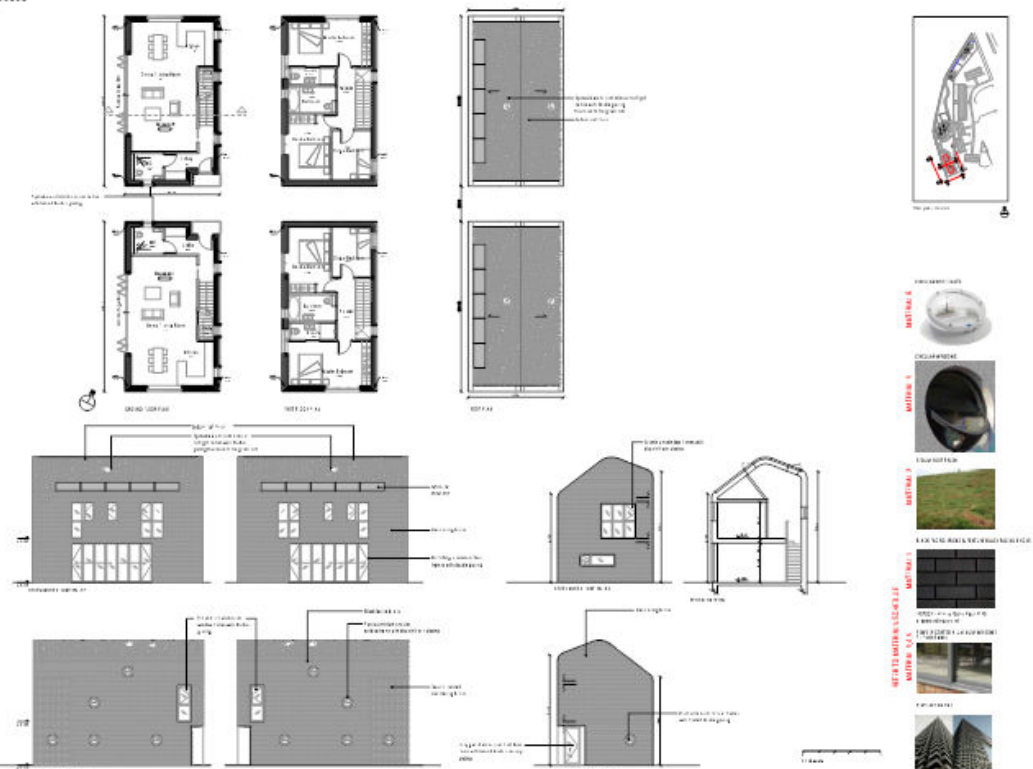


## House type B

# HOUSE TYPE C - 2 Storey Houses

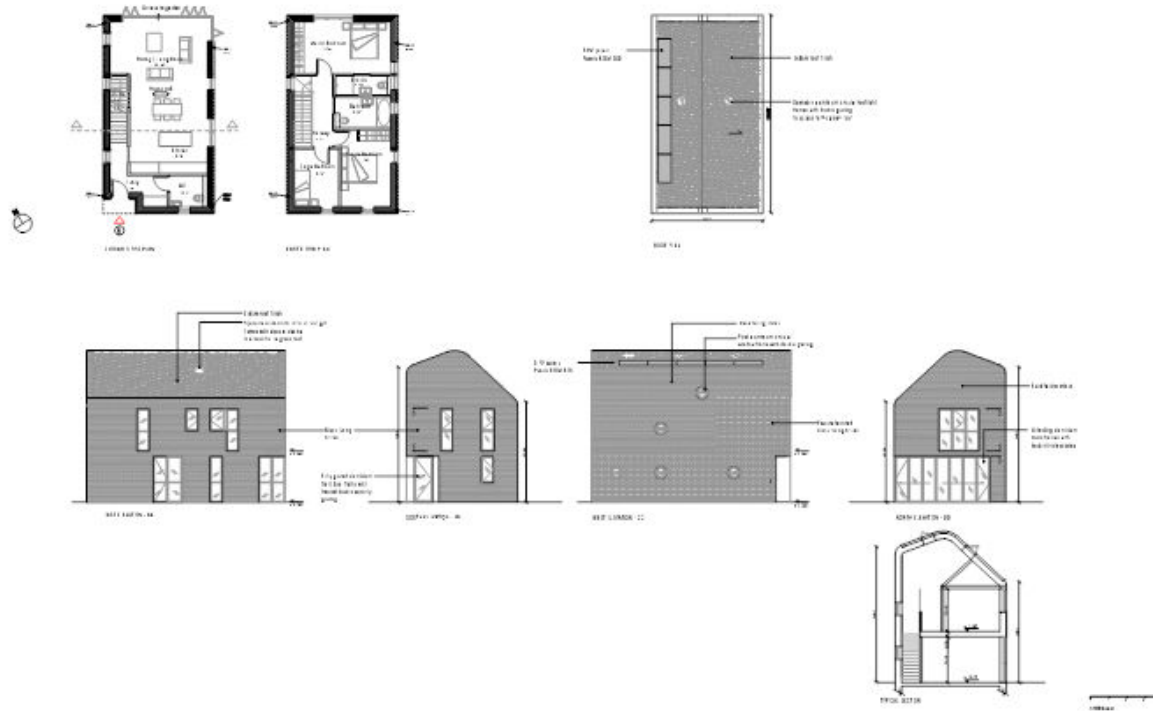
3 Bedrooms House linked by ten store

SR	
43.05 sq m	112 sq ft
43.05 sq m	112 sq ft



## House type C

HOUSE no ④	QA
113 sq'	



House type D

Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/1173	<b>Ward:</b> Tottenham Green
<p><b>Address:</b> 2 Wakefield Road N15 4NL</p> <p><b>Proposal:</b> Demolition of existing building providing a 6 bedroom HMO (house in multiple occupation) and erection of a new building to provide 7 flats 3x1, 3x2 and 1x3 bed with amenity space, communal amenity space and covered cycle storage and refuse storage</p> <p><b>Applicant:</b> Greatfate Management Ltd</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Jeffrey Holt</p> <p><b>Site Visit Date:</b> 28/04/1011 and 17/09/2013</p>	
<p><b>Date received:</b> 24/04/2014 <b>Last amended date:</b> 30/05/2014</p> <p><b>Drawing number of plans:</b> S.01, S.02, S.03, S.04, S.05, S.06</p>	
<p><b>1.1</b> The application is for a development of 5 or more dwellings and involves a S106 agreement. Under the current scheme of delegation it is therefore referred to the planning sub-committee.</p>	

## **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

The proposed development of seven flats on this site is acceptable in policy terms.

- The principle of the provision of additional housing, the dwelling mix and density of the development is acceptable
- The design of the proposed development is such that it would cause no significant harm to the character and appearance of the area
- The impact of the development on the residential amenities of neighbouring properties is acceptable and would not cause unacceptable overshadowing or loss of light or overlooking or noise.
- The proposed residential accommodation would be of an acceptable standard – meets internal floorspace standards and outdoor amenity space
- There would be no significant impact on parking – the site is in a CPZ and the applicant is proposing car-free development
- Adequate refuse storage is provided
- The development would not result in a loss of trees
- S106 agreement would provide an affordable housing contribution of £90,000, £1,000 towards car-free designation and two-year free car-club membership and £50 credit for future occupiers



**2. RECOMMENDATION**

- (1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated the authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement.
- (2) That the section 106 legal agreement referred to in resolution above is to be completed no later than 16 July 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- (3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the following planning conditions:

**Conditions**

- i. Development begun no later than three years from date of decision
  - ii. In accordance with revised plans
  - iii. Materials submitted for approval – including details of opaque balconies
  - iv. Details of landscaping
  - v. Details of boundary treatments
  - vi. Provide eight cycle spaces
  - vii. Details of green roofs to be approved
  - viii. Achieve Code for Sustainable Homes Level 4
  - ix. Details of communal aerial/dish system
  - x. Tree protection
- (4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons:
    - i. In the absence of a legal agreement securing the provision of on site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 of the London Plan.
    - ii. In the absence of a contribution for amendment to the Traffic Management Order there would be an unacceptable impact on the highway network and the proposal would be contrary to saved UDP policies M9 and M10.
  - (5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
    - i. there has not been any material change in circumstances in the relevant planning considerations, and
    - ii. the further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and
    - iii. the relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

S106  
For Sub Committee

OFFICERS REPORT

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES:
	Appendix 1: Consultation Responses
	Appendix 2 : Plans and images

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 This is an application for the demolition of an existing two storey dwelling in use as a house in multiple occupation (HMO) and the erection of a new 3-storey building providing seven flats consisting of 3x1-bed, 3x2-bed and 1x3-bed with amenity space, communal amenity space, covered cycle storage and refuse storage.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site is located on the east side of Wakefield Road at the junction with Townsend Road, N15. The site is level but irregularly shaped. Towards the middle of the plot the site widens and then tapers to a point at the rear. There is industrial development to the rear and storage and railway land to the south. To the north and west is residential development. Further to the west is Tottenham High and Seven Sisters station is to the northwest.
- 3.2.2 The existing end of terrace property has been extended to the rear with single and two storey extensions and there are a number of dilapidated outbuildings in the rear garden. The majority of the terrace is two-storeys high but the two immediately adjoining houses are three-storeys high.
- 3.2.3 The building is not listed or in a conservation area.

#### **3.4 Relevant Planning and Enforcement history**

- HGY/2013/1747 - Demolition of existing building providing a 6-bedroom HMO and erection of new building to provide 7 flats (1 x 1 bed, 2 x 3 bed and 4 x 2 bed) with private amenity space, communal amenity space, covered cycle storage and refuse storage. (Amended Drawings) - WITHDRAWN
- HGY/2013/0203 - Demolition of existing HMO property and erection of four-storey building to provide 1 x three bed, 2 x two bed and 5 x one bed flats, with private/communal amenity space, cycle storage and refuse storage - WITHDRAWN
- HGY/2011/0521 - Demolition of existing property and erection of new three storey building to contain seven flats, comprising 3 x studio flats, 1 x 1 bed flat, 2 x 2 bed flats and 1 x 3 bed flat - WITHDRAWN
- HGY/2010/2157 - Demolition of existing house and erection of four storey building comprising of 7 x one bed and 1 x two bed flats – WITHDRAWN
- HGY/2010/0021 - Demolition of existing property and erection of two storey building comprising of 1 x two bed and 4 x one bed flats (Revised Scheme) - GRANTED

- HGY/2009/1794 - Demolition of existing house and erection of four storey building comprising of 8 x one bed flats – REFUSED

#### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation
- 2) Waste Management
- 3) Building Control
- 4) Housing Renewal
- 5) Residential Care

External

- 1) Thames Water
- 2) Network Rail
- 3) London Fire Brigade

The following responses were received:

Internal:

- 1) Waste Management
  - Insufficient detail of refuse storage size- RAG status of Amber
- 2) Transportation
  - No objection
  - Car free designation required along with contribution of £1000 to amend the Traffic Management Order accordingly
  - Developer must provide free car-club membership to each resident for 2 years plus £50 credit
  - Condition required to secure nine cycle spaces
- 3) Building Control
  - No objection

External:

- 4) Thames Water
  - No objection

#### **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- Residents of 209 local properties
- Local ward councillors

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 25

Objecting: 21

Supporting: 4

Others: -

5.3 The following Councillor made representations:

- Cllr Watson (no longer a councillor following recent elections)
  - Objection
  - Maintains objections to previous three applications
  - Overdevelopment
  - Too large and overbearing
  - Agrees with comments made by resident at 4 Wakefield Road

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The existing property is not a licensed HMO
- More family housing is required
- Not in keeping with the scale and character of surrounding development
- Harm to character of streetscape
- Excessive development and density
- Overlooking
- Increased noise from balconies/terraces
- Loss of light
- Loss of outlook
- The size of the development should not exceed that of the earlier 2010 approval
- Lack of parking for residents and visitors
- Disruption from demolition and construction work

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Density and dwelling mix
3. The impact of the proposed development on the character and appearance of the area
4. The impact on the amenity of adjoining occupiers
5. Living conditions for future occupants
6. Parking and highway safety

### **6.2 Principle of the development**

- 6.2.1 The application proposes the demolition of an existing house and the erection of a new building to provide seven flats. The house is described by the applicant as being a House in Multiple Occupation however there is no planning history to indicate that it is authorised. It is therefore considered to be a single family house for the purposes of evaluating this application.
- 6.2.2 The principle of additional housing is supported by London Plan 2011 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the proposed further alterations to the London plan (FALP), the 2015-2015 target is proposed to increase to 15,019 (1,502 per year).
- 6.2.3 The proposed development would provide a higher number of dwellings compared to the scheme approved in 2010, which provided five flats.
- 6.2.4 The site is not in a location where the conversion of dwellinghouses is prohibited and the Council approved the redevelopment of the then single family dwellinghouse into 5 flats in 2010. As such the replacement of this property whether as an authorised family house or HMO with additional residential, is consistent with Haringey policy aspirations.

### **6.3 Density and dwelling mix**

- 6.3.1 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.
- 6.3.2 Table 3.2 of the London Plan 2011 sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in an 'urban' context and has a PTAL of 5, thus development should be within the density range of 200 to 700 habitable rooms per hectare (hr/ha). The proposed development is on a 0.0598 ha site and provides 24 habitable rooms. This results in a density of 401 hr/ha, which is within the target density range.
- 6.3.3 The NPPF 2012 recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan 2013 Policy SP2 Housing, which is supported by the Council's Housing SPD 2008.
- 6.3.4 The proposed development provides 3 x 1-bedroom, 3 x 2 bedroom and 1 x 3 bedroom flats. The table below compares the proposed dwelling mix with a mix based on applying the recommended percentages to a seven unit development.

Unit size	No.	No. recommended by Housing SPD 2008
1-bedroom	3	2.59
2-bedroom	3	2.1
3-bedroom	1	1.54
4+bedroom	0	0.77

- 6.3.5 Although the mix provides an additional 2-bedroom unit and no 4-bedroom unit, the mix is considered suitable for a flatted development of seven units in an accessible location.

#### **6.4 The impact of the proposed development on the character and appearance of the area.**

- 6.4.1 London Plan 2011 Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan 2013 Policy SP11 and Saved UDP 2006 Policy UD3 'General Principles' continue this approach.
- 6.4.2 Due to the site's location and orientation, any development on this site would be most visible from the front. Views of the rear are only possible from the adjoining rear gardens and the adjacent railway. The front follows that of the adjacent pair of 3-storey houses and thus would blend in with the street scene. All primary architectural features (window proportions and alignment, bay projections, porches etc) are of similar scale and design and it proposed that materials would be chosen to match. The new building would be approximately 80cm wider than the adjacent houses but it is considered that this would not be noticeable to the naked eye.
- 6.4.3 The front elevation shows two roof windows and a side dormer. The roof windows are of such a scale such that they would not dominate the roof and would not be seen as an atypical feature in a residential context. The side dormer is small and would not be highly visible from street level due to the height of the building and its end of terraced location.
- 6.4.4 On the rear and side, the building has a more contemporary appearance and is bulkier and more pronounced than the neighbouring properties. However, it is considered that the site's width, its location and the lower sensitivity of some of the surrounding uses provides a unique context which allows for a larger building without disrupting the pattern of development. The building can be considered to be a bookend to the terrace rather than a simple continuation.
- 6.4.5 Although the building is more contemporary at the rear, all windows are portrait in orientation and the same brick vernacular is used in order to relate to the verticality and material palette respectively of the adjacent terrace.
- 6.4.6 The two rear dormers are considered to be well proportioned and sited. They are clad in zinc, which is a common material for a dormer window on a new-



build property and appropriate in this instance.

- 6.4.7 Local residents have objected to the proposal on grounds of harm that the impact on character and appearance of the local area. H it is officers view that there would be no significant harm and the proposed development is in accordance in accordance with Council policy.

## **6.5 The impact on the amenity of adjoining occupiers**

- 6.5.1 London Plan 2011 Policies 7.6 and 7.15 and Saved UDP 2006 Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.

### *Impact on daylight/sunlight*

- 6.5.2 The application site is bordered by a 3-storey house to the north (no. 4 Wakefield Road), warehouse/industrial buildings to the east, a railway embankment to the south and the public highway to the west. Due to this arrangement of uses, the development is designed to minimise overshadowing of the house to the north.
- 6.5.3 The applicant has submitted a shadow study which shows the extent of shadows cast by the new building. The ground floor of the development matches the depth of the existing house at no. 4 thereby causing no impact at this level. At first floor level, the building projects a shorter distance so that it does not block the side facing windows of the adjacent first floor conservatory. Further away from these windows, the building projects a further 1.45m. However, this projection is set away so that it leaves 7.95m gap, allowing for daylight and daylight to still reach these windows. On the second floor, there is a 6m rear projection but it is also 7.95m away from the boundary with the adjacent house. If a 45 degree line was taken from the edge of the nearest second floor window on the neighbouring property, it would not intersect with this second floor projection, thus not causing a significant impact on light for that window. At third floor level, there are two dormer windows which do not project beyond the eaves of the roof and would not cause significant overshadowing.
- 6.5.4 Due to the above design considerations, the building will not cause significant overshadowing to the gardens or habitable rooms of no. 4 Wakefield from morning to noon. In the afternoon there is likely to be more frequent overshadowing towards the rear of no. 4's garden. However, this is not considered to be sufficiently harmful to warrant refusal as the house and garden would still receive adequate sunlight during other times of the day.
- 6.5.5 Objections from received from local residents have expressed the view that the development would cause a harmful loss of light. However, officers consider that the impact would not be significantly harmful.

### *Aspect/outlook*

6.5.6 For reasons similar to those set out above, the proposed development would not cause a significant impact on aspect or outlook. No building bulk comes within a 45 degree line taken from the neighbouring rear facing windows. The side facing windows on the first floor conservatory at no. 4 Wakefield would lose their current wide view to the south. Private views are not protected under the planning system but the proposed design provides for a 7.95m gap from this window and does not impede views towards the south-east and east. The full retention of the existing outlook from this conservatory is not considered to be essential to the overall amenity of the adjoining house.

6.5.7 The impact on outlook is therefore considered to be acceptable.

*Overlooking*

6.5.8 The proposed development has windows on the front, rear and side elevations. The front and side facing windows have views along Townsend Road and the railway embankment respectively. They would not look into any private amenity area or a facing window within 20m. This also holds true for the two side facing balconies.

6.5.9 On the rear elevation of the proposed building there are windows on all floors. The windows on the ground floor would not give rise to overlooking due to the the proposed height of the boundary walls. A condition will be applied to ensure a boundary wall of suitable height. On the upper floors, windows are placed in line with other rearmost windows on the rest of the terrace so that the resulting conditions of overlooking are no greater than in a typical terrace of houses. At the southern end of the building there is a projection which brings two balconies further out from the main bulk of the building. At first floor level this projection is 3.26m but it is in line with the rear of the first floor conservatory at no. 4 Wakefield Road and the first floor roof terrace at no. 6 Wakefield.

6.5.10 At second floor level, the balcony does not project as far as the one below but projects further than any other window or roof terrace at this height. However, the introduction of a balcony at this level is considered to be balanced by its siting at the southern end of the building, 7.95m away from the boundary with no. 2. This balcony also has solid side walls to restrict views to the side. At roof level there are two dormer windows, one with a small terrace cut into the roof. These dormers are set in the roof and do not project beyond the eaves of the new building. In this way they stay within the bounds of typical roof extensions in this locality.

6.5.11 Consequently, it is considered that the proposed building would result in a level of overlooking which would be comparable to that of a mid-terrace property that has been converted into flats. Given the surrounding pattern of development, this is considered acceptable.

6.5.12 Overlooking is cited as one of the grounds of objection by local residents however for the reasons above, the proposed development is not considered to cause undue harm through overlooking.

*Noise*

- 6.5.13 One of the objections raises noises as a concern, particularly noise from the proposed terraces. While the proposed terraces would increase the amount of activity at the rear, it is not likely to be excessive for a residential area. The terraces have been placed away from the adjacent house. It is not considered that there would be a significant impact from noise by way of noise.

*Conclusion*

- 6.5.14 For reasons set out above, the proposed development is considered to cause no significant harm to residential amenity and is in compliance with the above policies.

**6.6 Living Conditions for future occupiers**

- 6.6.1 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.6.2 The table below sets out the size of each dwelling and its associated amenity space along with the minima set by the Mayor's housing SPG.
- 6.6.3 All flats except Flat 2 meet or exceed the floorspace minimum set out in the Housing SPG. The shortfall for Flat 2 of 1 sq.m is considered minor given it is a 3-bed flat. All flats benefit from dual aspect and would receive adequate daylight and ventilation.
- 6.6.4 The size of amenity space varies between the flats. The ground floor flats, including the 3-bedroom flat have access to private garden/courtyards greatly exceeding the minimum standards. The upper flats have access to private balconies or terraces. Two of these do not meet the minimum space standard. This is a result of design changes to minimise overlooking to neighbouring properties. A 163 sq. m communal space is provided in the rear garden which is considered to balance this shortfall.

*Child Playspace*

- 6.6.5 London Plan 2011 Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments to make provision for play and informal recreation, based on the expected child population generated by the scheme. The Mayor's SPG "Shaping Neighbourhoods: Play and Informal Recreation" 2012 provides minimum standards for the provision of children's play space. The Haringey Open Space and Recreation Standards SPD 2008 sets out the Council's own play space standards under the Local Plan.  
(note: the London Plan only requires on-site playspace for developments where there is an expected child yield of 10 or more. Below that an appropriate financial contribution should be made)
- 6.6.6 Using the formula set out in the above SPG the scheme would have a child yield of 0.66, requiring 6.6sqm of play space (10sqm per child). The two ground floor units (including the 3-bedroom unit) have private gardens/courtyards. The remaining flats have access to the 163 sq.m communal space at the rear.
- 6.6.7 The Council's standard is less onerous than the Mayor's, requiring 3 sq.m per child, but it specifies that children should have access to areas of children's play space of at least 100 sq.m within 100m of home, local playable space of at least 300 sq.m within 400m of home, and neighbourhood playable space of at least 500 sq.m within 1000m of home. There is a play area less than 200m away, further north along Wakefield Road which is over 1,000sq.m in size. This would meet the play area needs of older children.
- 6.6.8 The proposal is in compliance with the above policies.

## **6.7 Parking and highway safety**

- 6.7.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.
- 6.7.2 The Council's Transportation Team have assessed the proposal and do not object. The site has a High public transport accessibility level (PTAL 5), within walking distance of Seven Sisters underground and numerous bus routes on the High Road. The site is also located within the Seven Sisters controlled parking zone applicant intends for the development to be designated as car-free. Given the good transport links and the presence of on-street parking controls, it is considered that the development as proposed fulfils the criteria for such designation as per Saved UDP Policy 2006 M9. Furthermore, the site does not fall within an area that has been identified in the 2006 UDP as that suffering from high on-street parking pressure. It has been noted that the applicant intends to provide a storage area capable of storing seven bicycles. However, in order to comply with standards set out within the London Plan, the proposal will need to include secure and covered cycle storage for nine cycles. A condition can be applied to secure this.

- 6.7.3 It is therefore considered that as the majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site, the proposed development would not have any significant adverse impact on the highway network or parking demand within the vicinity of the site, in compliance with the above policies.
- 6.7.4 Contributions would be sought through a S106 agreement to secure car-free designation in the Council's Traffic Management order and to provide free car club membership for up to 2 years and £50 credit towards car club use for future occupiers.
- 6.7.5 Local residents have raised concerns about traffic and parking impact however, subject to the above provisions, it is considered that the potential impact can be mitigated.

## **6.8 Waste**

- 6.8.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection.
- 6.8.2 The proposed development includes a communal refuse store at the front. Following comments from the council's waste management team, the applicant has provided further detail to show that the refuse store can accommodate the 4 x 360L and 2 x 240L refuse bins required by this development.
- 6.8.3 The proposed development is in compliance with the above policies.

## **6.9 Sustainability**

- 6.9.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. This approach is continued in Local Plan 2013 Policy SP4, which requires residential developments to achieve Code for Sustainable Homes Level 4. This is equivalent to a 25% reduction in emissions over a Building Regulations 2010 baseline.
- 6.9.2 A condition will be applied securing this.

## **6.10 Trees**

- 6.10.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.

- 6.11 There is a mature tree in the front of the site and it is proposed to be retained. A condition can be applied to secure appropriate tree protection measures.

## **6.12 Affordable Housing**

- 6.12.1 The NPPF para. 50 states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time

- 6.12.2 The London Plan (2011), Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”.

- 6.12.3 Policy SP2 of the Local Plan 2013 requires developments of less than 10 units to provide a 20% of the scheme as affordable housing, subject to viability, or provide a financial contribution towards affordable housing provision.

- 6.12.4 Based on the guideline calculation set out in the Council’s *Planning Note: SP2 Housing*, a development providing six net additional units on a site should contribute £90,000 towards affordable housing. This contribution is agreed in principle and will be sought through a S106 agreement.

## **6.13 S106 Planning Obligations and Community Infrastructure Levy (CIL)**

- 6.13.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms.

- Affordable housing contribution of £90,000
- £1,000 contribution to amend the Traffic Management Order and secure car-free designation
- Two years free car club membership and £50 credit for future occupiers
- Cost recovery of 5% of total S106 value

- 6.13.2 The development will be liable for the Mayor’s Community Infrastructure Levy (CIL). The development creates 588 sq. m of floor space. The existing house is 170 sq.m in area, resulting in a net increase in floor space of 418 sq.m In Haringey the levy is charged at £35 per sq.m resulting in a liability of £14,630.

## 7.0 RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

### Conditions

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

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

- 2) Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

S.01, S.02, S.03, S.04, S.05, S.06, "Bin and Bike Store"

Reason: To avoid doubt and in the interests of good planning.

- 3) Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 4) No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 5) No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011 and Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 6) No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 no. cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

- 7) No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

- 8) The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.



- 9) The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 10) Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## INFORMATIVES

INFORMATIVE : Community Infrastructure Levy This application will attract a charge under the Mayor of London's CIL, which in the London Borough of Haringey is a flat rate charge of £35 per square metre of additional internal floorspace. For more information on the Mayor of London's CIL please see [www.london.gov.uk/publication/mayoral-community-infrastructure-levy](http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy). To view the CIL regulations and for more information on CIL in general please see the Communities and Local Government CIL webpage on [www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy](http://www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy).

If no one has yet assumed liability for this site please fill out an Assumption of Liability Form found on the Planning Portal website at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>. Be advised that if you wish to make a claim for relief, this needs to be made before the development is commenced, please see the Claiming Exemption or Relief Form also on the Planning Portal.

You are also required to notify the Council prior to commencement of the development, please see the Commencement Notice Form also on the Planning Portal.

There are penalties in the CIL regulations if no one assumes liability and a Commencement Notice is not submitted to the Council. It is an offence for a person to

knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both

**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

**INFORMATIVE: Party Wall Act**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**INFORMATIVE: Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

**Reason** - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

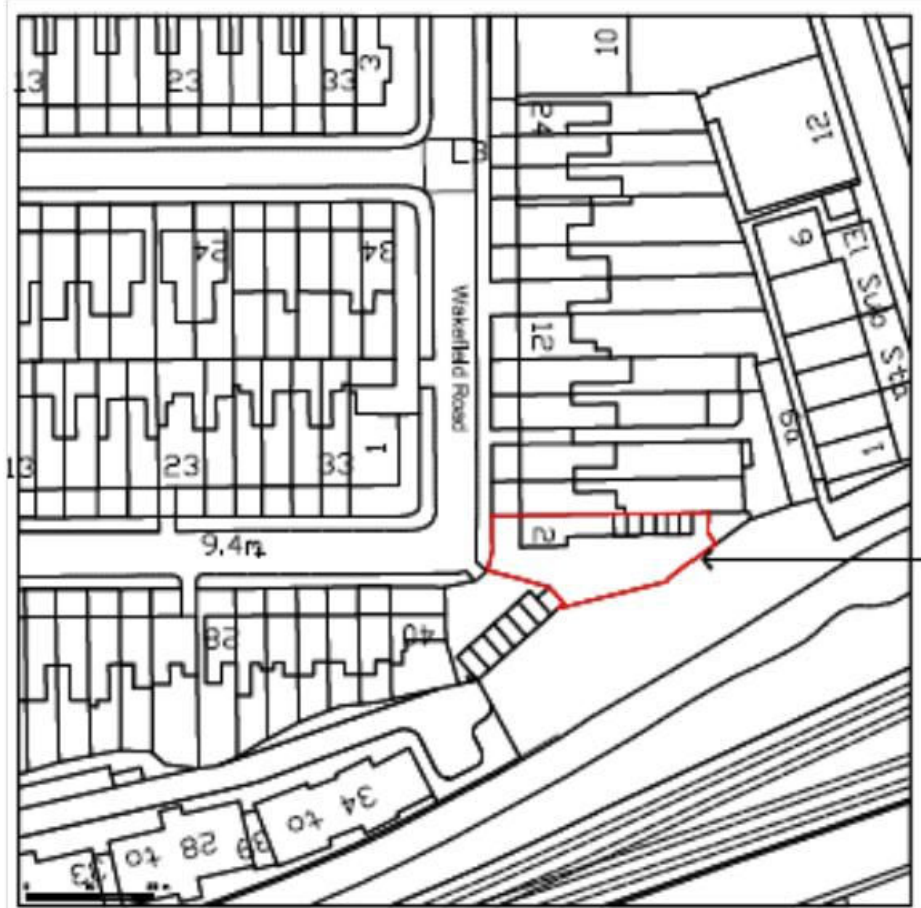
**INFORMATIVE:** This type of work will require a Building Regulation application to be made after Planning permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and we would be pleased to explain any of the services in more detail if required.

Please contact us with any queries you may have at:  
[building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk)

In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

## Appendix 1 - Site location plan and images

### Site location plan



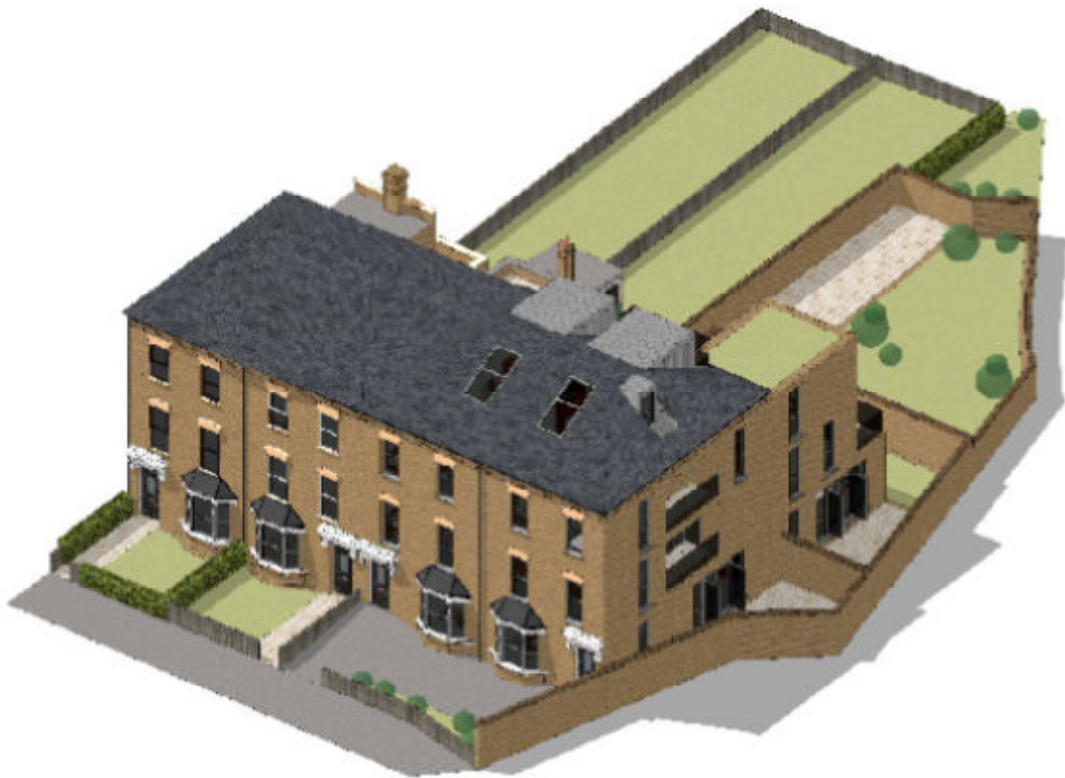
## Front elevation



## Rear Elevation



Axonometric view towards north-east



Axonometric view towards south-west



## Appendix 2 Consultation Responses

No.	Stakeholder	Question/Comment	Response
	<b>INTERNAL</b>		
	<b>Waste Management</b>	<p>The proposed planning application outlined above will require the following:</p> <p>3x1 bed = 1x360 litre refuse bin &amp; 1x360 litre recycling bin</p> <p>3x2 bed = 1x360 litre refuse bin &amp; 1x360 litre recycling bin</p> <p>1x3 bed = 1x240 litre refuse bin &amp; 1x240 litre recycling bin</p> <p>Each unit should be provided with its own Kitchen caddy and a minimum three outside caddies should be provided for food waste.</p> <p>This part of the application has been given traffic light status of AMBER For waste storage and collection arrangements.</p>	Applicant has submitted a revised drawing to meet these requirements.
	<b>Transportation</b>	<p>No objection subject to</p> <p>Car free designation required along with contribution of £1000 to amend the Traffic Management Order accordingly</p> <p>Developer must provide free car-club membership to each resident for 2 years plus £50 credit</p> <p>8 cycle spaces required</p>	<p>Noted. S106 agreement includes these provisions</p> <p>Condition applied to secure cycle parking</p>

No.	Stakeholder	Question/Comment	Response
	<b>Building Control</b>	No objection.	Noted.
	<b>EXTERNAL</b>		
			1)
	<b>Thames Water</b>	No objection.	Noted
	<b>RESIDENTS</b>	<b>21 Objections received</b>	
		1) The existing property is a not a licensed HMO 2) More family housing is required 3) Not in keeping with the scale and character of surrounding development 4) Harm to character of streetscape 5) Excessive development and density 6) Overlooking 7) Increased noise 8) Loss of light 9) Loss of outlook 10) The size of the development should not exceed that of the earlier 2010 approval 11) Lack of parking for residents and visitors 12) Disruption from demolition and construction work 13) Flats are of poor design	1) Noted. 2) Development provides a 3-bed dwelling with garden and 2-bedroom dwelling with garden. 3) Front elevation is designed sensitively and is in keeping with streetscape 4) As above 5) Density is within acceptable range and design is acceptable 6) Overlooking is not excessive for an urban residential context 7) Building will be built to Building Reg standard which has increased noise



No.	Stakeholder	Question/Comment	Response
		14) Increased noise from balconies and terraces	insulation 8) Harm is not considered significant 9) As above 10) Each scheme must be considered on its own merits 11) Scheme would be car free 12) These matters are controlled by environmental health legislation 13) Flats meet space standards and have access to private and communal amenity space 14) Balconies and terraces are set away from nearest neighbouring property. Expected noise is not likely to be excessive
		<b>2 responses in support</b>	Noted
	<b>Cllr Watson</b>	1) Maintains objections to previous three applications 2) Overdevelopment 3) Too large and overbearing 4) Agrees with comments made by resident at 4 Wakefield Road	2) Noted 3) Density and design is considered acceptable on this site 4) As above 5) Noted.

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