



Haringey Council

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.



Haringey Council

Planning Sub Committee

MONDAY, 15TH DECEMBER, 2014 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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 - 76)

To confirm and sign the minutes of the Special Planning Sub Committees held on 30 September, 7 October, 28 October and the Planning Sub Committee on 13 October.

6. 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.

7. THE ALEXANDRA 98 FORTIS GREEN N2 9EY (PAGES 77 - 96)

Conversion of Public House with ancillary accommodation above to provide 2 x 3 bed single family dwellings.

RECOMMENDATION: grant permission subject to conditions.

8. 270-274 WEST GREEN ROAD, LONDON, N15 3QR (PAGES 97 - 128)

Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 legal agreement.

9. 332-334 HIGH ROAD N15 4BN (PAGES 129 - 174)

Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A2/A3/B1)) to the ground floor and 9no. self-contained flats (Use Class C3) to the upper levels (amended description)

RECOMMENDATION: grant permission subject to conditions.

10. WOODSIDE HIGH SCHOOL, WHITE HART LANE N22 5QJ (PAGES 175 - 186)

Construction of single classroom extension located at first floor level over part of an existing terrace.

RECOMMENDATION: grant permission subject to conditions.

11. UPDATE ON MAJOR PROPOSALS (PAGES 187 - 196)

To advise 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.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 197 - 242)

To advise of decisions taken under delegated powers between 30 October and 30 November 2014.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

14. DATE OF NEXT MEETING

19 January 2015.

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Friday, 05 December 2014

**MINUTES OF THE PLANNING SUB COMMITTEE
TUESDAY, 30 SEPTEMBER 2014**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carter, Gunes, Mallett (Vice-Chair), McShane, Patterson and Stennett

MINUTE NO.	SUBJECT/DECISION
PC75.	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Carroll and Rice for whom Cllrs McShane and Stennett substituted.</p>
PC76.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan identified that he had submitted an objection for item 6, 814A and B High Road and as such would absent himself as a Committee member for that item in order to make a representation.</p>
PC77.	<p>35-39 THE BROADWAY N8 8DU</p> <p>The Committee considered a report on the application to grant planning permission for the construction of 3 residential apartments to the roof of the building comprising 2 x2bed flats and 1 x2bed + study flat with amenity space. 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. The attention of the Committee was drawn to a tabled addendum circulated which set out an additional condition requiring approval of a schedule of improvement works to the existing building.</p> <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That planning application HGY/2014/1619 be approved subject to conditions and subject to a s106 legal agreement <p>IMPLEMENTATION</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> <p>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.</p> <p>DRAWINGS</p> <p>2. Notwithstanding the information submitted with the application, the</p>

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development hereby permitted shall only be built in accordance with the following approved plans: PL/100, 110 B, 200, 210, 211, 213, 214, 215, 216, 217 S/P 01

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.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

4. 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. This shall be with reference to the London Code of Construction Practice. The development shall be carried out in accordance with the approved report unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and reduce the impact of the proposed development

CONSIDERATE CONSTRUCTORS

5. 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.

CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

6. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch End Broadway, Crouch Hall Road and the surrounding roads is minimised, construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

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GREEN ROOF

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.

COMBUSTION AND ENERGY PLANT

8. Prior to installation details of the boiler 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 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 UDP Policy ENV7 and The London Plan Policy 7.14.

CODE FOR SUSTAINABLE HOMES

9. 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.

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 £9,800 (280 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: 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

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near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Thames 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.

INFORMATIVE: Street Naming and 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.

INFORMATIVE: Building Regulations

This type of work will require a Building Regulations 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

INFORMATIVE: The London Fire Authority: Sprinklers

The London Fire Authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers. Please note that it is The London Fire Authority's policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to their Members are public documents which are available on their website.

INFORMATIVE: Green roof

With regard to condition 7 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

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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

PC78.

814A + B HIGH ROAD N17 0DH

[Cllr Bevan absented himself as a member of the Committee for the duration of discussions on this item].

The Committee considered a report on the application to grant planning permission for the demolition of the existing building and erection of 1 x3 storey building with A1 space on the ground floor and 2 x2bed and 2 x1bed flats on the upper floors. 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.

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

Cllrs Peacock and Bevan addressed the Committee in their capacity as local ward councillors and raised the following points in objection to the application:

- The design was unattractive, had little merit and was out of keeping with the predominantly Georgian buildings in the vicinity.
- The double yellow lines to the front of the building would hinder deliveries to the proposed ground floor commercial units.
- Confirmation had not been provided on the type of businesses that would occupy the commercial units leading to concerns they might become either a book makers or remain empty like a number of other units in the area.
- The density of the proposed development was very high and constituted gross overdevelopment of the site according to GLA density guidelines.
- The amenity space proposed was insufficient without the inclusion of the roof terrace which it was considered was unacceptable to be classed as amenity space particularly when used by families with young children.
- The site was located in a high trafficked area and the figures used by the Transport Team to identify areas of high on-street parking pressures in the borough were out of date. The new residential units would add to existing parking pressures in the area.

A representative for the applicant addressed the Committee and raised the following points:

- The design for the site had been through a number of iterations in response to comments received during the consultation including changes to the proposed cladding and the addition of privacy screens to balconies.
- No objections had been received from neighbouring properties.
- The scheme would provide much needed additional housing stock within a designated growth area.
- Amenity space was provided through balconies and a roof terrace.

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Officers provided confirmation that the commercial units would be designated A1 use and would therefore require a change of use application to permit any future use as a betting shop.

In response to a question from the Committee regarding the exacerbation of parking pressures in the area, the transport officer outlined that due to the location of the site within a Controlled Parking Zone, the high Public Transport Accessibility Level and small size of the units, it was considered that the scheme would not have a significant impact on car parking demand in the area. The local area was not considered to be an area of high parking pressure. With regard to the issue of deliveries to the commercial units, it was advised that other shops in the area unloaded further down the road on Bennetts Road. Due to the size of the units, it was not considered that a significant number of deliveries would be required to support the units and therefore was unlikely to cause problems on the road network or the nearby junction.

The Committee sought further clarification on the density levels of the scheme. Officers advised that although the density exceeded GLA guidelines, the scheme met all other guidance for new developments including the size of the units, accessibility and amenity space. There was also provision within the London Plan for density levels to be higher in designated growth areas. The density of the site was also concentrated through the omission of the ground floor commercial floorspace and the small size of the site.

In response to a question, confirmation was provided that the local Conservation Area Advisory Committee had made a representation on the original scheme design but had not submitted one for the final design. The issues they identified with the original design had largely been addressed within the final application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2322 be approved subject to 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: EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H
Reason: To avoid doubt and in the interests of good planning.
 3. Samples of 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

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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 building shall 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,

Reason: 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.

5. The dwellings 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.

Reason: 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.

6. Condition: A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

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

C) 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 (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

7. Prior to installation details of the boiler 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

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water shall have dryNOx 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.

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. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition 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: To ensure the development can be implemented an occupied with adequate regard for environmental and public safety.

9. Full details of the 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.

10. Prior to the first occupation of the development hereby permitted the applicant is required to remove the redundant vehicular crossover onto Northumberland Park Road and to re-instate the footway. The necessary works 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.

Reason: To improve conditions for pedestrians and maintain pedestrian amenity.

11. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the

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local authority's approval prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham and Northumberland Park is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

12. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along all boundaries of the roof terrace and balconies on the rear boundary adjacent to the garden of 810 High Road shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONIES and TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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.

13. The commercial business unit will require storage for both refuse and recycling waste either internally or externally. Arrangements for scheduled collections with a Commercial Waste Contractor will be required. 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 amenity of existing and future occupiers

14. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities for the residential element 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. The plans should show a bin storage area and this should be of a suitable size in which to contain the amount of bins required at this new development. The bin storage area must be easily accessible to both the residents and the collection crews. All the residual and recycling waste must be contained within the wheelie bins provided. The waste storage area should be kept clean and tidy at all times.

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.

INFORMATIVES

Informative 1

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 £3,955.00 (113 x £35). This

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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 2

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 3

Each two bed flat will require 1 x 240 litre residual waste bin, 1 x 240 recycling waste bin, and 1 x food waste bin. Each one bed flat will require 1 x 120 litre residual waste bin, 1 x 120 litre recycling waste bin and 1 x food waste box. A total of 2 x 240 litre residual waste bins, 2 x 240 litre recycling waste bins, 2 x 120 litre residual waste bins, 2 x 120 litre recycling waste bins and 4 x food waste boxes.

Informative 4

Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Commercial Business must ensure all waste produced on site are disposed of responsibly under their Duty of Care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the Criminal Court System.

Informative 5

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 6

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 7

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any

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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 8

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.

PC79.

2A TALBOT ROAD N15 4DH

The Committee considered a report on the application to grant planning permission for the erection of 4 new dwellings to include 3 x single storey 2 bedroom terraced dwellings with basements and 1 x 2 storey 2 bedroom detached dwelling. 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. A correct was outlined to point 6.5.3 within the report which should read *due to this layout, the resulting overshadowing would **not** be significantly greater than that caused by a 2m high boundary wall.*

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

- Plans to develop the site had been going on for years with little progress.
- The scheme would set a precedent for the development of back garden land.
- The dwellings would have a negative impact on neighbouring properties including from overlooking, a lack of privacy and disturbance during the construction works.
- Three mature trees had already been removed from the site.
- A natural spring was present to the rear of the site.
- The scheme was similar to the Holly Bank Cottage application which the Committee had rejected at the last meeting.
- Concern that the refuse storage area to the front of 37A Broad Lane would impede the entrance of emergency vehicles to the site.
- The level of CIL contribution was very low.
- Concerns with the basement construction due to potential proximity to Tube infrastructure.

The Committee sought clarification on the level of s106 contribution for the application. It was confirmed that, including the CIL contribution, it would equate to approximately £15k. The scheme at 4 units did not exceed the threshold set for an affordable housing contribution. In response to concerns regarding basement construction works and the potential proximity to Tube infrastructure, it was advised that this would be covered under condition in requiring detailed plans for the below ground construction works to be developed in consultation with London Underground before submission to the Council for approval.

The applicant's representative addressed the Committee and raised the following points:

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- The design had been through a number of iterations and had taken into account representations received
- The waste management storage arrangements had now been resolved.
- A fire hydrant was to be located near the entrance to the site.
- A full tree survey would be undertaken before construction works started on site.

Officers advised in response to concerns regarding the impact of the development on trees close to the site boundary that a standard condition covering a tree protection plan would be attached to the permission.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2013/2008 be approved subject to conditions and subject to a s106 legal agreement.

TIME LIMIT

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.

PLANS

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

PL 001 AR11, PL 002 AR11, PL 002a AR11, PL 002b AR11, PL 003 to 012 incl. rev AR11

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

SAMPLES OF MATERIALS

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.

LANDSCAPING

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

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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.

BOUNDARY TREATMENT

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.

GREEN WALLS/ROOFS

6. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s)/wall(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/wall 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.

SUSTAINABILITY

7. The dwellings 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.

COMMUNAL AERIAL

8. The proposed rear development of three houses 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.

BOILER EMISSIONS

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9. 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 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.

DUST

10. No demolition or construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition 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 ensure that the effects of the construction upon air quality is minimised.

WASTE STORAGE

11. 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.

CONSTRUCTION MANAGEMENT PLAN

12. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i) The phasing programming and timing of the works.
- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and materials used in constructing the development;
- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality

HYDROLOGY AND HYDRO-GEOLOGY

1. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be

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necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

NO EXTENSIONS

2. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no extensions, including roof extensions, 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.

LONDON UNDERGROUND

3. 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.

DRAINAGE

1. The authorised development shall not begin until drainage works have

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been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy 5.13 of the London Plan 2011, Policies SP0 and SP4 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2013.

OBSCURE GLAZING

2. Before the first occupation of the extension hereby permitted, the first floor windows in the south elevation of the front house 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.

REDUNDANT CROSSOVER

1. Prior to the occupation of the development hereby permitted, the redundant crossover applicant shall be removed and the footway reinstated. The necessary works will be carried out by the Council at the applicant's expense. The cost of the works must be paid to the Council in full before any development commences on site. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried.

Reason: To reinstate the continuity of the footway and improve the quality of the pedestrian environment in compliance with London Plan 2011 Policy 6.10 'Walking' and Haringey Local Plan 2013 Policy SP7 'Transport'.

INFORMATIVES

INFORMATIVE : 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 £14,105 (403 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: 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:-

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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: 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.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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.

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.

PC80.

10 ALEXANDRA HOUSE STATION ROAD N22 7TR

The Committee considered a report on the application to grant planning permission for the provision of a new smoking shelter building. 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.

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

A statement was read on behalf of Zina Etheridge, the Deputy Chief Executive of the Council as the applicant in response to the health aspect of the proposal. It was outlined that the Council provided support and encouragement to staff to give up smoking and that policies were in place to ensure that staff smoking breaks were taken within their own time. It was however recognised that some staff did not wish to give up smoking and in response to complaints received from local residents about staff smoking outside nearby buildings, it was decided to designate an area for staff smoking and install a shelter for use in inclement weather to minimise any impact on local business and residents.

Confirmation was provided that the Corporate Health and Safety team had reviewed the plan and were satisfied that the location was suitable and distant enough from nearby buildings.

Concerns were expressed by the Committee over the message that the Council would be conveying on smoking should the shelter be approved. Officers confirmed that the Director of Public Health had not been formally consulted on the application. Members also expressed concern that the shelter had the potential to be misused at night by rough sleepers or street drinkers.

Cllr Patterson put forward a motion to defer the application to allow officers to seek a formal response from the Director of Public Health and consultation with the Police around the designing out crime element. The motion was seconded by Cllr Mallett and carried at a vote. It was

RESOLVED

- That application HGY/2014/2134 be deferred to a future Committee meeting to allow consultation with the Director of Public Health and the Police.

PC81.

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report advising on decisions on planning applications taken under delegated powers between 1 June and 31 August 2014.

RESOLVED

- That the report be noted.

PC82.

UPDATE ON MAJOR PROPOSALS

The Committee considered an update report on the progress of proposals for major sites, including those awaiting the issue of decision notice and signature of s106 agreement, applications awaiting determination and proposals at pre-application stage.

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	<ul style="list-style-type: none">• That the report be noted.
PC83.	DATE OF NEXT MEETING Special Planning Committee on 7 October.

COUNCILLOR Ahmet

Chair

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Councillors: Ahmet (Chair), Basu, Beacham, Bevan, Carroll, Carter, Mallett (Vice-Chair),
Patterson and Rice

MINUTE NO.	SUBJECT/DECISION
PC01.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Akwasi-Ayisi.</p>
PC02.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Basu identified that item 7, 1B Candler Street was opposite his house but that he felt this would not prejudice his judgement.</p>
PC03.	<p>159 TOTTENHAM LANE, LONDON, N8 9BT</p> <p>The Committee considered a report on the application to grant planning permission for the erection of a part 4/part 5 storey building to contain A1 and A3 retail use on the ground floor with 18 residential units on the upper floors. 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. The Committee's attention was drawn to a tabled addendum setting out an additional condition covering consultation with Thames Water regarding any piling works. Officers were also recommending a s106 obligation claw back clause to allow the Council to obtain further funds for offsite affordable housing should the actual sale price of the flats exceed that estimated in the viability statements.</p> <p>A local resident addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> • A number of plans to develop the site had been brought forward over the years and local residents had worked with the applicant on the current scheme design. • Local residents in general were resigned to the fact that the site would be developed but would have preferred a smaller scale scheme without the commercial space to the ground floor as it was considered there were sufficient units already available in the vicinity. • A number of additional conditions were proposed on behalf of local residents: <ul style="list-style-type: none"> ○ That commercial deliveries be received to the front of the site only. ○ Public access to the commercial units be only to the front. ○ The rear paved area be exclusively used for parking. ○ That measures be put in place to prevent any light pollution from the building such as the shading of external lights to the parking area where necessary. ○ Any plant and/or ventilation equipment be routed to the front of the building. ○ Any designated smoking area be located to the front of the building.

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- Retention of the 4m high wall to the site boundary and which should be clad in weatherproof wood.

An representative for the applicant addressed the Committee and raised the following points:

- The applicant would be willing to consider the additional conditions proposed by the residents.
- The new application addressed all the points of objection received over the last application to renew the extant permission in place which was refused and subsequently dismissed on appeal.
- The design sought to make a positive contribution to the area and replicate materials and prominent design features in the vicinity.

Clarification was sought on the refuse storage arrangements for the commercial units. Assurances were provided that the applicant would be required to submit a waste management plan for Council approval.

The Committee expressed some concern over the use of impervious materials to the parking area at the rear of the development and subsequent water runoff and drainage issues. Officers proposed that a landscaping condition be added to secure the use of permeable paving material in this area and to which the applicant agreed.

The Committee sought clarification on the affordable housing contribution due for the scheme, with two different figures provided within the report. Officers advised that the second figure had been calculated based on the new Planning Obligations Supplementary Planning Document 2014 which was due for adoption by Cabinet on 15 October.

Confirmation was provided that the claw back clause as outlined in the addendum had been broadened from that detailed within the report regarding the build costs of the scheme to covering the sales prices of the units.

The Chair moved the recommendation of the report including the conditions outlined by the local resident and a landscaping condition and it was

RESOLVED

- That planning application HGY/2014/0484 be approved subject to conditions and s106 legal agreement and s278 highways 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 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

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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. 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.

5. 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.

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. Prior to the first occupation of the hereby approved ground floor A1 and A3 use class units a detailed scheme for the servicing and delivery of these units shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and

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permanently retained thereafter.

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.

8. Prior to the first occupation of the hereby approved eighteen (18no) residential units on site, a detailed plan to provide secure and covered cycle parking facilities for 22 bicycles has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 22 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.

9. 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 for written approval.

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

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

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Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: 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.

12. Prior to the first occupation of the hereby approved eighteen (18no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

13. The dwellings hereby approved shall achieve a carbon reduction in CO2 emissions of at least 40%. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that this reduction 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.

14. No building shall 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 Excellent has been achieved for this development,

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Or Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level Excellent shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the 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.

15. The A1 and A3 uses hereby permitted shall not be operated before 07:00 hours or after 23:00 hours on any day.

Reason: To protect the amenities of adjacent residential properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

16. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

17. At least 10% of the hereby approved eighteen (18no) residential units shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2.

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: 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. Application

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forms should be completed online via 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.

INFORMATIVE 3: Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE 4: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. In line with best practice for the disposal of fats, oils, and grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding, and pollution to local watercourses.

INFORMATIVE 5: 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 6: 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 7: 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 £80,920.00 (2,312sqm x £35.00). 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 8: The London Fire Brigade strongly recommends that sprinklers are considered for this development. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

PC04. 10-27 CONNAUGHT HOUSE, CONNAUGHT GARDENS, N10 3LH

The Committee considered a report on the application to grant planning permission for the refurbishment and reconfiguration of the existing building including the erection of extensions to the south and west elevations, erection of a one storey roof extension across the top of the existing building, provision of eight additional flats and alterations to the existing parking area. 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 attention of the Committee was drawn to a tabled addendum

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circulated which set out an amended condition covering balcony screening and an additional travel plan s106 heads of term.

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

- The scheme constituted a dominant and incongruous form of overdevelopment, with the existing building extended in volume by 70%.
- The development would have an overbearing impact on neighbouring properties from the addition of a fourth floor, particularly from the proximity of the new extensions to properties at Eveline Court and Teresa Walk.
- Eveline Court and Teresa Walk would suffer from loss of light and overlooking from the additional windows and balconies. There were also concerns that the use of the balconies would result in noise nuisance and loss of amenity to neighbouring properties.
- The parking provision proposed was inadequate at only 9 spaces.
- The affordable housing s106 contribution was very low considering the likely high sale price of the finished units.

Cllr Engert addressed the Committee in her capacity as ward councillor and raised the following points:

- The current application did not address the reasons for refusal for the previous scheme.
- The design was not of sufficient quality nor sympathetic to the local area.
- The refurbished building would be too large and overbearing, with a 70% increase in the volume of the existing building.
- The scheme would result in a net loss of social housing provision and the contribution proposed for affordable housing under the s106 agreement was very low.
- The parking provision proposed was inadequate for the number of units.

A representative for the applicant addressed the Committee and raised the following points:

- The block had never been used for social housing although it had been leased on a short term basis to a registered social landlord following the disposal of the site by the Police. The scheme would provide 8 additional residential units.
- The affordable housing contribution was in line with Council policy.
- Comments made by the Planning Service and local residents had, where possible, been addressed such as changing the palette of external materials to suit the local street scene.
- The reconfiguration would enable the creation of units of various sizes including larger family sized and bring the building up to modern standards.
- Trees would be retained to the boundaries for screening and the windows to the extensions provided with angled views.

In response to a question from the Committee regarding the possibility of overshadowing to Teresa Walk, officers confirmed that the applicant had submitted daylight and sunlight reports undertaken to industry BRE standards which had not identified significant problems to any surrounding properties. The building was not considered overbearing due to sufficient separation distances between the balconies and the boundary and the tiered nature of the landscape mitigating to a degree the increase in height of the building.

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Confirmation was provided to the Committee that the affordable housing contribution had been calculated using the Council's own methodology focussed on the additional units to be provided and was therefore policy compliant. A viability assessment was therefore not required from the applicant.

Cllr Bevan put forward a motion for the addition of a s106 legal agreement claw back clause to any approval. Officers advised that this could expose the Council to the risk of subsequent appeal as the scheme was policy compliant, with no policy basis for seeking additional funds. Additionally, the imposition of the clause would not be feasible as a viability assessment was not in place against which to benchmark future value. Cllr Rice seconded the motion, which at a subsequent vote was carried.

The Chair moved the recommendation of the report including the addition of a s106 legal agreement claw back clause, and it was

RESOLVED

- That application HGY/ 2014/1973 be approved subject to conditions and subject to a s106 legal agreement.

RESOLVED

- That application HGY/ 2014/1973 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.

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

Location Plan 1321-PL-001-A /Existing Ground Floor 1321-E-101-B /Existing First Floor 1321-E-102-B /Existing Second & Third Floors 1321-E-103-A /Existing Elevations 1321-E-201-A /Proposed Ground 1321-PL-101-E /Proposed First 1321-PL-102-D /Proposed Second & Third 1321-PL-103-E /Proposed Fourth & Roof 1321-PL-104-H /Proposed Site 1321-PL-105-B /Proposed Landscape 1321-PL-106-B /Proposed E and W Elevations 1321-PL-201-H /Proposed N and S Elevations and Section AA 1321-PL-202-F /Proposed Window Privacy Diagram 1321-PL-203-C /Proposed Elevation Detail 1321-PL-204-A /Existing Site Sections 1321-PL-500-A /Proposed Site Sections 1321-PL-501-B /Sections to 7 Teresa Walk 1321-PL-502-A /Sections to 8 Teresa Walk 1321-PL-503-A /Sections to 9 Teresa Walk 1321-PL-504-A /Sections to 10 Teresa Walk 1321-PL-505-A /Sections to 78 Woodland

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Gardens 1321-PL-506-B /Existing and Proposed Rear SiteSection 1321-PL-507-B /Areas Schedule 1321-PL-901-E

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 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.

BALCONY SCREEN

4. Before the development hereby permitted is commenced a plan showing details of the 1.7 metre high privacy screen along the outer edge of the balconies labelled 2 on drawing no. 1321-PL-203-C shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of these balcony area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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.

OBSCURE GLAZING

5. Before the first occupation of the extension hereby permitted, the windows labelled 1 on drawing no. 1321-PL-203-C 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.

BOILERS

6. 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 dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: In the interests of air quality within an Air Quality Management Area (AQMAs) as required by The London Plan Policy 7.14.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

7. No development shall be commenced unless a Construction and

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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

TREE PROTECTION

8. 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, details of the specification and position of the fencing and ground protection for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations 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 installed and inspected by the Council Arboriculturist prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

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

TREES - FOUNDATIONS

9. 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 details of the foundations for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The statement must include a pre-commencement site meeting attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees to be retained. A series of site monitoring and supervision visits by the Consultant Arboriculturist must be agreed including installation of tree protection measures and foundations. 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 safeguard the root systems of those trees on the site which are to remain after building works are completed during constructional works in the interests of visual amenity 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.

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LANDSCAPING SCHEME

10. 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.

CODE FOR SUSTAINABLE HOMES

11. The 8 additional dwellings 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.

LIFETIME HOMES

12. All residential units with the proposed development shall be designed to Lifetime Homes Standard unless otherwise agreed in writing with the Local Planning Authority.

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

WHEELCHAIR ACCESSIBLE

13. At least 10% of all dwellings shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

14. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Connaught Gardens and the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

PARKING

15. The car parking spaces shown on Drawing no. 1321-PL-101-E shall be marked out on the site. These spaces shall thereafter be kept continuously

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available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority. One of the on-site car parking spaces shall be designated for the use of the occupants of the three bed residential unit (Flat 18). The space shall thereafter be retained and made available for that specific use.

Reason: In order to ensure that adequate provision for car parking is made within the site consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

CYCLING PROVISION

16. The development shall not be occupied until a minimum of 46 cycle parking spaces for users of the development, have been installed in accordance with Drawing no. 1321-PL-101-E. 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.

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.

REFUSE & WASTE STORAGE

18. 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.

INFORMATIVE: 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: The applicant is advised that the proposal will be liable for the

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Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £24,955 (713 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: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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 offsite 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. To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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.

INFORMATIVE: 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: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

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INFORMATIVE: In relation to condition 18 the applicant is advised of the following:

Wheelie bins must be located no further than 25 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. 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. Sufficient bin capacity should be provided to accommodate residents' needs regarding waste disposal and recycling. Waste must be properly contained to avoid spillage, side waste and wind blown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public. Waste collection vehicles should be able to enter the proposed site, collect and leave the site in forward gear.

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.

PC05. 1B CANDLER STREET N15 6HS

The Committee considered a report on the application to grant planning permission for the erection of a second floor extension to an existing flat, increasing it in size to a 2/3 bed unit. 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.

The planning officer gave a short presentation highlighting the key aspects of the report and drew the Committee's attention to a tabled addendum circulated which set out a number of minor amendments to the report and an additional condition covering the provision of obscured glazing to the windows of the extension. It was also advised that following concerns raised at the site visit about overlooking from a proposed balcony, this element had now been withdrawn from the plans.

Confirmation was provided that the scheme was before the Committee as an objection had been made by a councillor under the previous scheme of delegation.

Concerns were raised regarding the impact of the proposed extension on the adjacent building. It was identified that the separation distance at the closest point was 2.5m, extending to 4.5m at roof level. It was acknowledged that there would be an impact on outlook from the bedroom window on the first floor of the

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adjacent building but that this was not considered to be significant enough to be a grounds for refusal. Obscure glazing would be provided to the facing window in the new extension. The development passed both BRE guidelines regarding the impact on levels of daylight and sunlight to the rooms to the rear of 600 Seven Sisters Road.

The Chair moved the recommendation of the report and it was

RESOLVED

- That application HGY/2014/0389 be approved subject to conditions
1. 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: list the plans

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

Samples of 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.

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.

PC06.	DATE OF NEXT MEETING
	13 October.

COUNCILLOR AHMET

Chair

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

MINUTE NO.	SUBJECT/DECISION
PC17.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Beacham. Cllr Gunes passed on apologies for lateness.</p>
PC18.	<p>EDNAM HOUSE FLORENCE ROAD N4 4DH</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of garages adjacent to Ednam House and the infill development of 2x three storey terraced housing. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>Cllr Strickland, the Cabinet Member for Housing and Regeneration, addressed the Committee to provide a context to items 4-7 on the agenda which were Council applications submitted as part of the first phase of a new Council house build programme within the borough. The programme had been developed in response to the significant housing demand within the borough, particularly for affordable housing and aimed to construct new, high quality housing which was sensitive to the local area and provided a range of tenure options including open market sale, affordable rent and shared ownership. New properties would help the development of mixed, sustainable communities as well as easing the considerable pressure on the Council housing waiting list. In response to a question regarding how the programme would be funded, it was advised that this would be achieved through a mix of grant funding, the open market sale of units in high value areas and Right to Buy receipts.</p> <p>The Committee raised the following points in discussing the application;</p> <ul style="list-style-type: none"> • In response to the concerns raised over the displacement of the current garages on site, it was acknowledged that compromises would need to be made in order to facilitate the building of the quantum of new Council homes required and which would need to be determined on a site by site basis. • It was queried whether a lift would be provided to the units, their being three storeys. Officers confirmed that there was no legal requirements covering the provision of a lift within a house but that the units would meet lifetime homes requirements to allow for easy adaptation in the future if required, depending on the needs of the occupants allocated the property. <p>The Chair moved the recommendation of the report and it was</p>

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RESOLVED

- That planning application HGY/2014/2558 be approved subject to 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.
 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. 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.
Reason: 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.
 5. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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.
 6. 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.
 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

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approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 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.

8. 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 for written approval.

- 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

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

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Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reason: 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.

11. Prior to the first occupation of the hereby approved two (2no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

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: 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 3: 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.

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.

PC19. LAND BETWEEN 10-12 MUSWELL HILL PLACE, LONDON N10 3RR

The Committee considered a report on the application to grant planning permission

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for the infill development of 2 x three storey terraced houses. 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.

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

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

- No reference had been made by officers to the impact of the scheme on nos 1 and 3 Alexandra Gardens, particularly with regards to overlooking.
- The site had previously been designated a play area as a planning gain attached to a previous planning permission due to the lack of private amenity space in the area. It was commented that the Council as the land owner would be open to the risk of award of costs in this regard should this established use be ignored, with the site having been used by three generations as a play space.
- The scheme would compromise the existing amenity due to overlooking to neighbouring properties, particularly as a result of the short separation distance from the habitable rear windows to the Alexandra Road properties.
- Three trees would be lost from the site with no plans for replacement.
- Insufficient parking spaces were proposed which would exacerbate existing parking pressures in the area particularly during the day from the proximity to a performing arts centre.
- There was an established right of way on the site for number 12 Muswell Hill Place. The occupants of number 12 had also exclusively used one of the parking spaces on the site and had established a right.
- The plot of land was narrow with the consequence that the proposed houses would have very small gardens.

A representative for the applicant addressed the Committee and raised the following points:

- The right of access on the site for residents at number 12 would continue to be maintained including the provision of a new gate.
- Extensive consultation had been carried out with local residents and design changes made as a result including reductions to the bulk and massing of the scheme.
- It was accepted that overshadowing was a concern to the gardens of neighbouring properties but that this was not considered significant enough to change the officer recommendation to approve the scheme, particularly as the gardens oriented north.
- It was understood that the site was originally conceived in 1975 as a communal play space/amenity area for the adjoining Council properties on either side. The site currently however appeared to be unused, was not well kept or suitable for use as a play area and that sufficient time had elapsed to consider the development of the site for residential use.
- The trees currently on site were not subject to Tree Protection Orders and mature trees would be planted in the area, in consultation with local residents, to replace the ones removed on the site.

The Committee sought clarification from the Legal Officer regarding the legal issues raised by the objectors including potential legal challenge over the loss of

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amenity play space designation. It was advised that this was not a legal issue and assurances were provided that by granting the application, the Council would not be committing any legal breaches as a land owner or decision maker.

In response to concerns raised regarding overlooking to the properties on Alexandra Gardens, it was advised that there were existing sensitivities relating to overlooking between the terraces due to their positioning at a junction. It was the officer view that the overlooking would not be significant enough to warrant refusal. Boundary treatments would also help to mitigate where possible.

With regards to the comments made by the objectors about parking provision, a parking survey had identified sufficient on street parking capacity in the locality and that the two residential units were unlikely to have any significant impact on the surrounding highway network or parking demand in the area. It was emphasised that the existing parking spaces were located on Council owned land and not within the deeds of any local residents.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2555 be approved subject to 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.
 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. 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

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London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

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

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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.

7. 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

8. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping, shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species of and a schedule of proposed materials/samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter 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 to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

9. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification

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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 for written approval.

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of

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registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: 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.

PC20. PARKING AREA TO REAR OF BARNES COURT, CLARENCE ROAD, LONDON, N22 8PJ

The Committee considered a report on the application to grant planning permission for the infill development of 4 x two storey terraced mews houses. 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.

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

The Committee raised the following comments on the application:

- Members were pleased that the Council applications had been before the Haringey Design Panel and that their comments had been reflected within the final design, including for the current application, reductions to the bulk and design changes to the window.
- In response to concerns regarding displacement parking, officers advised that an overnight parking survey had been undertaken to assess the level of on street parking available in the area. This had identified that there was sufficient capacity to cover the number of spaces displaced.
- It was queried whether any landscaping would be undertaken between Barnes Court and the new properties. It was advised that the Council would be consulting with local residents regarding landscaping plans and would be developing three options for selection.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2556 be approved subject to 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.

3. Notwithstanding the information submitted with this application, no development

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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. 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.

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

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

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; 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.

7. 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

8. 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 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.

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9. 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 for written approval.

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11

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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.

12. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

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: 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 3: 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 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.

PC21. LAND ADJACENT TO 82 MUSWELL HILL PLACE N10 3RR

The Committee considered a report on the application to grant planning permission for the infill development of 1 x3 storey residential unit with basement and landscaped front and rear garden. 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.

The planning officer gave a short presentation highlighting the key aspects of the report. It was intended that the house be sold on the open market to provide funding for the new build programme and enable the construction of 5 or 6

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affordable housing units across the borough.

In response to a question regarding the assessment of the impact of the basement construction on neighbouring properties, officers confirmed that the Council's Building Control department had reviewed the Basement Impact Assessment since the publication of the agenda. They supported its findings that although the basement would have an impact, it would not be significant enough to have a detrimental impact on the amenity of neighbouring properties. It was suggested that officers quantify any such future statements within Committee reports. Officers also confirmed that the Assessment had included borehole testing as an assessment of the hydrology of the site.

The future of the trees currently on the site was questioned. Confirmation was provided that the two semi mature trees would be retained under condition.

[Cllr Gunes entered the meeting late and took no part in discussions or voting on this item].

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2557 be approved subject to 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 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 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.
 4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials./samples.
The approved landscaping scheme shall thereafter 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

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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 to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

5. Details of proposed replacement/new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/detail.

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

6. 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 on the site during constructional works that are to remain after works are completed

7. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 2 (two) bicycles

Reason: To encourage the use of sustainable modes of transport.

8. The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Muswell Hill Place and Muswell Hill is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

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.

10. 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

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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.

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

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

12.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 Local Planning Authority with reference to the London Code of Construction Practice. The site or Contractor Company shall 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.

13.The dwelling 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.

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

14.Prior to the occupation of the development hereby permitted, the fixed louvers of the second floor roof terrace to the south elevation shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties

15.Notwithstanding the provisions of the Town & Country Planning General

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Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling house hereby approved 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.

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

Waste - 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.

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.

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

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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 www.riskmanagement@thameswater.co.uk. Application forms should be completed on line via 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 - 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*

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) *Environmental Health*

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.

e) *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.

f) *CIL*

The applicant 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 £5,250 (£35 x 150). 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.

PC22. REAR OF 600 GREEN LANES N8 0RY

The Committee considered a report on the application to grant planning permission for the erection of three and two storey block comprising 1 x3 bed flat, 5 x2 bed

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flats and 3 x1 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 updated on the receipt of an additional representation concerning the impact on properties on Park Road including on daylight and legal right to light.

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

- Although it was appreciated that changes had been made to the design since last considered by Committee, the scheme was still not fully compliant with the Council's SPD.
- The scheme was still in essence a three storey building located in an area of predominately 2 storey buildings, the bulk and massing was unchanged from the previous application and did not address the points made by the Planning Inspector.
- The plans did not meet the minimum distance standards with regards to overlooking, sight lines would still allow overlooking to neighbouring properties and the proposed balcony screening would be ineffectual.
- Clarification was sought as to whether any Registered Social Landlords had been approached to allow the provision of affordable housing units on site instead of an offsite contribution.
- No segregated access way was proposed for pedestrians accessing the site leading to safety concerns, particularly for children.
- The scheme breached the vertical sky component test according to a right to light survey undertaken on behalf of local residents and also did not comply with minimum floor to ceiling heights.

A representative for the applicant addressed the Committee and raised the following points:

- The scheme would provide much needed new housing as well as planning obligation benefits including contributions for affordable housing and the redevelopment of a derelict site.
- Changes had been made to the scheme in response to the Planning Inspector's comments and those of local residents including reducing the design to two storeys with a pitched roof, reducing the footprint, setting the building further back within the site, providing obscure glazing to balconies and using a bay design to the windows on the northern flank to minimise overlooking.
- BRE standards had been met in terms of daylight and sunlight, with no evidence to counter this provided by the objectors.
- Separation distances between properties on Harringay and Park Road were less than 20m in reflection of the urban context.
- The current application addressed the reasons for the original refusal and subsequent appeal.
- In response to the query from the objectors as to whether a Registered Social Landlord had been approached, the applicant confirmed this had not be undertaken in recognition of the general rule of thumb that providers were unwilling to take on the management of single units.
- Confirmation was provided that the construct of the 7 car parking spaces

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provided would comply with Building Regulations in response to concerns over the permeability of materials used.

Officers provided clarification that the floor to ceiling heights of the units, although slightly under the 2.6m minimum standard were considered to be sufficient at 2.5m.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2162 be approved subject to conditions and subject to a s106 legal 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 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 ensure the development is carried out in accordance with the approved details and in the interests of amenity
 3. 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.
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.
 4. 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.
 5. A landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees, hedging and shrubs in addition to an associated maintenance regime shall be submitted to,

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approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

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

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity

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

Reason: To prevent adverse light pollution to neighbouring properties

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 10 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: 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.

8. Before the 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.

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- (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.

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

9. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.
Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety
10. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.
Reason: 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.
11. The building 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.
12. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval three months prior to construction work commencing on site.
Reason: To safeguard pedestrians, reduce congestion and mitigate any obstruction to the flow of traffic on the local Highways network.
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.

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Informatives

g) CIL

The applicant 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 £25,725.00. (735 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.

h) 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.

i) 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

j) Thames 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.

PC23. DATE OF NEXT MEETING

10 November.

COUNCILLOR AHMET

Chair

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

MINUTE NO.	SUBJECT/DECISION
PC08.	<p>URGENT BUSINESS</p> <p>The Chair advised of an item of urgent business, namely a report referring to the decision made by the Committee on 7 October regarding 10-27 Connaught House, Connaught Gardens N10 3HL. The Committee had resolved to grant permission for the application subject to conditions and subject to a s106 legal agreement and had passed a motion to add a s106 legal agreement claw back clause. Officers had advised at the time that this action did not meet the policy or statutory tests for planning obligations, that the scheme was policy compliant regarding the affordable housing contribution, that there was no policy basis for seeking additional funds and that the clause was unfeasible. Following the decision, the Council had sought Counsel's written advice which confirmed the earlier advice given and advised that the Committee must not vote in favour of any resolution that would involve the Council making an unlawful decision to grant planning permission. The advice directed the Committee to remove the requirement to include the claw back clause in the planning obligation through rescinding the decisions made on 7 October regarding the application and to determine the application for planning permission. It was confirmed that a complete re-hearing of the application would not be necessary.</p> <p>The Committee were advised that the Planning Service had reconsidered the original application following the meeting and had determined that the affordable housing contribution should be revised from £171717 to £254541 to take into account the additional floorspace to be provided in the existing units. In response to a question, it was confirmed that this miscalculation had been made in error and, irrespective of the urgency report, would have required the application to be reconsidered by the Committee. It was advised that Cllrs Gunes and Akwasi-Ayisi could vote to rescind the decision but not determining the application having not been in attendance at the Committee on 7 October.</p> <p>Concerns were expressed over the costs incurred by the Council in seeking Counsel advice for this matter, to which the Legal Officer confirmed that there had been no other way of dealing with the issue and that the Council would have had to incur costs in any event should the original decision have stood.</p> <p>Cllr Bevan expressed concern over a decision of the Committee being changed in this way and that Members had been told in the past that it was permissible for the Committee as the decision making body to go against officer recommendations. He felt that as an elected Councillor representing his constituents, he was entitled to raise the issue of affordable housing provision as one of the most significant concerns for residents of the borough. He requested that future planning application reports include options for the imposition of a claw back clause where sale prices were in excess of those expected. Officers confirmed that because the application was policy compliant, a claw back clause could not be used without</p>

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revisiting the current policy.

The Chair moved the recommendations of the report and it was

RESOLVED

- That the decisions purported to be made by the Committee on 7 October for the 10-27 Connaught House application be rescinded and that application HGY/2014/1973 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.

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

Location Plan 1321-PL-001-A /
Existing Ground Floor 1321-E-101-B /
Existing First Floor 1321-E-102-B /
Existing Second & Third Floors 1321-E-103-A /
Existing Elevations 1321-E-201-A /
Proposed Ground 1321-PL-101-E /
Proposed First 1321-PL-102-D /
Proposed Second & Third 1321-PL-103-E /
Proposed Fourth & Roof 1321-PL-104-H /
Proposed Site 1321-PL-105-B /
Proposed Landscape 1321-PL-106-B /
Proposed E and W Elevations 1321-PL-201-H /
Proposed N and S Elevations and
Section AA 1321-PL-202-F /
Proposed Window Privacy
Diagram 1321-PL-203-C /
Proposed Elevation Detail 1321-PL-204-A /
Existing Site Sections 1321-PL-500-A /
Proposed Site Sections 1321-PL-501-B /
Sections to 7 Teresa Walk 1321-PL-502-A /
Sections to 8 Teresa Walk 1321-PL-503-A /
Sections to 9 Teresa Walk 1321-PL-504-A /
Sections to 10 Teresa Walk 1321-PL-505-A /
Sections to 78 Woodland Gardens 1321-PL-506-B /
Existing and Proposed Rear Site
Section 1321-PL-507-B /

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Areas Schedule 1321-PL-901-E

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 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.

BALCONY SCREEN

4. Before the development hereby permitted is commenced a plan showing details of the 1.7 metre high privacy screen along the outer edge of the balconies labelled 2 on drawing no. 1321-PL-203-C shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of these balcony area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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.

OBSCURE GLAZING

5. Before the first occupation of the extension hereby permitted, the windows labelled 1 on drawing no. 1321-PL-203-C 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.

BOILERS

6. 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 dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: In the interests of air quality within an Air Quality Management Area (AQMA) as required by The London Plan Policy 7.14.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

7. 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

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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

TREE PROTECTION

8. 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, details of the specification and position of the fencing and ground protection for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations 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 installed and inspected by the Council Arboriculturist prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

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

TREES - FOUNDATIONS

9. 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 details of the foundations for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The statement must include a pre-commencement site meeting attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees to be retained. A series of site monitoring and supervision visits by the Consultant Arboriculturist must be agreed including installation of tree protection measures and foundations. 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 safeguard the root systems of those trees on the site which are to remain after building works are completed during constructional works in the interests of visual amenity 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.

LANDSCAPING SCHEME

10. 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

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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.

CODE FOR SUSTAINABLE HOMES

11. The 8 additional dwellings 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.

LIFETIME HOMES

12. All residential units with the proposed development shall be designed to Lifetime Homes Standard unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

WHEELCHAIR ACCESSIBLE

13. At least 10% of all dwellings shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

14. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Connaught Gardens and the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

Parking

15. The car parking spaces shown on Drawing no. 1321-PL-101-E shall be marked out on the site. These spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority. One of the on-site car parking spaces shall be designated for the use of the occupants of the three bed residential unit (Flat 18). The space shall thereafter be retained and made available for that specific use.

Reason: In order to ensure that adequate provision for car parking is made within the site consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

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CYCLING PROVISION

16. The development shall not be occupied until a minimum of 46 cycle parking spaces for users of the development, have been installed in accordance with Drawing no. 1321-PL-101-E 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.

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.

REFUSE & WASTE STORAGE

18. 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.

INFORMATIVE: 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: 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 £24,955 (713 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: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to

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those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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 offsite 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. To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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.

INFORMATIVE: 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 : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Bridgeway's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

INFORMATIVE: In relation to condition 18 the applicant is advised of the following: Wheelie bins must be located no further than 25 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. 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. Sufficient bin capacity should be provided to accommodate

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	<p>residents' needs regarding waste disposal and recycling. Waste must be properly contained to avoid spillage, side waste and wind blown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public. Waste collection vehicles should be able to enter the proposed site, collect and leave the site in forward gear.</p> <p>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.</p>
PC09.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Rice identified in relation to item 9, Northumberland Park School, that he was on the Board of Governors and would therefore absent himself as a Committee member for that item.</p>
PC10.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committees on 2 and 15 September be approved as an accurate record.
PC11.	<p>57 NORTH ROAD N6 4BJ</p> <p>The Committee considered a report on the application to grant planning permission for the redevelopment of the existing Highgate Synagogue to make more flexible and sustainable spaces for worship, education and community use (use class D1), including demolition of the existing synagogue building to add a new classroom, library, garden room, offices and ancillary support spaces, and part demolition and extension of the ground floor and 1st floor of the adjacent Rabbi's cottage. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to a tabled addendum report which outlined additional consultation responses received and a proposed revision to condition 9 to restrict the use of the flat roofed area to the days of the festival of Tabernacles and then only between the hours of 0900 to 2230. An additional condition was also proposed covering the green roof structure to require a plan and maintenance programme to be submitted for approval by the Council.</p> <p>A number of objectors addressed the Committee in addition to a written statement</p>

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read out on behalf of a local resident. The following points were raised:

- The scheme constituted overdevelopment of a small site within a Conservation Area, with a near doubling of the footprint of the existing building.
- The basement excavation works could potentially cause subsidence and flooding problems to nearby properties.
- Concerns still remained regarding any use, even restricted, of the flat roof as a roof terrace on the grounds of overlooking and loss of privacy to neighbouring properties, and whether the usage restrictions would be enforced. It was also questioned whether it would be feasible for the temporary structure erected during Tabernacle to be located at ground level to avoid blocking light to neighbouring properties. The proposed planters to the roof terrace were also of concern owing to the potential for overshadowing to Grimshaw Close properties.
- The applicant had not consulted with local residents about the plans.
- The scheme would worsen parking and traffic problems in the area and the repositioning of the car parking spaces closer to the boundary of the site would negatively impact on adjacent properties.
- No hydrological survey had been undertaken.
- Proposed green screens and hedging would reduce the light to surrounding properties.
- There were currently limited car parking spaces at the Synagogue leading to the frequent obstruction of access to Grimshaw Close lane for local residents, particularly during events, and which would be exacerbated by any redevelopment. There was also nowhere in the vicinity for the parking of construction vehicles.
- There were concerns that the site was unsuitable long term to accommodate such a rapidly expanding congregation.

Cllrs Hare and Morris addressed the Committee in their capacity as local ward councillors and raised the following points:

- Concerns had been raised by local residents as well as the Highgate Society and Highgate Conservation Area Advisory Committee (CAAC) regarding the use of the roof terrace relating to the potential for overlooking and loss of privacy to neighbouring properties. There were also concerns there would be pressure on the Synagogue to increase its use in the future beyond the restrictions proposed. It was also considered that the planting proposed to the roof terrace was unnecessary owing to the restrictions on its use and would potentially obstruct the light received to neighbouring properties.
- The scheme would result in overlooking and loss of privacy to the recreational space to the rear of the Grimshaw flats development.

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

- The concerns of local residents had been taken into account within the application including reductions made to the size of the basement and the height of the building and the restrictions imposed on the use of the roof terrace.
- The existing building required updating in order to meet the needs of the community it served, including the provision of wheelchair access and facilities.

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- The Synagogue had asked members of the congregation when attending to park on the main road and walk down Grimshaw Close to avoid obstructing local residents.
- There would be no intensification of use of the site only reconfiguration of seating arrangements.
- A basement impact assessment and hydrological survey would be undertaken.
- A series of consultation exercises had been undertaken with local residents, the Highgate Society and Highgate CAAC as well as the nearby primary school.
- The increase in floorspace equated to 92sqm on the ground floor. Confirmation was provided that the proposed floorspace had been scaled back from the previous application from 338sqm to 206sqm with half provided in the basement.
- The use of the green roof would be restricted by condition.
- The applicant would be willing to remove the proposal for planters and screening to the flat roof.
- In response to a question, confirmation was provided that the number of parking spaces on site would reduce from 9 to 3 and would therefore reduce traffic flow on the lane.

Cllr Peacock emphasised to the Committee the importance to the Jewish community of taking part in their festivals, in particular for the children.

The Committee sought clarification on any potential conflict between the condition restricting the use of the roof terrace and the permitted development rules for temporary structures allowing their use for up to 28 days a year. Officers confirmed that the condition would override permitted development provisions.

It was proposed that condition 4 be amended to prohibit hedging from the landscaping plan and to amend condition 9 to permit the roof terrace to be used only for a maximum of 12 days for the festival of Tabernacles and only between the hours outlined.

The Chair moved the recommendation of the report including the two revisions to conditions listed above and it was

RESOLVED

- That planning application HGY/2014/1496 be approved subject to 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 (as amended): PA-001, 002, 003, 004, 005, 010,

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011, 050, 099, 100, 101, 102, 200, 201, 210, 211, 300, 301, 302, 303, 310 & 1188 100 Rev P1.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and 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. A final landscaping scheme for the treatment of the surroundings of the proposed development including the flat roof shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 6 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

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

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a suitable refuse storage and collection point shall be submitted to and approved in writing by the local planning authority and such storage and collection point shall be constructed in accordance with the approved drawings before the development hereby approved is occupied.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

6. No flood or additional lighting shall be fixed to the building pursuant to this permission or installed elsewhere within the site except in accordance with details, which shall have first been submitted to and approved in writing by the local Planning Authority.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

7. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan which shall include:

- a requirement that the lead contractor, or the site, is signed to the Considerate Constructors Scheme (CCS) and certificate of compliance is clearly displayed on the site and thereafter maintained on display throughout the duration of the works;
- details of the measures proposed to minimise the impact of the

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construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;

- measures on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on North Road and North Hill is minimised;
- measures on how construction vehicle movements will be carefully planned and co-ordinated to avoid the AM and PM peak periods;
- measures to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

8. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site.

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

9. The flat roofed area shall not be used as a roof terrace, sitting out areas or external amenity space other than for maintenance and activities associated with the annual Festival of Tabernacles (Succot), in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such use thereafter shall be carried out in strict accordance with these approved details.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

10. The building shall be used as a place of worship with ancillary accommodation and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to retain control over the development.

11. The rating level of the noise emitted from the site including service plant equipment shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142: 1997.

Reason - To protect the amenities of nearby occupiers

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 - Hours of Construction Work

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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.

PC12. 46 THE BROADWAY N8 9SU

The Committee considered a report on the application to grant planning permission for the erection of a first and second floor rear extension to create 1 x studio flat and 1 x split level bedroom flat, together with the conversion of the existing 2 flats at upper levels to create 8 bedsits units, with the provision of cycle and refuse storage. 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's attention was drawn to a tabled addendum report setting out an amendment to the s106 agreement to make the two self contained flats car free. It was advised that this did not apply to the 8 bedsits which had existing permission.

In response to a question, confirmation was provided that the condition covering the provision of a central aerial system for the development was a standard condition.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/181 be approved subject to conditions and subject to a s106 legal agreement

Applicant's drawing No.(s) 12-12-843/SU 101, 12-12-843/SU 301A, 12-12-843/SU 302A, 12-12-843/SU 102, 12-12-843/SK-864, 12-12-843/PD-363E, 12-12-843/PD-364E, 12-12-843/PD-162E, 12-12-843/PD-161F

Subject to the following condition(s)

1. 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.

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

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.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in

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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.No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

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.

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.

6. The applicant/developer is required to submit a Construction Management Plan (CMP)and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch End Broadway, Weston Park and the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

7. 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.

INFORMATIVE: Thames 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.

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.

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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 : 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 £3,815 (109 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: 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.

PC13. NORTHUMBERLAND PARK COMMUNITY SCHOOL TRULOCK ROAD N17 0PG

[Cllr Rice absented himself 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 erection of a single storey extension to house disabled shower/toileting facilities and bedroom. 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.

The planning officer gave a short presentation highlighting the key aspects of the report. Cllr Peacock addressed the Committee and emphasised that the works would provide adaptations necessary for the caretaker's disabled wife.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2205 be approved subject to 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.

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	Reason: In order to avoid doubt and in the interests of good planning.
<p>PC14.</p>	<p>LANCASTERIAN PRIMARY SCHOOL KINGS ROAD N17 8NN</p> <p>The Committee considered a report on the application to grant planning permission for the installation of 3 canopies onto the main entrance walkway, key stage 1 and early years playgrounds. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. Members expressed concern that the report did not include copies of the photographs of the canopies contained within the presentation and the absence of a representative from the Council to answer any questions as the applicant. The Committee emphasised that reports accompanying Council applications should adhere to the same standards as other applications coming before the Committee. Officers noted these points although it was advised that the level of detail the Planning Service was able to request from applicants correlated to an extent with the size and scale of the application.</p> <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That planning application HGY/2014/2186 be approved subject to conditions. <p>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.</p> <p>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.</p>
<p>PC15.</p>	<p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period from 1 to 30 September.</p> <p>In response to a question, confirmation was provided that the delegation levels for Council applications would be reviewed in the future to ensure they were set at an appropriate level including potentially increasing delegated powers in this regard to the Head of Development Management in conjunction with the Chair of Planning Committee.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted.

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PC16.	DATE OF NEXT MEETING Special Planning Committee on 28 October.
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COUNCILLOR AHMET

Chair

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Planning Sub Committee 15th December 2014

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1543	Ward: Fortis Green
<p>Address: The Alexandra 98 Fortis Green N2 9EY</p> <p>Proposal: Conversion of Public House with ancillary accommodation above to provide 2 x 3 bed single family dwellings</p> <p>Applicant: CLTX Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Matthew Gunning</p>	
<p>Date received: 30/05/2014</p> <p>Drawing number of plans: 985.12.001, 985.12.002, 985.12.003, 985.12.004, 985.12.005, 985.12.006, 985.12.100A, 985.12.101, 985.12.102A, 985.12.103, 985.12.200, 985.12.201, 985.12.300A, 985.12.301</p>	
<p>1.1 The application is being reported to the Planning Committee as there has been a request from a Ward Councillor and due to the amount of local interest it has generated.</p>	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This is an application for the conversion of The Alexandra Public House with ancillary accommodation above into two x 3-bedroom houses.
- The principle of a change of use to residential use is considered acceptable and compatible with the adjacent residential uses.
- On balance the loss of the pub use is acceptable. The less than significant harm caused by the loss of the pub use has been given significant weight but is felt to be outweighed by the fact that there is a pub opposite as well as other contributors to vibrancy of the area, that the scheme is of high quality, brings a redundant building back into use and protects it for the future, provides two much needed residential units and replaces a use that caused impact on amenity of neighbours.
- The alterations to the existing structure are minimal with the character of the building and its architectural merit protected.
- The residential use here does not present issues in terms of harm to local residential amenity and equally does not present highway safety and parking issues.

2. RECOMMENDATION

- (1) 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 and/or subject to sec. 106 Legal Agreement.
- (2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 30 January 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 imposed including;

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins;
- 5) Details of the front lightwell;
- 5) Removal of permitted development rights;
- 6) Construction Management Plan (CMP);
- 7) Hanging sign to be retained.

Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Street numbering
- (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 affordable housing contribution would be contrary to Local Plan Policy SP2

S106 Heads of Terms

Off site affordable housing contribution of £17,493

(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.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the conversion of The Alexandra Public House with ancillary accommodation above into two residential dwellings (2no.3-bedroom houses).
- 3.2 The conversion will be across the ground and first floors split roughly along the centre of the building on its north-south axis allowing both units to be accessed independently through the original corner entrances fronting Fortis Green. The existing basement area will be increased to provide additional living area for Unit 1 while the increased accommodation in the roof space will be allocated to Unit 2.

Site and Surroundings

- 3.2 The application site is located at 98 Fortis Green on the northern side of the road and consists of a detached building originally built as two separate units but later converted to be used as a public house. The building comprises of a basement, ground floor and first floor, with the public house use occupying the ground floor with storage in the basement, with ancillary residential accommodation at first floor level. The property is currently vacant and it is believed it has been vacant since early 2014.
- 3.3 The site originally contained two separate dwellings which were in existence by 1864, while activity on the site in connection with the Fortis Green Brewery is likely since the 1880s. The site is documented formally as The Alexandra Public House since 1926. The building is not included on the statutory list of historic buildings and neither is it locally listed, but it is situated within the Fortis Green Conservation Area, designated in 1974.
- 3.3 The immediate context is of different building types and uses including residential in the form of two-storey terraced and semi-detached properties, flatted development, sheltered housing, another public house (Clissold Arms), a car wash facility and wine merchants (directly opposite), a cafe, restaurant and takeaway and a child care facility. The site is within walking distance of the main shopping thoroughfare of Muswell Hill (400m to the east). The site is also within walking distance of East Finchley High Road and is 900m to the north east of East Finchley Tube station.

Relevant Planning and Enforcement history

- 3.7 OLD/1989/1125 - 4/10/88 Formation of new patio area at rear including new doors to rear elevation and revised position for extract ventilation system to kitchen – REFUSED 20/03/1989

HGY/1995/0535 - Erection of rear filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape. – REFUSED 25/07/1995

HGY/1995/0881 - Installation of new carbon filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape fire escape staircase to rear of building at ground (resubmitting after provision refusal) – WITHDRAWN 26/09/1995

HGY/1195/1242 - Installation of new carbon filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape fire escape staircase to rear of building at ground (resubmitting after provision refusal) – PERMISSION GRANTED 09/01/1996

HGY/2004/2437 - Provision of new extract duct to rear of property and replacement of existing door to rear – PERMISSION GRANTED 13/01/2005

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation – Raise no objection but ask for a Construction Management Plan (CMP) to be submitted prior to works commencing on site.
- 2) Conservation Officer – Objects on grounds that while the proposal “would establish the building’s original use, the loss of the pub would be considered to be detrimental to the vibrancy and diversity of the area which would harm the character of the conservation area as a whole”.

External

- 1) Thames Water – Raise no objections.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 270 letters. The number of representations received from neighbours, local groups etc were as follows:

No of individual responses:

Objecting: 197

Supporting: 0

5.2 The following issues were raised in representations received:

- Loss of public houses which has existed since 1880s;
- The Alex has been a successful public house, frequented by many local residents for many years;
- Should remain a public house, serving the local clientele for many years to come;
- Very few local facilities in Fortis Green/ loss to the social fabric of the area;
- Loss of an important community asset;
- There is a genuine need for a local pub for the local community/ shortage of good public houses in the N2 N10 area;

- Under proper management The Alexandria has great potential to be a real hub for the local community, attracting older as well as younger residents to a social setting;
- Without commercial uses the street will become bland/dormitory;
- The conversion of a commercial premises to housing will contribute to a change in feel of the Fortis Green 'parade' which could result in all these businesses disappearing;
- There has been a pub on the site since at least 1871 and much local history will be lost if the application is granted;
- The pub has heritage connections with Ray and Dave Davis of the Kinks, and attracts tourists from all around the world;
- Muswell Hill has a shortage of public houses;
- Creating additional dwellings increases the demand for amenities;

5.3 An objection has been received from Cllr Berryman (Ward Councillor) who objects to the application on the following grounds (as summarised):

- Loss of historic premises which has been used as a pub in the Fortis Green Conservation area since the 1880s;
- The area is becoming more congested -the scheme does not make provision for parking;
- Impact on village hub/ cluster of food and drink establishments gathered around this little parade of shops on both sides of Fortis Green;
- The landlords were running a thriving and viable business, paying local business rates and employing local people, the reason it closed is that the owners (Punch Taverns) went bankrupt and then began a fire-sale of numerous assets.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues in respect of the application are considered to be:

1. Principle of development;
2. Design and impact on character and appearance of the conservation area;
3. Layout and standard of accommodation;
4. Impact on the amenity of adjoining occupiers;
5. Access and parking;
6. Sustainability;
7. Waste management.

Principle of development

6.2 The site is located within an urban area within walking distance of Muswell Hill District Centre and East Finchley High Road. This is considered to be a sustainable location for housing, close to services and the public transport network. The National Planning Policy Framework (NPPF) requires housing

applications to be considered in the context of the presumption in favour of sustainable development and requires applications for change of use to residential from commercial buildings be supported, where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate.

- 6.3 The NPPF also requires planning decisions to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (para. 70). Therefore the provision of housing has to be balanced against the loss of a local facility. The provision of local facilities such as public houses, shops and post offices are vital to sustain and contribute towards meeting the needs of a community. The loss of such a facility which is of social value is therefore a material planning consideration.
- 6.4 While there is a strong ground swell of opinion locally for the retention of the pub use here, in the absence of detailed local planning policy it is very difficult for the Local Planning Authority to afford protection to all pubs or stop the trend in the decline of pubs generally; which is inevitably influenced by many factors outside its control (economic changes, changes in composition of local communities, changes in taste and lifestyle etc). As such the application here must be determined in accordance with the current statutory development plan before it and the relevant material planning considerations.
- 6.5 The public house in question is not located within a defined Town Centre (primary or secondary shopping frontage) and while located in an area defined by a small cluster of retail and commercial uses, it equally does not fall within a local shopping parade (as protected by local planning policy). Notwithstanding the point that it does not fall within a local shopping parade, the policy as written (TCR4 'Protection of Local Shops') seeks to control the change of use of existing Class A1 (retail) to other non retail uses - A2, A3, A4 or A5. The policy therefore as written does not afford specific control in respect of the change of use of A4 (pub uses) to other uses.
- 6.6 The Local Plan (2013) policy SP15 ('Culture and Leisure') afford some protection to 'community halls, post offices, places of worship, libraries, culture and art, pubs and sports facilities' but as written this strategic policy can only protect against loss in areas of deficiency. As such the change of use here needs to be assessed in the context of whether it falls within an area of deficiency (SP15) and whether its loss would reduce the community's ability to meet its day-to-day needs (para. 70 of NPPF).
- 6.7 In this particular case there is another public house (The Clissold Arms) directly opposite, in addition to a cafe and restaurant in the immediate vicinity. The site is also within walking distance of the main shopping thoroughfare of Muswell Hill and East Finchley where there are also a number of licensed premises. Given the proximity to community facilities including public houses, it is not considered that the loss of this public house here would reduce the community's ability to meet its day-to-day needs.

- 6.8 In this particular case the pub in question is believed to have closed in early 2014 and was so before being acquired. Equally the pub use in question could change to a different use without requiring planning permission under the Town and County Planning (Use Classes) Order 1987 (as amended), namely to retail use (Class A1), financial and professional services (Class A2) and restaurants and cafes (Class A3).
- 6.9 In this particular case information in relation to the marketing carried out by agents acting on behalf of former freeholder/ vendor (Punch Taverns) was submitted to the Local Planning Authority. The information as prepared by Fleurets (specialists in the hotel, restaurant and public house sectors) indicate a number of limitations with the building in question in that there is little potential for a food offer, the lack of an external smoking area and lack of passing trade. The agents also provided historic barrellage figures and indicated that the business was struggling through 2012/2013 due to lack of trade. The agents also confirmed that the property was marketed since July 2012 with the majority of the marketing activity via email to potential buyers with hard copy adverts placed in the Estates Gazette in July 2012, the Publicans Morning Advertiser on the 7th November 2012 and the Estates Gazette again on 9th November 2013. A 'For Sale' board was also erected at the property. The agents indicated that the marketing activity resulted in 7 separate parties viewing the property, with bids submitted on 2 occasions but not resulting in a sale. Interest was mainly from developers although there was one operator who inspected the building but viewed it to be too small.
- 6.10 While the information above was not independently assessed by someone with such industry expertise for the Local Planning Authority, the information provided does give an indication of viability issues concurrent with national trends, in particular with smaller more isolated pubs. Officers are aware of problems with this pub use in relation to external smoking, in particular a previously proposed smoking area to the rear being refused by the Council's Licencing Committee on amenity grounds (and later appealed unsuccessfully), in addition to complaints to the Council's Environmental Health Team in connection with smoking to the front of the site.
- 6.11 When judged against the current development plan policies and all material considerations the proposed change of use is considered to be acceptable. Given the nature of the site and its juxtaposition with and the form and nature of the development around, it is considered that the reuse of the site for residential use would be appropriate. The proposed change of use would not give rise to harm to the local community, in particular bearing in mind there is one other public house almost directly opposite the site.
- 6.12 The change of use to residential use here is also supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply' and local plan policy SP2 'Housing', which has a current target of providing 820 new homes a year In Haringey; which is to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014. As such the use of the site for residential accommodation is considered acceptable in principle

subject to addressing other planning consideration, as discussed further on in this report.

Design and impact on character and appearance of the conservation area

6.13 The Legal Position on impacts on heritage assets is as follows:

Section 72(1) of the Listed Buildings Act 1990 provides:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

6.14 This principle has also been applied to impacts on Conservation Areas.

6.15 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

6.16 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in sections 66 and 72 of the Listed Buildings Act do not allow a local planning authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as a mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell* it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.17 In short there is a requirement that the impact of the proposal on the heritage assets be considered that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.18 Policy 7.8 of the London Plan (LP) (2011) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.19 As outlined above the site originally contained a pair of houses later converted to a public house in the early 20th century. As such the building has an earlier core which has been added to over the years, in particular with a new pub front added at the time of its conversion in 1926. The building's original c1864 residential core is typical of the pattern of development in its immediate surrounds. The architectural interest of the building here is accentuated by the building's symmetrical frontage. Overall, the building is considered to have architectural merit as well historic interest which adds to its significance and contributes positively to the conservation area.
- 6.20 The building will be converted into two separate residential units facilitated by way of a number of small scale extensions to the existing building. The existing basement area will be increased to provide additional living area for Unit 1 while the increased accommodation in the second floor/ roof space will be allocated to Unit 2. Movement within the residential units will be facilitated through the use of the existing staircase for unit 1 with the insertion of a staircase in a new extension to the east in replace of the 1980s toilet extension. This extension is suitably designed so as not to stand out or be visible in the streetscene. A single story side extension to the west suitably designed with a pitched roof will provide improved horizontal circulation to Unit 1, while a pitched roof will be added to the existing two-storey flat roof addition to the rear to provide space in connection with Unit 2.
- 6.21 On the front elevation an original doorway is to be reused. The single-storey projection to the front elevation will accommodate a terrace for the amenity of both units. Such a use will necessitate a safety barrier or rail on top of the existing raised parapet to be installed. Such an addition is not seen as ideal but in the context of the overall scheme which sees the retention of most of the external fabric of the building this change is seen as minor as such preserving the architectural and historical interest of the building, insofar as it relates to its physical form.
- 6.22 While the Council's Conservation Officer does not object to the proposal in relation to the physical form of the building she objects to the loss of the pub

use stating that it would be detrimental to the vibrancy and diversity of the area harming the character of the conservation area as a whole. She views this harm as causing substantial harm to the significance of the asset (the conservation area) and believes that this harm is not outweighed by the minor enhancement to the architectural and historic interest of the building gained by its conversion.

- 6.23 Planning Officers take a different view and believe that the loss of the pub use is not as significant and believe that the harm should be categorised as being minimal and less than significant. This view is taken because the street has a number of other contributors to it being vibrant. The Planning Officers have nevertheless given significant weight to this conclusion.
- 6.24 The proposed residential use of the building here is considered to be an acceptable use with very few alterations required to facilitate its conversion, with such works preserving the special architectural interest of the building.
- 6.25 The conversion of the building here is sympathetic to the character and appearance of the building securing an optimum and viable use of the site. The residential use here is also compatible with the residential use surrounding it and will have less impact on the amenity to the residents of these properties in comparison to a pub use.

Layout and standard of accommodation and Affordable Housing

- 6.26 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.
- 6.27 The proposal is to convert the existing building from a public house into two separate 3 bedroom residential units. Both units will meet the Mayor's Housing Design Guide standards in terms of overall floor area as well as internal room sizes. The scheme is also designed to meet Lifetime Homes standards.
- 6.28 Given the constrained size of the site, the maximum amenity space that can be provided will be 31.5 sq.m for Unit 1 and 28.5 sq.m for Unit 2. This will be in the form of a small amenity space to the rear with each unit having a small terrace on the flat roof at the front of the property, which would be partly planted. Both units will benefit from good natural daylight and ventilation.
- 6.29 Overall the proposal will provide an acceptable standard and layout of accommodation for its future occupants in line with Policy 3.5 of the London Plan 2011 and the Mayor's Housing SPG.
- 6.30 In line with Local Plan policy SP2 20% affordable housing should be provided on sites of less than 10 units or an off-site contribution should be provided in line with the Planning Obligations SPD 2014. This proposal includes 49 sq.m. of additional residential floorspace and as such a contribution of £17,493 is required.

Impact on amenity of adjoining occupiers

- 6.31 London Plan 2011 Policies 7.6 and 7.15 and saved UDP 2006 Policies UD3 and ENV6 require that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.32 The proposed residential conversion here does not present issues in terms of loss of privacy/ overlooking. The residential use will be compatible with the adjacent residential uses and will likely reduce the potential for noise and disturbance to neighbouring properties in comparison to its former use as a public house, which had to the potential to generate noise and disturbance late at evening.

Access and parking

- 6.33 Saved policy M10 'Parking for development' 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.
- 6.34 The application site has a PTAL rating of 3 (medium accessibility) being within walking distance of East Finchley underground station (10-12 minutes) and is served by the 102, 234 and 603 bus routes.
- 6.35 There is no possibility to provide car parking spaces on site however as the use of the site as a pub had potential to generate significantly higher levels of traffic movements and parking demand, the conversion here should result in a decrease in parking demand. As such the parking demand in connection with this small development can easily be catered for on-street.

Sustainability

- 6.36 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.
- 6.37 An energy statement has been submitted with the application to outline how the conversion will minimise energy requirements. Energy efficiency measures are to be achieved by passive design measures such as double/secondary glazing, new insulated roof structure, wall lining and highly efficient boiler, to achieve a

29.5% CO2 emission reduction compared to the reference development which would not include any energy efficiency features.

Waste Management

- 6.38 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.
- 6.39 The siting of waste storage facilities have been clearly indicated on the plans submitted and would satisfy the requirement in terms of a suitable collection point. The bins will be provided in an area adjacent the front entrance to each unit and include refuse and recycling bins (one 240 litre wheelie bin for refuse, one 240 litre wheelie bin for recycling and one food waste box)

Conclusion

- 6.40 On balance the loss of the pub use is acceptable. The less than significant harm caused by the loss of the pub use has been given significant weight but is felt to be outweighed by the fact that there is a pub opposite as well as other contributors to vibrancy of the area, that the scheme is of high quality, brings a redundant building back into use and protects it for the future, provides two much needed residential units and replaces a use that caused impact on amenity of neighbours.
- 6.41 The alterations to the existing structure are minimal with character of the building and its architectural merit protected.
- 6.42 The residential use here does not present issues in terms of harm to local residential amenity and equally does not present highway safety and parking issues.
- 6.43 All other relevant policies and considerations have been taken into account, including equalities. As such planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION below.

7.0 RECOMMENDATION

GRANT PERMISSION subject to conditions

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 ensure the development is carried out in accordance with the approved details and in the interests of amenity

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 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.

4. 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: 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.

5. Prior to the commencement of the development hereby approved full details of the front lightwell shall be submitted to and approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the dwellings shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this planning application or conditions associated with this planning permission) be erected within the curtilage of the dwelling(s) without the prior planning permission of the Local Planning Authority.

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

6. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction

Management Plan. The CMP should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Fortis Green is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

7. The existing hanging sign on the front elevation shall be retained or otherwise replaced with a similar sign, the details of which shall be first agreed in writing by the Local Planning Authority.

Reason: To protect the special character, historical importance and architectural integrity of the building.

Informatives

a) *CIL*

The application is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the Mayor's CIL charge will be £1,715.00 (49 x £35) and the Haringey CIL charge will be £12,985.00 (49 x £265; the total charge will be £14,700. 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.

b) *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:-

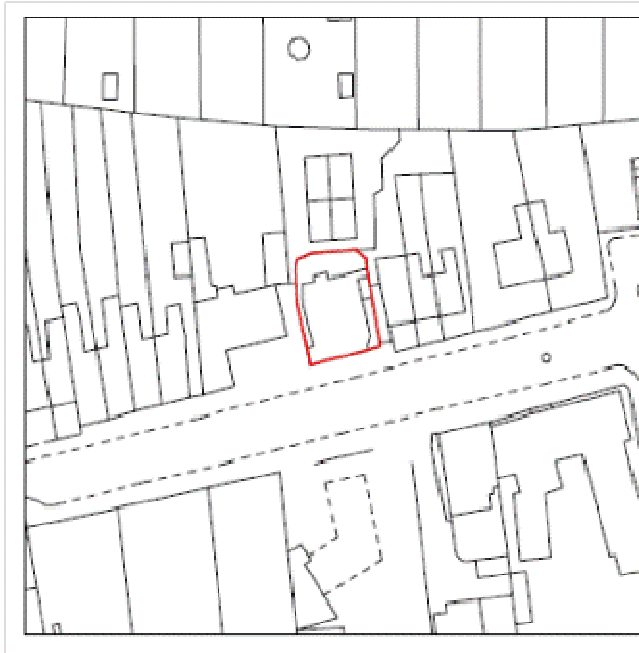
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

c) *Street numbering*

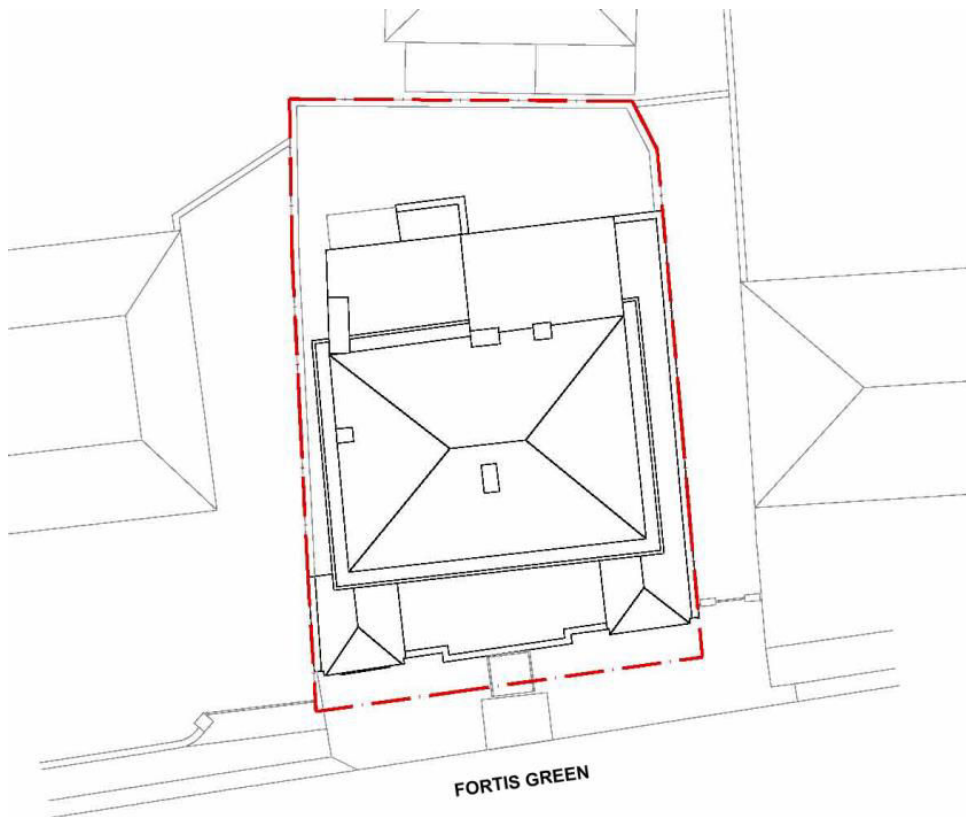
The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

8.0 APPENDICES:

Appendix 1: Drawings and Images



Site Location Plan



Existing Site Layout Plan



Site Photo

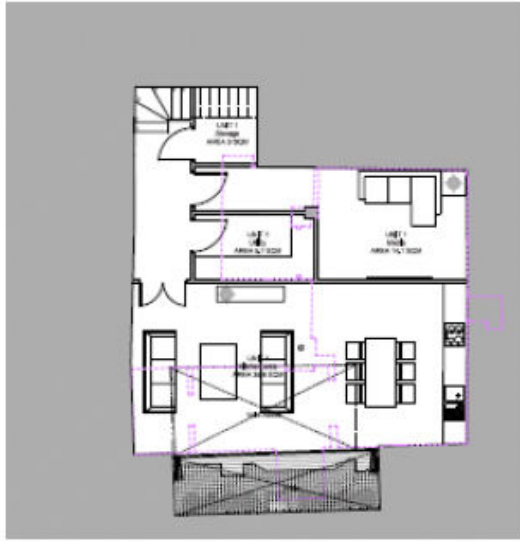


Existing Elevation 1



Existing Elevation 3

Existing Front and Rear Elevations

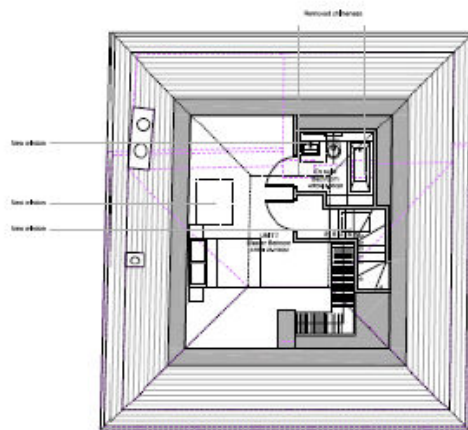
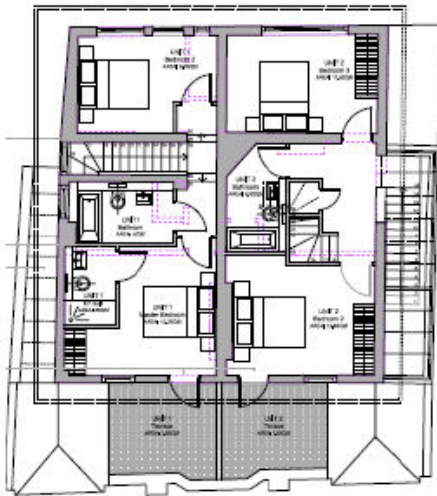


Proposed Basement Plan



Proposed Ground Floor Plan

Proposed Basement and Ground Floor



Proposed First and Second Floors



Proposed Elevations

Planning Sub Committee 15 December 2014

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3175	Ward: West Green
Address: 270-274 West Green Road, London, N15 3QR	
<p>Proposal: Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.</p> <p>Applicant: IDM North London Limited</p>	
Date received: 05/11/2014	
<p>Drawing number of plans: 1002 - 001 Site Location Plan 1:1250 A4 x1002 - 010 Existing Site Plan 1:200 A1 x1002 - 011 Existing Plans 1:100 A1 x1002 - 020 Existing Front and Side Elevations 1:100 A1 x1002 - 021 Existing Rear and Side Elevation 1:500 A1 x1002 - P2 - 100 Proposed Ground Floor 1:100 A1 x1002 - P2 - 101 Proposed First Floor 1:100 A1 x1002 - P2 - 102 Proposed Second Floor 1:100 A1 x1002 - P2 - 103 Proposed Third Floor 1:100 A1 x1002 - P2 - 104 Proposed Roof Plan 1:100 A1 x1002 - P2 - 201 Proposed Front and Rear Elevation 1:100 A1 x1002 - P2 - 202 Proposed Side Elevation and Section AA.</p>	
Case Officer Contact: Anthony Traub	
<p>PLANNING DESIGNATIONS:</p> <p>Not in a Conservation Area Not a Listed Building West Green Restricted Conversion Area</p>	

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The impact of the development on neighbouring residential amenity is acceptable;
- The design and appearance of the proposal is acceptable and is not considered to harm the character of the surrounding townscape or the visual amenity of the street scene;
- The proposed building would continue the existing row of ground floor commercial units on the high street;
- There would be no significant impact on parking;
- The proposal meets the minimum standards of form sizes as outlined in the London Plan SPG Housing;
- The 9 new residential units would meet Code for Sustainable Homes Level 4 and carbon reduction of 40% in accordance with the London Plan 2011;
- The mix of residential units - 6 x 2 bed and 3 x 3 bed, is considered to be acceptable and would bolster housing stocks within the borough;
- The commercial units would achieve a rating of BREEAM 'Excellent';
- The s106 financial obligations for affordable housing, highways/transportation as well as those obligations levied under Haringey's Local CIL Charging Schedule are considered to be appropriate in mitigating any affect and impact on local infrastructure.

2.1 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 section 106 Legal Agreement.

(2) That the section 106 legal agreement referred to in resolution above is to be completed no later than 4th February 2015 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/2014/3175 including:

Conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- No permitted development for satellite dishes
- Refuse and waste storage (Commercial)
- Construction management plan
- Considerate constructors scheme
- Control of dust
- Combustion and energy plant
- Carbon saving of at least 40%
- Wheelchair accessible units x 1

Informatives:

- Positive statement
- Thames Water
- Fire Brigade
- CIL
- Naming and Numbering

Legal Agreement – Heads of Terms:

A Section 106 legal agreement was entered into in respect of planning permission ref. HGY/2013/1792. The granting of permission for this application would require a Section 106 legal agreement in similar terms that is to include the following:

- Car capped and £1,000.00 contribution;
- Travel plan and car club for 3 years;
- £173,152.00 Offsite Affordable Housing Contribution;
- Considerate constructors;
- £8,700.00 Monitoring and Administration Costs.

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

(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:

- 1.** In the absence of the provision of a Travel Plan, a travel plan co-ordinator, parking layout, a financial contribution towards the monitoring of the Travel Plan, the scheme being car capped, and contributions towards car club memberships, the proposal would have an unacceptable impact on local traffic movement and surrounding road network and would be contrary to Local Plan policy SP7, Unitary Development Plan Policies M8 and M10 and London Plan Policies 6.11, 6.12 and 6.13.
- 2.** In the absence of the provision of a financial contribution to Offsite Affordable Housing, the proposal would fail to contribute to the identified need for affordable housing in the area and would be contrary to Local Plan policy SP2 and London Plan policy 3.12
- 3.** In the absence of a considerate constructors agreement, the proposal would have an unacceptable impact on the amenities of surrounding neighbours and would be contrary to UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.
- 4.** In the absence of a scheme towards Construction training / local labour initiatives and a financial contribution towards Work Placement Co-ordinators (WPCs), the proposal would have an unacceptable impact on the community and would be contrary to Local Plan policy SP8 and London Plan policy 4.1

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3.0 SITE AND SURROUNDS

- 3.1 The site is located on the northern side of West Green Road and is 760sqm in size and is irregular in shape with a dog leg to the rear of the site. This rear portion has vehicular access from Ashley's Alley. The current building occupies 60% of the site and consists of two storeys. The building is currently vacant. The ground floor was previously used as use class D1 medical centre and the first floor used as a 2 bedroom flat.
- 3.2 There are no listed buildings on site and the site is not located in a conservation area.
- 3.3 The site abuts the Park View Academy, sports centre and West Green Learning Centre to the rear. Adjoining to the sides are ground floor commercial units, a small hotel, with some residential uses at upper levels.

4.0 PLANNING HISTORY

- 4.1 HGY/1993/0397 Granted 22-06-93 Change of use of ground floor of premises from estate agents (Class A2) to Class A1/B2.
- 4.2 HGY/1993/0398 Granted 22-06-93 Change of use of ground floor of premises from Estate Agents (Class A2) to car and motor cycles showroom.
- 4.3 HGY/1993/0399 Refused 06-07-93 Change of use of ground floor of premises from A2 to a wine bar/restaurant (A3).
- 4.4 HGY/1993/0419 Granted 03-08-93 Change of use from estate agents (A2) to doctors surgery (D1).
- 4.5 HGY/1995/0723 Refused 19-09-95 Erection of ground and first floor rear extension and change of use of part ground floor and whole of first floor from Class D1/A2 to Class C2 (residential care home).
- 4.6 HGY/1996/1330 Granted 05-11-96 Change of use from (D1) to (A2) provision of international communications plus minor alterations to shopfront.
- 4.7 HGY/2002/1796 Granted 21-01-03 Installation of perforated steel security shutters
- 4.8 HGY/2014/1727 PENDING Demolition of existing two storey building and erection of four storey mixed use building, with change of use on ground floor to allow A1, A3 and retain D1 use with nine no. residential units above. The scheme is current under appeal for non-determination.

5.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

- 5.1.1 The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

London Plan 2011

- Policy 3.1 Ensuring equal life chances for all;
- Policy 3.3 Increasing housing supply;
- Policy 3.4 Optimising housing potential;
- Policy 3.5 Quality and design of housing developments;
- Policy 3.8 Housing choice;
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.17 Protection and enhancement of social infrastructure
- Policy 3,18 Healthcare facilities
- Policy 4.1 Developing London's economy;
- Policy 5.1 Climate change mitigation;
- Policy 5.2 Minimising carbon dioxide emissions;
- Policy 5.3 Sustainable design and construction;
- Policy 5.7 Renewable energy;
- Policy 5.11 Green roofs and development site environs
- Policy 6.3 Assessing effects of development on transport capacity;
- Policy 6.9 Cycling;
- Policy 6.10 Walking;
- Policy 6.11 Smoothing traffic flow and tackling congestion;
- Policy 6.13 Parking;
- Policy 7.1 Building London's neighbourhoods and communities;
- Policy 7.2 An inclusive environment;
- Policy 7.3 Designing out crime;
- Policy 7.4 Local character;
- Policy 7.5 Public realm;
- Policy 7.6 Architecture;
- Policy 7.14 Improving air quality;
- Policy 7.15 Reducing noise and enhancing soundscapes;

5.1.3 Haringey Local Plan 2013

- Policy SP0 Presumption in favour of sustainable development;
- Policy SP1 Managing growth;
- Policy SP2 Housing;
- Policy SP4 Working towards a low carbon Haringey;
- Policy SP5 Water management and flooding;
- Policy SP6 Waste and recycling;
- Policy SP7 Transport;
- Policy SP11 Design;

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

- Policy UD3 General principles;
- Policy UD7 Waste storage;
- Policy TCR2 Out of Town Centre Development;
- Policy M9 Car-free Residential Developments;
- Policy M10 Parking for development;

5.1.5 Supplementary Planning Guidance

- Mayor of London 'London Housing Design Guide'
- SPG 6a Shop fronts, Signage and Security
- Tottenham Lane Design Framework 2005

6.0 CONSULTATION

Ward Councillors
Adjoining neighbours
LBH – Urban Design Officer
LBH – Transportation
LBH – Noise and Pollution
LBH – Housing
LBH – Cleansing
LBH – Building Control
London Fire Brigade
Thames Water
Designing out Crime Officer

7.0 RESPONSES

7.1 London Fire Brigade: No objection to the proposal. Sprinkler Informative recommended should the application be approved.

7.2 LBH Transportation: No objection to the proposal. The site has a medium Public Transport Accessibility Level (PTAL) level of 3 and is served by the 41, 67, 230 and 341 bus routes, which run with a combined two-way frequency of 58 buses per hour. These services provide frequent access to Turnpike Lane underground and Seven Sisters underground/rail stations. Residents of this development would have a reasonable level of access to sustainable modes of transport. Although the site itself does not fall within a Controlled Parking Zone, in view of recent plans to extend parking restrictions within the vicinity of the site we will request that the applicant/developer enter into a S106 agreement to ensure that the residents of the development are not eligible to apply for on-street parking permits within any existing or future Controlled Parking Zone.

It has been noted that cycle storage has been provided in line with London Plan standards, this measure is welcome. However, in order to further discourage private car ownership we will require that each residential unit is offered 3 years paid membership to the local Car Club together with £50 free credit.

7.3 LBH Waste: No objection to the proposal. Residential and commercial units need to have separate arrangements with commercial units needing their own bespoke waste arrangements. Further comments being: *“Commercial business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.*

Waste must be properly contained to avoid spillage, side waste and windblown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public.”

- 7.4 Thames Water: No objection to the proposal. A condition is recommended requiring a piling methodology given the sites proximity to local sewerage infrastructure along with several informative should the application be approved.
- 7.5 1 letter of objection has been received from the adjoining neighbour at 276-278 West Green Road. Matters addressed within Appendix 1. Matters raised being:
- Over development of the site;
 - Noise and disturbance during construction;
 - Potential damage to adjoining buildings during construction;
 - The proposal would block right of way of neighbours into the rear of the site as they all share the access;
 - The proposal will block light and air to neighbouring properties;
- 7.6 1 neutral letter has been received from a neighbour at 268 West Green Road. Matters addressed within Appendix 1. Matters raised being:
- The site at 268 runs as a late night pub/banqueting event business. New residential units should be sufficiently sound proofed to not cause conflict between this established use and the proposed residential uses on site.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 8.1 The main issues in respect of this application are considered to be:
- Principle of development and uses on site;
 - Density;
 - Design and appearance;
 - Neighbouring amenity;
 - Quality of accommodation;
 - Housing mix;
 - Affordable Housing;
 - Transportation;
 - Sustainability;
 - Waste;
 - Access;
 - Planning Obligations.

8.2 Principle of Development

- 8.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development.
- 8.2.2 The principle of a mixed-use development on this site is considered to be acceptable. The retention of D1 use on the ground floor and the introduction of an A1 retail use with ancillary office are considered to be appropriate for the high street location.
- 8.2.3 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 9 new residential units. The principle of introducing additional residential units at the site would be supported by the Council in augmenting housing stock in the rear, and in meeting the intent of the

NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

8.2.4 The proposals would involve a considerable investment in the West Green Ward and is seen as the catalyst for regeneration within the immediate parade of shops.

8.2.5 Therefore, the proposed mix of A1 retail, D1 community, and C3 residential uses are considered appropriate having regard to London Plan 2011 policies 3.3, 3.17, 3.18, 7.3, and Saved UDP 2006 policies UD3 and CW1 and Local Plan 2013 Policies SP1 and SP2.

8.3 Density

8.3.1 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.

8.2.2 Table 3.2 of the London Plan sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is in an 'urban' context and has a PTAL of 3 thus the London Plan density guidance for the site is 200 to 450 habitable rooms per hectare (hr/ha) and 55 to 145 units per hectare (u/ha).

8.2.3 The proposal is within the London Plan density range and is considered to be an appropriate density to optimise the potential of the site.

8.4 Design and Appearance

8.4.1 The NPPF sets out the over-arching policy for design and emphasises its importance and indivisibility from good planning and sustainable development. Paragraph 60 states that planning decisions:

“should not attempt to impose architectural styles or particular taste and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

8.4.2 This approach is reflected in Chapter 7 of the London Plan, Haringey UDP policies UD3 'General Principles' and Local Plan Policy SP11.

8.4.3 The bulk, massing and overall height of the proposed development is considered to be an appropriate response to the high street location of the site and the scale of other new major developments that have been built recently along West Green Road.

8.4.4 The proposal is considered to be acceptable for the following reasons:

- The height of the scheme is considered to set an acceptable height to the high street location which reflects the established built form of other existing buildings that have been built along West Green Road recently. The building would appear as a 3 storey building, with a 4th floor, which would be 'set back' in order to minimise its visual appearance;
- Materials would vary at the upper level of the proposed development. With the 4th story setback, the top floor would have a 'lighter' appearance to that of the lower three floors;

- The contemporary design is considered to provide a visual contrast between the historic buildings in the terrace and the proposed new building;
- The palette of materials is considered to be of high quality. A condition requiring the submission of materials and details prior to construction is recommended should the application be approved.

8.5 Impact on the amenity of adjoining occupiers

- 8.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 8.5.2 The proposed building would project the bulk of the four storeys forward towards the high street with a four storey wing running down the eastern boundary, nearest to 276 West Green Road (which is currently in use as a Hotel). This neighbouring building extends the length of the site at a height of three storeys. There is a recessed and screened terrace associated with the hotel use located on the 2nd floor of this neighbouring building. The screening to this terrace is of a height that would avoid any clear views in or out the site. Notwithstanding this, the proposed building has been designed in a manner to be set back from this terrace with windows at an acute angle to ensure there is no mutual overlooking possible.
- 8.5.3 Furthermore, given the location of the site between commercial or community uses and the large adjacent hotel building, with the bulk and massing of the proposed building nearer to the hotel site, the proposed building is not considered to cause any undue overlooking, overshadowing, overbearing, increased sense of enclosure, or loss of daylight/sunlight to adjoining residential properties.
- 8.5.4 Whilst it is acknowledged there have been objections raised with regards to impact on the amenity of neighbouring properties, given the above reasons, the proposal is not considered to harm the amenities of surrounding residential neighbours with regards to loss of outlook, daylight/sunlight, loss of privacy / overlooking or an increased sense of enclosure and is therefore considered to safeguard the amenities of residential neighbours.
- 8.5.5 There is little information within the submitted documents with regards to plant equipment. Any external plant equipment would require a separate planning application with the noise emissions from such equipment carefully considered and controlled.
- 8.5.6 A neutral letter has been received following consultation on the planning application, which has raised an issue with regards to the amenities of future occupiers with regards to noise disturbance given existing uses on neighbouring sites and the high street location. With regards to the proposal meeting energy/carbon reduction and sustainability standards, windows on the proposal would have to at least be double glazed. This form of fenestration is considered to reduce the amount of noise that would be attenuated within the proposed flats and reflects the comments made by this neighbour.

8.5.7 An objection has raised concerns regarding the construction phase of the development. Whilst these effects are only temporary and limited to the construction of the building, a condition requiring a construction management plan and dust management is recommended on any grant of planning permission as well as a considerate contractors clause within the proposed s106 legal agreement in order to ensure the proposed works are undertaken in a manner that will protect the amenity of neighbours.

8.5.8 Overall, the proposal is considered to maintain and safeguard the amenity of surrounding neighbours and is consistent with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

8.6 Quality of Accommodation

8.6.1 London Plan 2011 Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered for future occupiers.

8.6.2 In assessing the proposal against these requirements, all the flats would accord with the minimum unit size requirements with some of the larger sized units exceeding the standards.

8.6.3 The minimum standards prescribed for individual rooms are set out within the London Housing Design Guide and the proposed rooms conform comfortably with these standards.

8.6.4 On site amenity space for the proposed units is provided in the form of balconies to the front and rear of the site with larger terraces to the larger sized units.

8.6.5 Some of the flats are single aspect, however, in order to mitigate this issue, the design of the flats are well proportioned and have long frontages with acceptable outlook from windows, this is not considered to be so harmful as to warrant refusal of the application.

8.6.6 Given the urban location of the site and that all family sized units have generously sized outdoor terraces with all units being well proportioned and laid out, it is considered that the proposal would provide an acceptable level of amenity for future occupiers.

8.7 Housing Mix

8.7.1 The NPPF 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. This approach is supported at the local level through UDP Policy HSG10. Policy 3.8 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.

8.7.2 The proposed dwelling mix would provide 6 x 2 bed and 3 x 3 bed.

8.7.3 This dwelling mix is considered to be acceptable and provides a range of dwelling sizes that will bolster the borough's housing stock whilst providing choice between 2 bed and small to large 3 bed units (5 person and 6 person 3 bed units).

8.7.4 Overall, the proposal is considered to provide an acceptable range of housing choices within the scheme, suitable for its high street location in accordance with the NPPF and UDP Policy HSG10 and Policy 3.8 of the London Plan.

8.8 Affordable Housing

8.8.1 The NPPF 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 (para. 50).

8.8.2 Similarly, 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”.

8.8.3 Local Plan 2013 Policy SP2 sets a target of achieving 20% affordable units on sites of 1-9 net units.

8.8.4 The Planning Obligations SPD 2014 sets out the methodology for calculating this contribution with the tariff for the West Green ward being £224.00 per square metre of additional residential floor space.

8.8.5 When calculating this contribution, the floor space of the existing residential unit on site has been subtracted from the calculation.

8.8.6 The proposal would incur a contribution for affordable housing to the amount of £173,152.00. This will be secured via a s106 agreement.

8.9 Transportation

8.9.1 The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This approach is continued in Local Plan Policy SP7. UDP Policy UD3 requires development to not significantly affect private and public transport networks.

8.9.2 The site has a medium PTAL of 3 and is served by the 41, 67, 230 and 341 bus routes, which run with a combined two-way frequency of 58 buses per hour. These services provide frequent access to Turnpike Lane underground and Seven Sisters underground/rail stations. It is considered that the residents of this development would have a reasonable level of access to sustainable modes of transport. Whilst the site itself does not fall within a Controlled Parking Zone, in view of recent plans to extend parking restrictions within the vicinity of the site, the subject proposal would have to be ‘car free’ (to be secured by way of a S106 agreement) to ensure that the residents of the development are not eligible to apply for on-street parking permits within any existing or future Controlled Parking Zone and to promote the use of sustainable forms of transportation.

8.9.3 Cycle storage would be provided in line with London Plan standards, this measure is welcome. However, in order to further discourage private car ownership, it is considered that each residential unit should be offered 3 years paid membership to the local Car Club together with £50 free credit. Again, these measures will promote the use of sustainable forms of transportation and will be secured by way of a S106 agreement.

8.9.4 Subject to the above provisions, the proposed development would not have a harmful impact on the highway network.

8.10 Sustainability

8.10.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change.

8.10.2 The NPPF emphasises the planning system's key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure. 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. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy which prioritises in descending order: reducing demand for energy, supplying energy efficiently and generating renewable energy.

8.10.3 Policy 5.2 of the London Plan requires major developments to achieve at least a 40% reduction in CO2 emissions over the Building Regulations 2010 standard. The submitted energy statement indicates that the proposal would achieve a 40.1% energy saving per annum over the Building Regulations 2010. The proposed carbon reduction for the residential units achieves the minimum required with the proposed commercial floorspace achieving a BREEAM 'excellent' rating. The development is considered to adequately reduce its greenhouse gas emissions and mitigate its impact on climate change contrary to the NPPF and London Plan Policy 5.2.

8.10.4 A condition requiring this carbon saving to be achieved and that the commercial floorspace achieves a BREEAM 'excellent' rating is recommended should the application be approved and would ensure the proposal accord with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions has been included.

8.11 Waste

8.11.1 UDP Policy UD7 requires development proposal make adequate provision for waste and recycling storage.

8.11.2 The LBH Waste Management Team has not objected to the proposed development. The residential waste arrangements are considered to be acceptable. However, there is little information as to the commercial waste arrangements. Bespoke waste arrangements must be made for these units. A condition has been imposed requiring the submission of an appropriate waste strategy with regards to the commercial units.

8.12 Access

8.12.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All flats are designed to meet Lifetime Homes standard. The applicant has confirmed that at least 1 unit will be fully wheelchair accessible. A condition requiring at least 1 of the proposed units to be wheelchair accessible is recommended should the application be approved.

8.13 Planning Obligations

8.13.1 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

8.13.2 The following obligations are considered to be appropriate should the application be approved:

- Car capped and £1,000.00 contribution;
- Travel plan and car club;
- £173,152.00 Affordable Housing Contribution;
- Considerate Contractors;
- £8,700.00 Monitoring and Administration Costs.

9.0 HUMAN RIGHTS

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CIL APPLICABLE

11.1 Based on the information given on the plans, the Mayor's CIL charge will be £37,030.00 (1,058 sqm of retail/office and residential floorspace x £35.00) and the

Haringey CIL charge will be £11,595.00 (773sqm of residential floorspace x £15.00). 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.

12.0 CONCLUSION

- 12.1 The proposal involves the erection of a part three part four storey building to contain A1 retail with ancillary office floorspace, D1 community use floorspace on the ground floor with 9 residential units on the upper floors.
- 12.2 The proposal is considered to be an improvement to the current site situation, both optimising and making efficient use of the site whilst providing well proportioned flats which will contribute to the borough's housing stock and providing an active frontage to West Green Road. Given the above, this planning application is recommended for APPROVAL subject to the signing of a s106 legal agreement and conditions.

13.0 RECOMMENDATION

- 13.1 That planning permission be GRANTED in accordance with the Applicant's drawing No's:

1002 - 001 Site Location Plan 1:1250 A4 x1002 - 010 Existing Site Plan 1:200 A1 x1002 - 011 Existing Plans 1:100 A1 x1002 - 020 Existing Front and Side Elevations 1:100 A1 x1002 - 021 Existing Rear and Side Elevation 1:500 A1 x1002 - P2 - 100 Proposed Ground Floor 1:100 A1 x1002 - P2 - 101 Proposed First Floor 1:100 A1 x1002 - P2 - 102 Proposed Second Floor 1:100 A1 x1002 - P2 - 103 Proposed Third Floor 1:100 A1 x1002 - P2 - 104 Proposed Roof Plan 1:100 A1 x1002 - P2 - 201 Proposed Front and Rear Elevation 1:100 A1 x1002 - P2 - 202 Proposed Side Elevation and Section AA

and subject to the following conditions and the signing of a s106 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. 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. 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.

5. No development shall take place until a detailed scheme for the provision of commercial refuse and waste storage and recycling facilities and waste collections have 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.

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. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: 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.

8. Prior to the first occupation of the hereby approved nine (9no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

9. The dwellings hereby approved shall achieve a carbon reduction in CO2 emissions of at least 40%. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that this reduction 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.

10. No building shall 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 'Excellent' has been achieved for this development,

Or

Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level Excellent shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the 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.

11. At least one (1no) of the hereby approved nine (9no) residential units shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2.

12. No impact piling shall take place until a piling method statement (detailing 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement .

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

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: 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 wwriskmanagement@thameswater.co.uk. Application forms should be completed online via 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.

INFORMATIVE 3: Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE 4: 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 5: 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 6: Community Infrastructure Levy. The application is advised that the proposed development will be liable for the Mayor of London's CIL and Haringey's Local CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £37,030.00 (1,058 sqm of retail/office and residential floorspace x £35.00) and the Haringey CIL charge will be £11,595.00 (773sqm of residential floorspace x £15.00). 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 7: The London Fire Brigade strongly recommends that sprinklers are considered for this development. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

APPENDIX 1 - Consultation responses

No	Stakeholder	Questions/Comments	Outcomes
1	London Fire Brigade	No objection to the proposal. Sprinkler Informative recommended should the application be approved.	
2	LBH Transportation	<p>No objection to the proposal. The site has a medium PTAL level of 3 and is served by the 41, 67, 230 and 341 bus routes, which run with a combined two-way frequency of 58 buses per hour. These services provide frequent access Turnpike Lane underground and Seven Sisters underground/rail stations. Residents of this development would have a reasonable level of access to sustainable modes of transport. Although the site itself does not fall within a Controlled Parking Zone, in view of recent plans to extend parking restrictions within the vicinity of the site we will request that the applicant/developer enter into a S106 agreement to ensure that the residents of the development are not eligible to apply for on-street parking permits within any existing or future Controlled Parking Zone.</p> <p>It has been noted that cycle storage has been provided in line with London Plan standards, this measure is welcome. However, in order to further discourage private car ownership we will require that each residential unit is offered 3 years paid membership to the local Car Club together with £50 free credit.</p>	S106 heads of terms with regards to car free development and car club membership.
3	LBH Waste	<p>No objection to the proposal. Residential and commercial units need to have separate arrangements with commercial units needing their own bespoke waste arrangements. Further comments being: <i>“Commercial business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the</i></p>	Condition requiring waste management plan for commercial units.

		<p><i>criminal Court system.</i></p> <p><i>Waste must be properly contained to avoid spillage, side waste and windblown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public.”</i></p>	
4	Thames Water	No objection to the proposal. A condition is recommended requiring a piling methodology given the sites proximity to local sewerage infrastructure along with several informative should the application be approved.	
5	<p>Neighbouring Properties</p> <p>1 letter of objection, 1 neutral letter</p>	<p>Matters raised (response in italics below)</p> <p><i>Over development of the site;</i> The proposal is within the density limit guidelines stipulated within the London Plan and reflects the scale and massing of new developments recently built on West Green Road.</p> <p><i>Noise and disturbance during construction;</i> A condition has been recommended regarding dust control and a construction management plan. A s106 head of term will require the builders to be registered with the national considerate constructors scheme.</p> <p><i>Potential damage to adjoining buildings during construction;</i> This matter would be the subject of any party wall agreement and would not hold sufficient planning merit or weight to refuse the application.</p> <p><i>The proposal would block right of way of neighbours into the rear of the site as they all share the access;</i> A construction management plan has been conditioned as part of any decision to grant the application which will consider servicing arrangements during the build phase of the proposal.</p> <p><i>The proposal will block light and air to neighbouring properties;</i> See ‘neighbouring amenity’ above. The proposal has been designed in a manner to take into account the local context and built form of the immediate area. Adjoining sites have no habitable room windows that are in close proximity that would be affected by the development.</p> <p><i>The site at 268 runs as a late night pub/banqueting event business. New residential units should be sufficiently sound proofed to not cause conflict between this established use and the proposed residential uses on site.</i></p>	

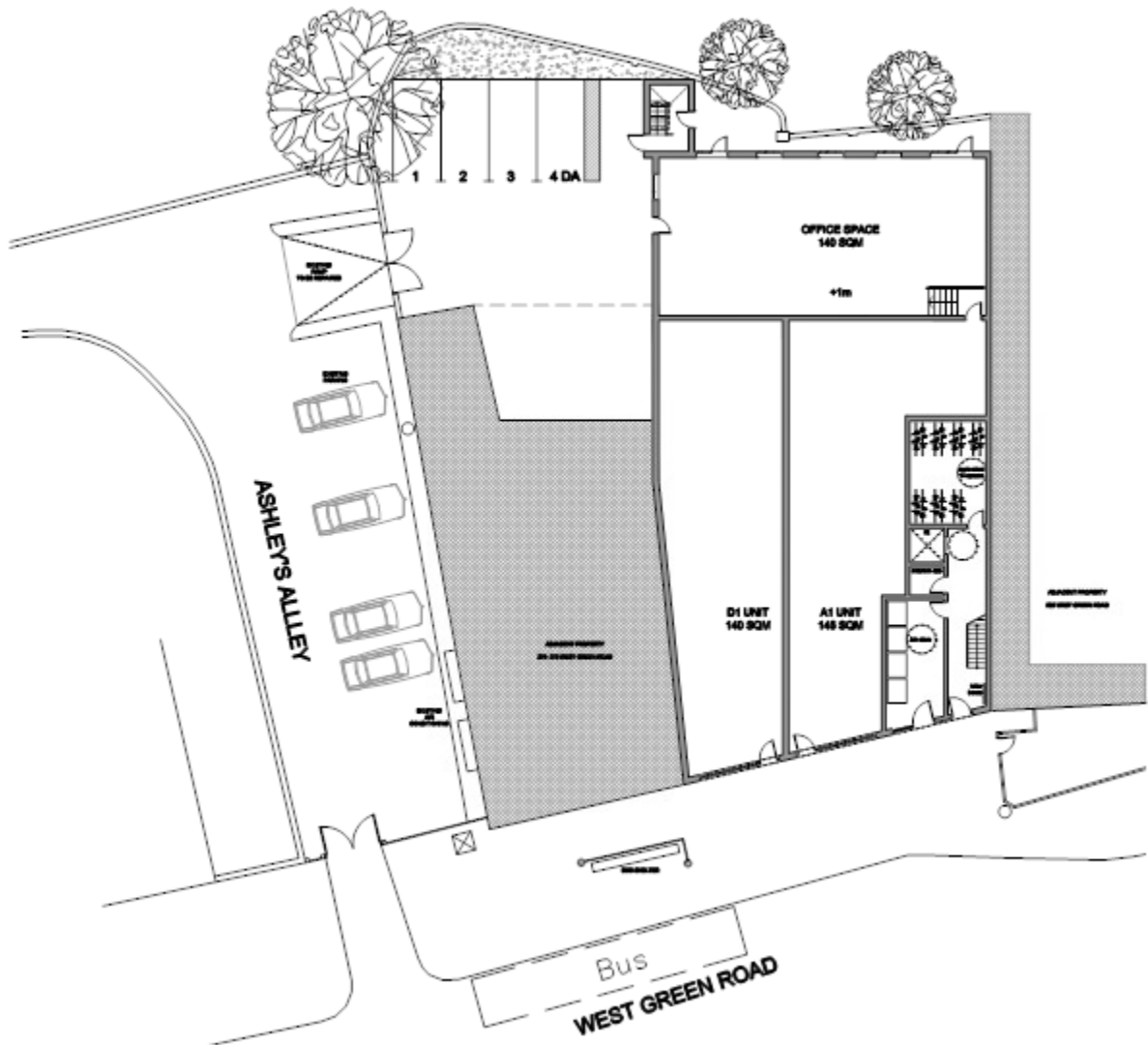
		<p>The proposal would need to meet energy/carbon reduction and sustainability standards, therefore, windows on the proposal would have to at least be double glazed. This form of fenestration is considered to reduce the amount of noise that would be attenuated within the proposed flats and reflects the comments made by this neighbour.</p>	
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APPENDIX 2 – Plans

SITE LOCATION PLAN



Proposed Ground Floor Plan

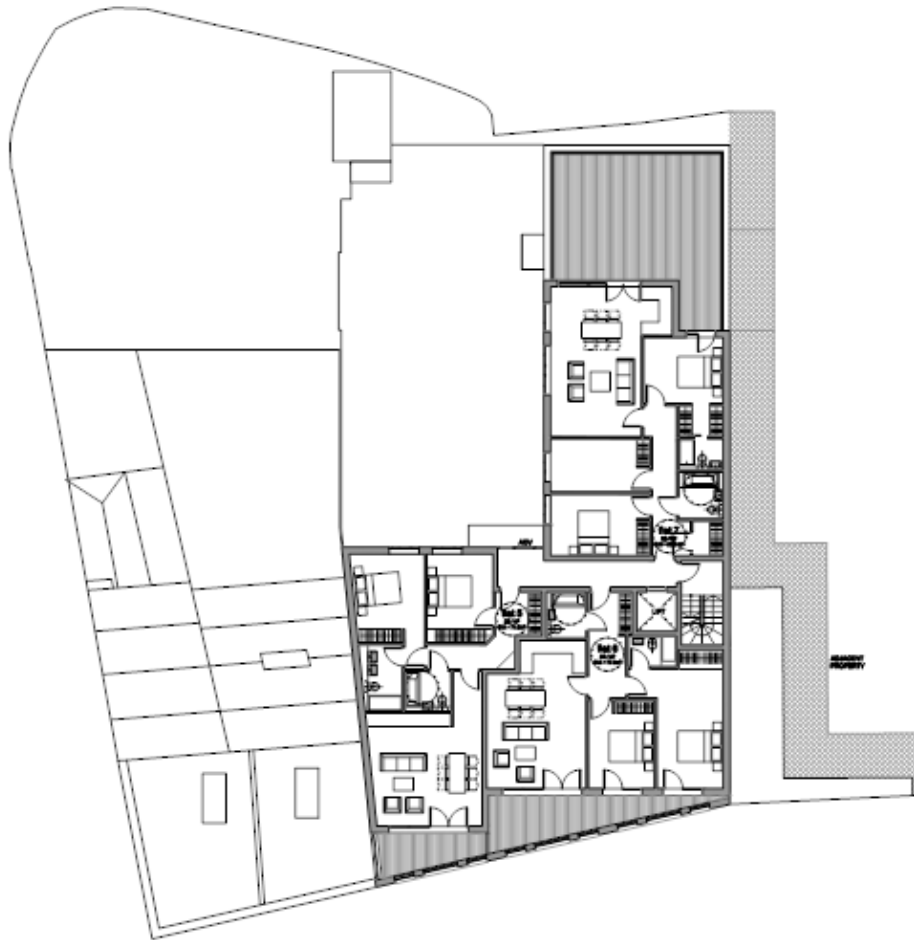


Proposed First Floor Plan



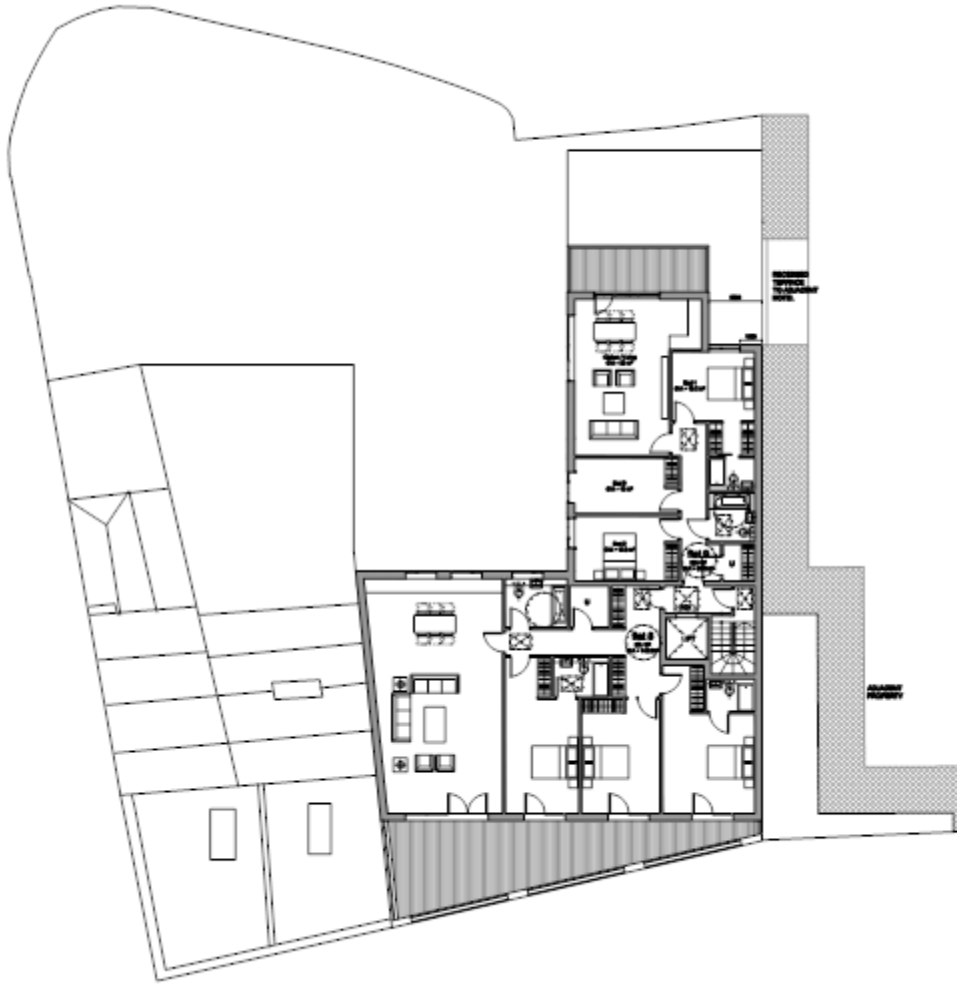
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Proposed Second Floor Plan

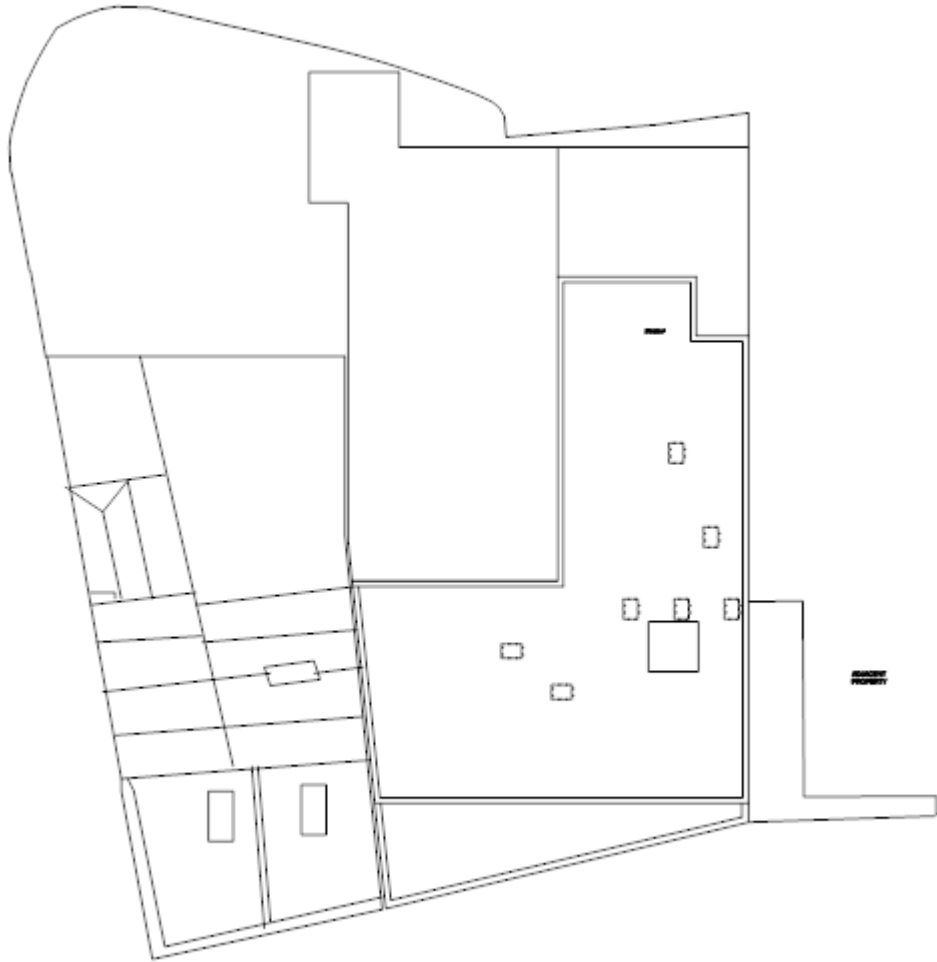


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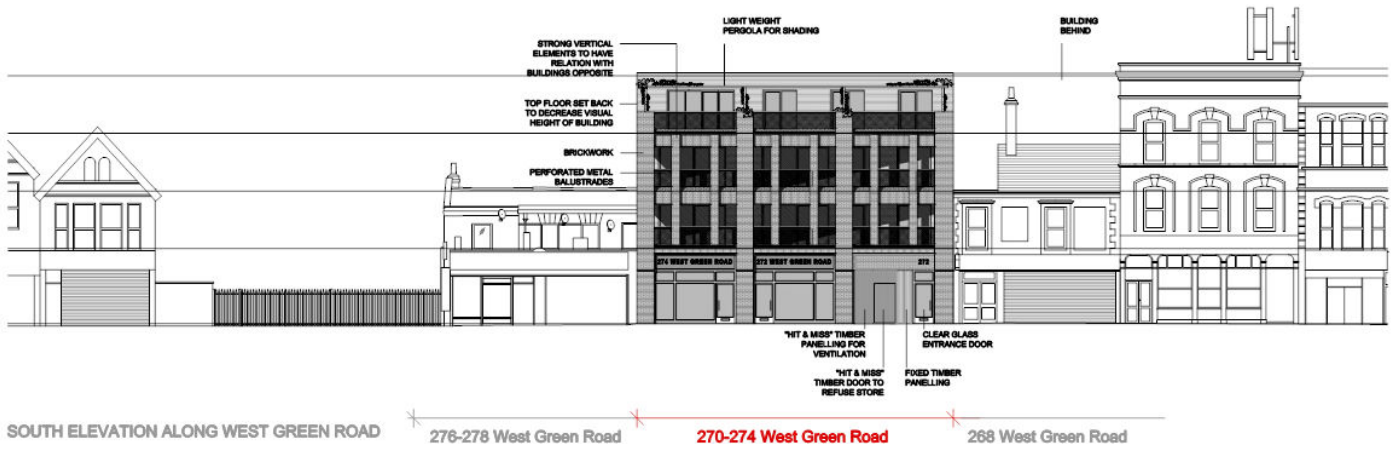
Proposed Third Floor Plan



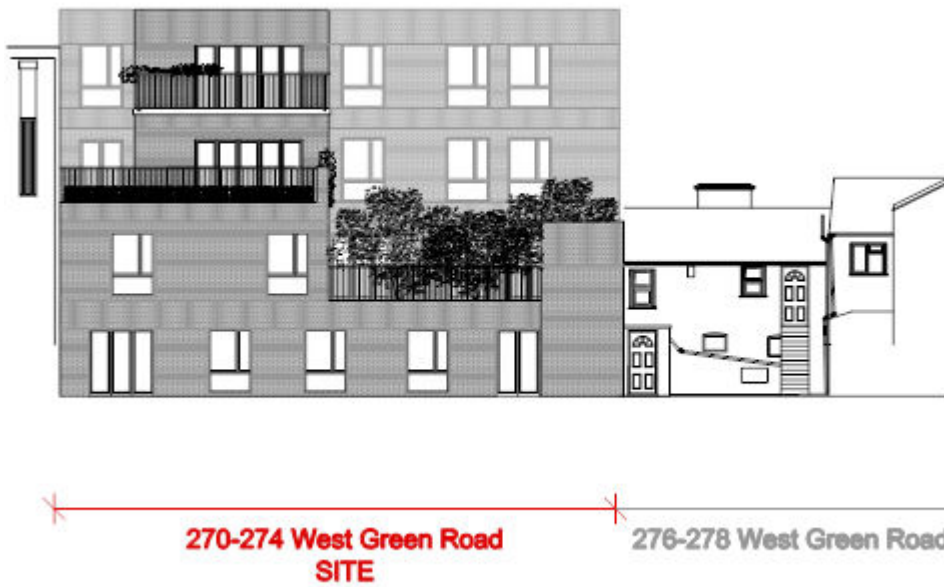
Page 125
Proposed Roof Plan



Proposed Street (South) Elevation



Proposed Rear (North) Elevation



Proposed Side (West) Elevation



PROPOSED SIDE ELEVATION

Proposed Cross-Section



PROPOSED SECTION AA

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AERIAL PHOTOGRAPH



Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1105	Ward: Tottenham Green
<p>Address: 332-334 High Road N15 4BN</p> <p>Proposal: Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A2/A3/B1)) to the ground floor and 9no. self-contained flats (Use Class C3) to the upper levels (amended description)</p> <p>Applicant: MrRobert Fletcher</p> <p>Ownership: Private</p> <p>Case Officer Contact: Valerie Okeiyi</p> <p>Site Visit Date: 22/05/2014</p>	
<p>Date received: 14/08/2014 Last amended date: 20/11/2014</p> <p>Drawing number of plans: Drawing No.'s 826/01 A, 02A, 03E, 04B, 05B, 06B, 07B, 08 to 826/09</p> <p>CIL Questions, Design and Access Statement Rev B, Lifetime Homes Statement, Affordable Housing Assessment, Air Quality, Assessment Archaeological Assessment, Daylight and Sunlight Study, Energy and Sustainability Statement, Heritage Statement, Planning Statement, Transport Statement.</p>	
1.1	This planning application is being reported to Committee as the proposal is for major development and is required to be reported to committee as set out under the current scheme of delegation.
1.2	This application is recommended for approval subject to the conditions and a S106 agreement being first entered into.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme optimises the potential of the site by providing a high quality mixed used development in Tottenham;
- The scale, form and choice of materials for the proposed building have been designed sensitively in order to harmonise with the character and visual amenity of the surrounding area;
- Officers consider that the proposed development would preserve and enhance the character of the conservation area;
- The overall layout is appropriate;
- The proposal would provide a satisfactory standard of accommodation for future occupiers;
- The accommodation meets Life Time Homes Standards;
- The development would promote employment;
- The scheme would introduce measures to reduce the energy emissions of the proposed building;
- The proposed development would not have any adverse impact on the surrounding highway network or significant increase on car parking demand in this location;
- The proposal will not give rise to unacceptable harm to the amenity of surrounding land and buildings

2. RECOMMENDATION

(1) 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 and subject to sec. 106 Legal Agreement.

(2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 30 November 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 imposed on application ref: HGY/2014/1105 including;

- i. Development to begin no later than three years from the date of decision
- ii. Development to be carried out in accordance with the approved plans
- iii. Precise details of the materials to be submitted to LPA
- iv. Details of boundary treatment to be submitted to LPA
- v. Details of site levels to be submitted to LPA
- vi. Detailed scheme for the provision of refuse and waste storage to be submitted to LPA
- vii. Details of contaminated land to be submitted to the LPA
- viii. Details of control of construction dust to be submitted to the LPA
- ix. Details of combustion and energy plant to be submitted to the LPA.
- xi. Details of construction management plan and construction logistics plan to be submitted to the LPA
- xii. Details of Service Delivery Plan to be submitted to LPA
- xiii. Final Code Certificate to be issued to the LPA for certifying that Code Level 4 (CSH) has been achieved
- xiv. Final BREEAM Certificate to be issued to the LPA for certifying that 'Excellent' has been achieved
- xv. Details of extract duct/flue to be submitted to LPA
- xvi Details of aerial to be submitted to LPA
- xvii. Restricted Use Class
- ixx Restricted A2 betting office
- xx Restricted use of the communal external roof garden
- xxi. Lifetime Homes
- xxii. Details of specification and position of the fencing for the protection of any retained tree to be submitted to LPA

Informatives

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4. Hours of Construction
- v. 5. Community Infrastructure Levy
- vi. 6. Community Infrastructure Levy
- vii. 7. The new development will require numbering

2. RECOMMENDATION

(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 a transportation contribution the proposal would have an unacceptable impact on the local transport infrastructure and would be contrary to Local Plan Policy SP7
- ii. That in the absence of the provision of an affordable housing contribution would be contrary to Local Plan Policy SP2

(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 Heads of Terms

- 1) £8,000 towards improvements to the wider London cycle network within the vicinity of the site
- 2) £1000 towards the amendment of the Traffic Management Order (TMO)
- 3) Two years free membership to a local Car Club which
- 4) Towards the reinstatement of the footway by way
- 5) £50,234 towards affordable housing

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
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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

This is an application after amendments for the demolition of the existing two storey building and redevelopment of site to provide a six storey block comprising of 2 commercial units (Use Class A2/A3/B1) to the ground floor and 9 self-contained flats (Use Class C3) to the upper levels. The amendments are as follows;

- The D1 use has been omitted from the scheme
- The balcony's on the side adjacent to the six storey modern development at Rosecrest Court has been omitted from the scheme

The proposed building would have a flat roof and be six storeys in height and include a recessed top floor. The building would have a width of 16.9m from the High Road frontage and range from 3.5 – 18m in height.

The proposed building would be constructed using Red Stock brick and the recessed element on the top floor will be finished in grey powder coated aluminium composite panels. Other elements of the building would be constructed using steel glass balustrades to balconies, 1.8m aluminium privacy screens to balconies, grey powder coated aluminium double glazed doors/windows and shopfront. The proposed boundary treatment to the rear would consist of a 1.8m high timber fence.

The proposed layout would comprise of 239 sq.m. of commercial floorspace (A2/A3/B1) separated into two units. Unit 1 to be 114 sq. m and unit 2 125.5 sq. m. Both units will have their own separate access from the High Road and have separate access to a rear yard. The refuse area for the flats above will also have its own separate access from the High Road and the bicycle store would be accessed from the communal hallway which gives access to the flats above. The flats are accessed via a stairwell and lift and comprise of 3 x 3 bed and 6 x 2 bed self contained flats. Two flats are proposed on each floor with the exception of the fifth floor that would accommodate one flat. All flats would have their own private balcony/winter garden and a communal roof garden is proposed on the fifth floor.

3.2 Site and Surroundings

The site is located on the eastern side of Tottenham High Road close to the junction of Monument Way and Philip Lane. The site lies within the Tottenham High Road and Tottenham Green Conservation Area. The site is also designated within an "Area of Archaeological Importance".

The site is occupied by a detached two storey building with a single storey element that is recessed. The building is currently in B1 office use. To the north of the site is Rosecrest Court, which is a six storey modern residential development and includes a recessed top floor and commercial unit on the ground floor and to the south is a three storey building with commercial on the ground floor and residential above including a long single storey rear projection which adjoins the single storey element of the subject site and is accessed at the side of the building. Further south on the western side is

Tottenham Green. The surrounding area is predominantly mixed use in character, with commercial on the ground floor and residential at the upper levels.

The site is located in an area with a high public transport accessibility level and it is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station, Tottenham Hale underground station and Seven Sisters station with frequent bus routes.

3.4 Relevant Planning and Enforcement history

No relevant planning and planning enforcement history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- 1) LBH Housing Renewal
- 2) LBH Cleansing – East
- 3) LBH Housing Design & Major Projects
- 4) LBH Conservation & Design Team
- 5) LBH Tottenham Team
- 6) LBH Building Control
- 7) LBH Transportation Team

External

- 1) The Greater London Archaeological Advisory Service (GLAAS)
- 2) Thames Water
- 3) TFL
- 4) London Fire Brigade
- 5) Tottenham Civic Society

The following responses were received :

Internal:

- 1) Cleansing (East) - Objection. Further details of waste management is required before the scheme can be supported
- 2) Commercial Environmental Health – The lead officer raises no objection and recommends the following conditions;
 - Building ventilation strategy;
 - Control of Construction dust
 - Combustion and energy plant

The following informative is also recommended;

- Asbestos survey

- 3) The Conservation team have no objection and made the following comments;

- Whilst the overall height of the building is considered to be somewhat excessive, the block has a stepped appearance so that each floor from the third floor onwards is stepped slightly in from the side and front elevations. The top floor is substantially set back from the side and front, and would be only partially visible from the streetscene. This stepped appearance largely reduces the bulk and massing of the new built so that it fits well within the streetscape, almost as a cascade between the seven storey block and the three storey terrace.
- The building's design is simple in appearance with the front projecting bay and the stepped bays providing an interesting visual articulation to the otherwise plain facade. The positioning and design of the fenestration also helps to relieve the solid and masonry appearance of the building, providing a much lighter elevation and adding to its verticality.
- The ground floor shop fronts follow a similar rhythm established within the area. The detailing is contemporary and further consents would be required for advertisements and illumination.
- The proposed scheme would enhance the character and appearance of the High Road at this location and the wider conservation area. It would also help the strategic regeneration aspirations of the area which would have a much wider public benefit and in this respect, would accord with the NPPF

4) The planning policy team have made the following comments;

- In planning policy terms the introduction of A1 on this site cannot be supported as it is outside of a town centre designation and Local Plan policy SP10 states its town centres are considered first for new retail development. In this instance, it is considered that integrating A2/B1 a uses on the ground floor can be supported in planning policy terms as this use is accommodated on the existing site.
- The site is an Area of Change as allocated in the Local Plan. These areas have considerable potential for growth.

5) The Transportation team have no objection and made the following comments;

- The application site fronts onto a section of High Road Tottenham which is controlled by Transport for London (TfL),
- The majority of the prospective residents of this site would travel using sustainable modes of transport, especially given the excellent public transport links.
- Cycle storage has been provided in line with London Plan (2013) standards,
- Although, the application does not include any on-site parking provision, the characteristics of this site fulfil the criteria set out within the Council's

adopted Unitary Development Plan (saved policies 2013) Policy M9, for dedication as a car-free development

- The site does not fall within an area that has been identified within the Haringey Council adopted Unitary Development Plan (UDP) as that suffering from a high level of on-street parking pressure
- The highway and transportation authority would not object to this application subject to the imposition of the following;
 - S106 towards the amendment of the Traffic Management Order
 - S106 towards improvements to the wider London cycle network within the vicinity of the site
 - The applicant/developer to offer all new residents of the proposed development two years free membership to a local car club
 - S278 obligations towards securing all necessary works to close an existing crossover onto Tottenham High road, which forms part of the TFL Network and reinstate the footway
 - Planning conditions for details of a construction management and logistics plan, details of a service delivery plan.
 - Informative – The new development will require numbering

6) The Tottenham regeneration team have no objection and made the following comments;

- Support the proposed land uses in the development- commercial on the ground floor and residential above
- The redevelopment of the site is welcomed given the poor quality development currently on the site and poor relationship with the existing corner building
- The housing provision (9 x 2 and 3 bed private units) is considered an appropriate tenure and bedroom mix in this location. The development should aim to sell these to owner occupiers as opposed to buy to let investors- a clause could be inserted into the leasehold documents to specify this in more detail.
- Adequate refuse and recycling provision should be provided within the development as there are issues with refuse disposal and fly tipping along the High Road, often from flats above commercial ground floor uses.
- The design is acceptable in principle; high quality materials should be conditioned, if the application is approved, to ensure high quality materials are used in the Conservation Area
- The narrow strip of land that has been left undeveloped to maintain access to the residential unit should be screened off from the footpath if possible- Secure By Design officer comments are welcomed here.

- Support car free development subject to the provision of cycle parking spaces (in accordance with the London Plan). A disabled parking bay should be provided if possible.

7) The housing enabling team object to the scheme and make the following comments;

- The proposed development does not comply with Haringey's affordable housing off-site requirements and does not comply with the council dwelling mix.
- There are currently high levels of social rented housing in the Tottenham constituency wards. In order to balance the tenure and promote the area's regeneration, a higher proportions of market sale homes and intermediate housing in the east of the borough is required. This position is supported in the local plan policies SP2 Housing

External:

8) Thames Water – No objection and has made the following comments;

- With regards to sewerage infrastructure Thames Water has no objection;
- With regards to surface water drainage where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required
- With regards to water infrastructure capacity Thames water has no objection;
- Thames Water would not object to this application subject to the imposition of the following:
 - Planning Condition for piling method statement details
 - Thames water recommend an informative regarding minimum pressure in the design of the proposed development.

9) The Greater London Archaeological Advisory Service (GLAAS) would not object to this application subject to the imposition of the following;

- Planning condition requiring a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.
- The Greater London Archaeological Advisory Service (GLAAS) recommend an informative to ensure that the written schemes of investigation is prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines.

10)TFL have made the following comments;

- The site is located on the High Road (A10), which forms part of the Transport for London Road Network. TfL is the highway authority for the TLRN and is therefore

concerned about any proposal which may affect the safety or performance of the TLRN.

- 12 cycle parking spaces will be provided in a secure and covered location
- Whilst, the principle of a car free development in this location is welcome, the applicant should clarify arrangements for disabled residents, visitors or employees who may require access to a Blue Badge space on or near the premises.
- Given the site fronts a bus-only lane and the Red Route restrictions along the High Road, the applicant should also clarify servicing arrangements for the proposed commercial units.
- TFL raise no objections to the grant of permission for the scheme including the two now A2/B1 (only) commercial units
- TFL would not object to this application subject to the imposition of the following;
- Planning condition details of secure cycle parking spaces, details of servicing arrangement

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

Residents of 104 properties;

- Local Ward Councillors;
- A site notice was displayed outside the site to publicise that a planning application has been submitted for consideration

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:

Objecting:2

Supporting:1

Others: 1

5.3 Tottenham CAAC – No objection and has made the following comments;

- The present building is ugly. The proposed building will improve the appearance of the block on the corner of Monument Way.
- Tottenham CAAC are glad to see that there are no balconies over the main 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 light level study does not take into account the 5 storey block recently approved under HGY/2013/1985
- Concerns with large communal roofspace. If planning permission is approved a condition should be imposed to mitigate noise nuisance
- The development will infringe on the privacy of the occupiers on Rosecrest Court

5.5 The following issues raised are not material planning considerations:

- The development will cause disruption and disturbance to residents at Rosedale Court (This is not a material consideration)
- The development is a money grabbing scheme (This is not a material consideration:)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the conservation area
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants
5. Dwelling Mix
6. Density
7. Affordable Housing
8. Parking and highway safety
9. Environmental & Sustainability
10. Waste Management
11. Contaminated land
12. Archaeology
13. Flood Risk and Drainage
14. Planning Obligations

6.2 Principle of the development

- 6.2.1 The location is a key site for Tottenham in close proximity to Tottenham Green. The redevelopment of this site is supported by Local Plan Policy SP1 'Managing Growth' which seeks to promote development in the Tottenham High Road Corridor. Paragraph 3.1.44 of policy SP1 'Managing Growth' points out that there are a number of large sites along the High Road that have the potential for redevelopment and/or currently detract from the quality of the area and where development would be encouraged by the Council.
- 6.2.2 Paragraph (C) of Saved UDP policy EMP4 'Non Employment Generating Uses' seeks to ensure that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use providing the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and would result in wider regeneration benefits.
- 6.2.3 Although the office floorspace on the site is less than present, the proposed commercial use is supported by paragraph (c) of Saved UDP Policy EMP4 'Non Employment Generating Uses' which encourages redevelopment where the number of jobs permanently provided on the site is retained within the context of wider regeneration. Furthermore, Local Plan Policy SP8 'Employment' protects B uses to meet forecast demand and supports local employment and SME businesses.

- 6.2.4 The proposed A2/A3/B1 uses on the ground floor is acceptable for the site because it is outside the town centre designation. Local Plan Policy SP10 states that town centres are considered first for new retail development. It is noted that A2/B1 use is already accommodated on the site. Condition 17 is recommended to be imposed on any grant of planning permission in order to ensure that the development shall be occupied as A2/A3/B1 use only on the ground floor and for no other purpose, including any purpose within Class A1 of the Use Classes Order 1987.
- 6.2.5 Housing is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing and the Council's new and raised target of meeting or exceeding 820 homes a year. It is also supported by Haringey Local Plan Policy SP2 'Housing. Furthermore the site is surrounded by residential uses and is within a broader residential context.
- 6.2.6 As such, the principle of development is considered acceptable and is in accordance with London Plan Policy 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing', Local Plan Policy SP1 'Managing Growth' and SP8 'Employment' and Saved UDP Policy EMP 4 'Non Employment Generating Uses'.

6.3 Character and appearance of the conservation area

- 6.3.1 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 case of Barnwell Manor and subsequent decisions that rely on it.
- 6.3.2 NPPF chapter 12 'Conserving and enhancing the historic environment' and London Plan 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. The London Plan Policy 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 Policy UD3 and SP11 Design and SP12 Conservation of the Local Development Plan continue this approach.
- 6.3.3 The proposal seeks to demolish the existing two storey building and redevelop the site to provide a six storey block comprising of 2 commercial units to the ground floor and 9 self-contained flats on the upper floors. The six storey block would replace the existing two storey building which is not considered to be of architectural or historic significance and as such the building makes neutral, if any, contribution to the conservation area.

- 6.3.4 The six storey block would sit adjacent to the taller corner building on the intersection of Tottenham High Road and Monument Way. To the south, the terrace is continued with three storey yellow brick building with red brick details. The proposed development would sit comfortably in relation to the adjacent 7 storey new block and three to four storey terraces to the south as a whole. The proposed development is acceptable in terms of its height and massing as the block has a stepped appearance so that each floor from the third floor onwards is stepped slightly in from the side and front elevations. The top floor is substantially set back from the side and front, and would be only partially visible from the streetscene. This stepped appearance largely reduces the bulk and massing of the proposed building so that it fits well within the streetscape, almost as a cascade between the seven storey block and the three storey terrace.
- 6.3.5 The design of the proposed development is simple in appearance with the front projecting bay and the stepped bays providing an interesting visual articulation to the otherwise plain facade. The positioning and design of the fenestration also helps to relieve the solid and masonry appearance of the building, providing a much lighter elevation and adding to its verticality.
- 6.3.6 The ground floor shop fronts which enable the development to have an active frontage follow a similar rhythm established within the area. The detailing is contemporary and further consents would be required for advertisements and illumination.
- 6.3.7 The range of materials proposed is appropriate for the building and within context of both the site and the adjacent built form and appearance of the surrounding existing built environment in the locality. The detailed materials are subject to discharge by condition.
- 6.3.8 Overall, the stepped appearance of the proposed development and its articulated facade creates an interesting building of contemporary design, at this prominent location of the High Road. The building relates successfully to its context and would contribute positively to the conservation area.
- 6.3.9 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 not cause any harm and would enhance the character and appearance of the High Road at this location and the wider conservation area and would be acceptable in this instance.

6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.

- 6.4.2 The proposed development would not have a material adverse impact on adjacent residential properties with regards to daylight/sunlight, increased sense of enclosure, loss of privacy and overlooking. The architect has demonstrated that the scheme would comply with BRE Good Practice guidelines.
- 6.4.3 The proposed development has been designed, such that the front elevation on the side facing the adjacent new 6 storey block at Rosedale Court is set back so that it would not cause any material loss of amenity to the private balconies/windows of the adjacent block. The impact on the adjacent 6 storey block is further reduced in terms of overshadowing, daylight and sunlight because the new upper floors of the proposed development from the rear have been significantly stepped back from the commercial element on ground floor so that it does not extend beyond the blank element of the side elevation of the adjacent 6 storey block where there are private balconies and windows. The proposed balconies closest to this side as amended have also been omitted from the scheme reducing the impact further. It is noted that a large proportion of these windows and balconies receive very little sunlight due to its recessed nature which is enclosed by a metal mesh balustrade.
- 6.4.5 The proposed development would not cause any material loss of amenity in relation to the property at 326 High Road which is to the rear of the retail shop fronting the High Road given the 2.1m – 4.5m gap between the side wall of the property in question and that of the proposed. It is noted that the first floor windows of this property already faces onto the side flank wall of the existing two storey office building and a sufficient gap will still be retained between both buildings which reduces the impact further. The stepped appearance of the proposed development also reduces the impact further.
- 6.4.6 A concern was raised that the light level study did not take into account the 5 storey block recently approved under HGY/2013/1985 for the site to the rear of 318 – 320 High Road. With regard to the proposed development overshadowing the approved development (HGY/2013/1985), due to the building being set in from the various boundaries any such impact would be negligible with no material overshadowing.
- 6.4.7 The balconies as amended have been omitted on the side adjacent to the 6 storey development to mitigate any overlooking and loss of privacy. Appropriate sized amenity space would be provided for these units in the form of ‘winter gardens’ located at the front of the proposed dwellings. The remaining balconies proposed on the rear elevation of the building would have a 1.8m high frosted glass privacy screen, therefore preventing overlooking and loss of privacy to the adjacent buildings to the west.
- 6.4.8 Overall there will be no significant reduction in daylight/ sunlight here, given the distances in question and the findings of the sunlight and daylight report submitted with the application, in line with Building Research Establishment (BRE) Standards. The proposed development has also 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 as amended 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.

6.5 Living conditions for future occupants

- 6.5.1 London Plan 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. Local Plan Policy SP2 'Housing' states that high quality new residential development in Haringey will be provided by ensuring that new development complies with the Mayor's Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.5.2 The overall layout of the scheme is acceptable because the entrance to the flats is clearly distinct from the entrance to the commercial units as it is located directly to the centre of the building under a natural canopy formed by the building projection which houses the winter gardens. Located adjacent to the communal entrance is the refuse/recycling enclosure. Its position is such, so as to allow ease of access for residence of the proposed development. A secure and enclosed communal bike store is also provided adjacent to the communal residential entrance of the building for 12 bikes, which is adequate to serve each flat. The bike store is conveniently located within the communal entrance for ease of access by the residence. The communal parts of the proposed development are consistent throughout all the levels, well lit, and include a lift, providing access to all flats on all levels.
- 6.5.3 The size of each flat is set out below. These figures exceed the minimum standards, set out in table 3.3 of London Plan Policy 3.5.

Flat 1	First floor 2 bed 3 person	73 sq. m.
Flat 2	First floor 3 bed 5 person	117.5 sq. m.
Flat 3	Second floor 2 bed 3 person	73 sq. m.
Flat 4	Second floor 3 bed 5 person	117.5 sq. m.
Flat 5	Third floor 2 bed 3 person	73 sq. m.
Flat 6	Third floor 3 bed 5 person	106 sq. m.
Flat 7	Fourth floor 2 bed 3 person	73 sq. m.
Flat 8	Fourth floor 2 bed 4 person	97 sq. m.
Flat 9	Fifth floor 2 bed 4 person	86.5 sq. m.

- 6.5.4 The Mayor's SPG recommends that single-aspect dwellings should be generally avoided. All the flats are dual aspect that would benefit from adequate light and ventilation.
- 6.5.5 The communal roof garden provided for the exclusive use of occupants would be sufficient in size. In addition to the communal amenity space all the units would have balconies and winter gardens in the form of private amenity space at the front and rear which meets and exceeds the requirements set in the Housing Design Guide (2010)
- 6.5.5 All flats have been designed to Lifetime Homes Standards.
- 6.5.6 The standard of accommodation including overall layout would therefore be in compliance with the above policies and is acceptable.

6.6 Dwelling Mix

- 6.6.1 The National Planning Policy Framework (NPPF) 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. Local Plan Policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range dwelling types and sizes to meet local housing requirements.
- 6.6.2 The proposed development provides 6 x 2-bed and 3 x 3-bed flats. Although there are no 1 and 4 bed units proposed the proposal has a mixture of family size and smaller units and given the size of the scheme and limitations of the site the mix is considered acceptable.

6.7 Density

- 6.6.3 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.
- 6.6.4 Table 3.2 of the London Plan suggest sets out the acceptable ranges for density according to the public transport accessibility (PTAL) of a site. The site is considered to be in the 'urban' context and has a PTAL of 6, thus development should be within the density range of 200 to 700 habitable room per hectare (hr/ha). The proposed development has a density of 225 hr/ha, which is consistent with the London Plan Density Matrix for urban locations with a PTAL of 6.

6.8 Affordable Housing

6.8.1 In line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:

- Achieving 20% affordable units on sites of 1 – 9 net units in line with Local Plan Policy SP2
- Using a residual land value approach, with the difference in value of providing an affordable unit included, in order to establish a robust per unit contribution that reflects both the 20% requirement in the policy, and availability of the borough in line with the newly adopted Planning Obligations SPD (2014)

6.8.2 Paragraph 173 of the NPPF (2011) seeks to ensure viability, the cost of any requirements for affordable housing, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

6.8.3 Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the newly adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.

6.8.4 The applicant has submitted an economic viability assessment based on the 'GLA Toolkit' which is an approved London-wide method of assessing viability of affordable housing schemes. The appraisal has been independently assessed and the figures and conclusions outlined in the viability report have been verified.

6.8.5 A policy compliant affordable housing contribution in line with the recently adopted Planning Obligations SPD 2014 would be £190,400 (£224 per sq. m.). The viability assessment demonstrates that it is only viable for the scheme to contribute £50,234 towards affordable housing.

6.8.7 This level of contribution is acceptable in this instance.

6.9 Parking and highway safety

6.9.1 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.

6.9.2 The proposal provides no off street parking however it would include secure cycle storage for 12 bicycles. The Council's Transportation Team has assessed the proposal and do not object because the proposed development would not have any adverse impact on the surrounding highway network or significant increase on car parking demand in this location. This is also supported by Transport for London (TfL) which controls this section of the High Road. TfL

asked for clarification on arrangements for disabled residents, visitors or employees who may require access to a Blue Badge space on or near the premises and servicing arrangements for the proposed commercial units. The submission of details of servicing of the commercial units has been conditioned. With regards to arrangement for disabled visitors the D1 use has now been omitted from the scheme, therefore there is no requirement for disabled parking provision in this instance.

6.9.3 The applicant is required to enter into a S106 agreement with the following clause: "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for an on street residents parking permit under the terms of the relevant Traffic Management Order(TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (one thousand pounds) towards the amendment of the Traffic Management Order (TMO) for this purpose. The developer must also offer all new residents of the proposed development two years free membership to a local Car Club which operates within the vicinity of site with the nearest bay located on Antill Road. Evidence that each unit has been offered free membership to the Car Club must be submitted to the Local Planning Authority. The applicant must contribute a sum of £8000 (eight thousand pounds) towards improvements to the wider London cycle network within the vicinity of the site. The developer must also enter into a S278 agreement with Transport for London to secure all necessary works to reinstate the footway”.

6.10 Environmental & Sustainability

6.10.1 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.

6.10.2 The proposed development is acceptable because the scheme will be designed to meet the Code for Sustainable Homes (CSH) level 4. The energy and sustainable development assessment prepared by ERS Ltd shows that the development is on track to achieve this level. A condition has been applied to ensure that CSH Level 4 is achieved overall and that the commercial floorspace achieves a BREEAM ‘excellent’ rating. Additional sustainable measures include the following;

- Low air permeability of facade
- Improved U value
- High performance Low E double glazing
- Efficient condensing A rated boilers
- Heat recovery
- Energy efficient lighting

6.10.3 The development would therefore comply with Policy 5.2 and 5.11 of the London Plan 2011.

6.11 Contaminated land

6.11.1 Saved Policy ENV11 'Contamination' requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors.

6.11.2 The Council's Environmental Health Pollution Officer raises no objections to the proposed development subject to the imposition of conditions consistent with Saved Policy ENV11 'Contamination'.

6.12 Waste Management

6.12.1 London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.

6.12.2 The LBH Waste Management Team has objected to the proposed development. The proposed site and ground floor plan has been revised under drawing no. 826/03 D to address their concerns. A condition has been included requiring an appropriate waste strategy to the satisfaction of the Council consistent with London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage'.

6.12 Archaeology

6.12.1 London Plan Policy 7.8 and saved UDP Policy CSV8 restrict developments where they would adversely affect areas of archaeological importance.

6.12.2 The site is within an identified area of Archaeological Importance. The Greater London Archaeology Advisory Service (GLAAS) has raised no objections to the proposed development subject to the imposition of conditions consistent with London Plan Policy 7.8 and Saved UDP policy CSV8.

6.13 Flood Risk and Drainage

6.13.1 The site lies in Flood Zone 1 and is under a hectare and therefore a flood risk assessment is not required.

6.14 Planning Obligations

6.14.1 Section 106 planning obligations, are legally binding commitments by the applicant/ developer and any others that have an interest in the land to mitigate the impacts of new development upon existing communities and/or to provide new infrastructure for residents in new developments. Guidance is also set out in Council's Development Plan policies and supplementary planning document, specifically Haringey Local Plan Planning Obligations SPD (Adopted October 2014).

6.14.2 The statutory policy tests which planning obligations must meet are set out in

the Community Infrastructure Levy Regulations 2010. Planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

6.14.3 The applicant has agreed to provide the following contributions in the form of a S106/S278 agreement. These contributions are in line with Haringey policy

Transportation contribution

1) The applicant has agreed that the residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for on street residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant has agreed to contribute a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.

2) The applicant has agreed to offer two years free membership to a local Car Club which operates within the vicinity of site with the nearest bay located on Antill Road, evidence of which must be submitted to the Transportation Team.

3) The applicant has agreed to contribute £8000 towards improvements to the wider London cycle network within the vicinity of the site

4) The applicant has agreed to secure all necessary works to reinstate the footway by way of a S278 obligation

Affordable housing

The applicant has agreed to make a financial contribution of £50,234 towards the provision of affordable housing in the borough.

6.15 Conclusion

6.15.1 The proposed development as amended is acceptable because the scheme optimises the potential of the site for a high quality mixed used development in Tottenham. The scale, form and choice of materials for the proposed building have been designed sensitively to the character of the surrounding area. The proposed development would not cause harm to the conservation area and would preserve and enhance the character of the conservation area. The development has sensitively addressed the impact on living conditions of neighbouring properties. The overall layout of the scheme is appropriate. The proposed development would provide a satisfactory standard of accommodation for future occupiers. The accommodation is built in accordance

with Life Time Homes Standards. The proposed development would promote employment. The scheme would introduce measures to reduce the energy emissions of the proposed building and the proposed development would not have an adverse impact on the surrounding highway network or significant increase on car parking demand in this location.

6.15.2 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

6.16 CIL

6.16.1 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £29,750 (850 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.

6.16.2 Based on the Haringey's CIL charging schedule and the information given on the plans, the charge will be £12,750 (850 x 15). 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

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions as set out below:

- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) and in accordance with the approved plans and documents as follows.

Applicant's drawing No.(s); 826/01 A, 02A, 03E, 04B, 05B, 06B, 07B, 08 to 826/09, CIL Questions, Design and Access Statement Rev B, Lifetime Homes Statement, Affordable Housing Assessment, Air Quality, Assessment Archaeological Assessment, Daylight and Sunlight Study, Energy and Sustainability Statement, Heritage Statement, Planning Statement, Transport Statement.

Subject to the following condition(s)

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; 826/01 A, 02A, 03E, 04B, 05B, 06B, 07B, 08 to 826/09,

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 type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter 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.

Boundary Treatment

4. 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

5. 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

6. 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.

Contaminated Land

7. a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.
- b) Using the information in the ventilation strategy and prior to the commencement of works on the development, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants against poor air pollution

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 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.

Construction Management Plan and Construction Logistics Plan

10. Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on the A10 High Road Tottenham would be minimised. Due to the importance of A10, on-going lane closure would not be permitted by TfL for the construction of the development. The footway and carriageway on this road is not blocked during construction. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for

pedestrians or obstruct the flow of traffic on this road. In addition, no skips or materials should be kept on the footway or carriageway at any time. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

POST-COMMENCEMENT CONDITIONS

Service Delivery Plan

11. Full details of a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing including refuse collection and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network

Code for Sustainable Homes

12. 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

13. 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

14. 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

Aerial

15. 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

16. The development shall be occupied as Class A2/A3/B1 and for no other purpose, including any purpose within Class A1 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to town centres as a priority over out of town centres for retail development.

Restricting Betting shops

17. The permitted use within Use Class A2 of the Town & Country Planning (Use Classes) Order 1987 (as amended) shall not include the use as a Betting Office.

Reason: In order to protect the amenity of occupiers of the development and surrounding occupiers.

Restricted use of the communal external roof garden

18. The communal external roof garden located at fifth floor level, hereby permitted shall not be used between 2100 and 0900 hours the following day.

Reason: In order to protect the amenity of occupiers of the development and surrounding occupiers.

Lifetime Homes

19. 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.

Tree Protection

20. 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, details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations 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 installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed consistent

with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4. Hours of Construction
- v. 5. Community Infrastructure Levy
- vi. 6. Community Infrastructure Levy
- vii. 7. The new development will require numbering

INFORMATIVE 1 – Thames Water

Minimum pressure is required in the design of the proposed development.

INFORMATIVE 2 –Secured by Design

The new homes would benefit from the Secured by Design standards, particularly for the narrow strip of land that has been left underdeveloped to maintain access to the residential unit should be screened off from the footpath if possible

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 - 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 5 - 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 £29,750 (850 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 6 - Community Infrastructure Levy

The application is advised that the proposed development will be liable for Haringey's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £12,750 (850 x £15). 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:6 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 – Consultation Responses

No	Internal/External Consultees	Comments	Response
1.	LBH - Conservation	<p>The Conservation team have no objection and made the following comments;</p> <p>Whilst the overall height of the building is considered to be somewhat excessive, the block has a stepped appearance so that each floor from the third floor onwards is stepped slightly in from the side and front elevations. The top floor is substantially set back from the side and front, and would be only partially visible from the streetscene. This stepped appearance largely reduces the bulk and massing of the new built so that it fits well within the streetscape, almost as a cascade between the seven storey block and the three storey terrace.</p> <p>The building's design is simple in appearance with the front projecting bay and the stepped bays providing an interesting visual articulation to the otherwise plain facade. The positioning and design of the fenestration also helps to relieve the solid and masonry appearance of the building, providing a much lighter elevation and adding to its verticality.</p> <p>The ground floor shop fronts follow a similar rhythm established within the area. The detailing is contemporary and further consents would be required for advertisements and illumination.</p> <p>The proposed scheme would enhance the character and appearance of the High Road at this location and the wider conservation area. It would also help the strategic regeneration aspirations of the area which would have a much wider public benefit and in this respect, would accord with the NPPF</p>	Noted in para. 6.3.1 – 6.3.9
	LBH – Planning Policy	<p>In planning policy terms the introduction of A1 on this site cannot be supported as it is outside of a town centre designation and Local Plan policy SP10 states its town centres are considered first for new retail development. In this instance, it is considered that integrating A2/B1 a uses on the ground floor can be supported in planning policy terms as this use is</p>	Noted in para. 6.9.2 – 6.9.

No	Internal/External Consultees	Comments	Response
		<p>accommodated on the existing site.</p> <p>The site is an Area of Change as allocated in the Local Plan. These areas have considerable potential for growth</p>	
2.	LBH - Transportation	<p>The Transportation team have no objection and made the following comments;</p> <p>The application site fronts onto a section of High Road Tottenham which is controlled by Transport for London (TfL)</p> <p>The majority of the prospective residents of this site would travel using sustainable modes of transport, especially given the excellent public transport links.</p> <p>Cycle storage has been provided in line with London Plan (2013) standards,</p> <p>Although, the application does not include any on-site parking provision, the characteristics of this site fulfil the criteria set out within the Council's adopted Unitary Development Plan (saved policies 2013) Policy M9, for dedication as a car-free development</p> <p>The site does not fall within an area that has been identified within the Haringey Council adopted Unitary Development Plan (UDP) as that suffering from a high level of on-street parking pressure</p> <p>The highway and transportation authority would not object to this application subject to the imposition of the following;</p> <p>S106 towards the amendment of the Traffic Management Order</p> <p>S106 towards improvements to the wider London cycle network within the vicinity of the site</p> <p>The applicant/developer to offer all new residents of the proposed development two years free membership to a local car club</p> <p>S278 obligations towards securing all necessary</p>	Noted in para. 6.9.2 – 6.9.3

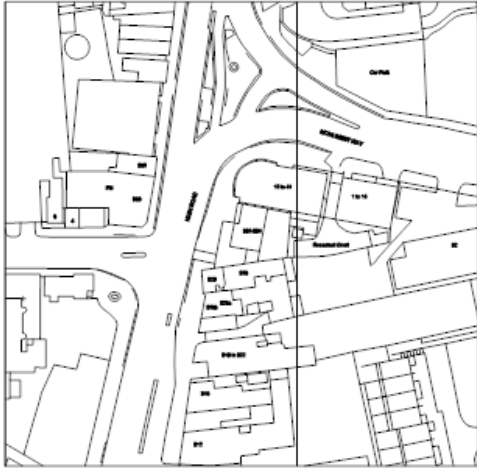
No	Internal/External Consultees	Comments	Response
		<p>works to close an existing crossover onto Tottenham High road, which forms part of the TFL Network and reinstate the footway</p> <p>Planning conditions for details of a construction management and logistics plan, details of a service delivery plan.</p> <p>Informative – The new development will require numbering</p>	
3.	LBH – Regeneration team	<p>The Tottenham regeneration team have no objection and made the following comments;</p> <p>Support the proposed land uses in the development- commercial on the ground floor and residential above</p> <p>The redevelopment of the site is welcomed given the poor quality development currently on the site and poor relationship with the existing corner building</p> <p>The housing provision (9 x 2 and 3 bed private units) is considered an appropriate tenure and bedroom mix in this location. The development should aim to sell these to owner occupiers as opposed to buy to let investors- a clause could be inserted into the leasehold documents to specify this in more detail.</p> <p>Adequate refuse and recycling provision should be provided within the development as there are issues with refuse disposal and fly tipping along the High Road, often from flats above commercial ground floor uses.</p> <p>The design is acceptable in principle; high quality materials should be conditioned, if the application is approved, to ensure high quality materials are used in the Conservation Area</p> <p>The narrow strip of land that has been left undeveloped to maintain access to the residential unit should be screened off from the footpath if possible- Secure By Design officer comments are welcomed here.</p> <p>Support car free development subject to the provision of cycle parking spaces (in accordance</p>	Noted

No	Internal/External Consultees	Comments	Response
		with the London Plan). A disabled parking bay should be provided if possible.	
4.	Housing Enabling Team	<p>The housing enabling team object to the scheme and make the following comments;</p> <p>proposed development does not comply with Haringey's affordable housing off-site requirements and does not comply with the council dwelling mix.</p> <p>There are currently high levels of social rented housing in the Tottenham constituency wards. In order to balance the tenure and promote the area's regeneration, a higher proportions of market sale homes and intermediate housing in the east of the borough is required. This position is supported in the local plan policies SP2 Housing</p>	Noted
5	Thames Water	<p>No objection and has made the following comments;</p> <p>With regards to sewerage infrastructure Thames Water has no objection;</p> <p>With regards to surface water drainage where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required</p> <p>With regards to water infrastructure capacity Thames water has no objection;</p> <p>Thames Water would not object to this application subject to the imposition of the following:</p> <p>Planning Condition for piling method statement details</p> <p>Thames water recommend an informative regarding minimum pressure in the design of the proposed development.</p>	.Noted

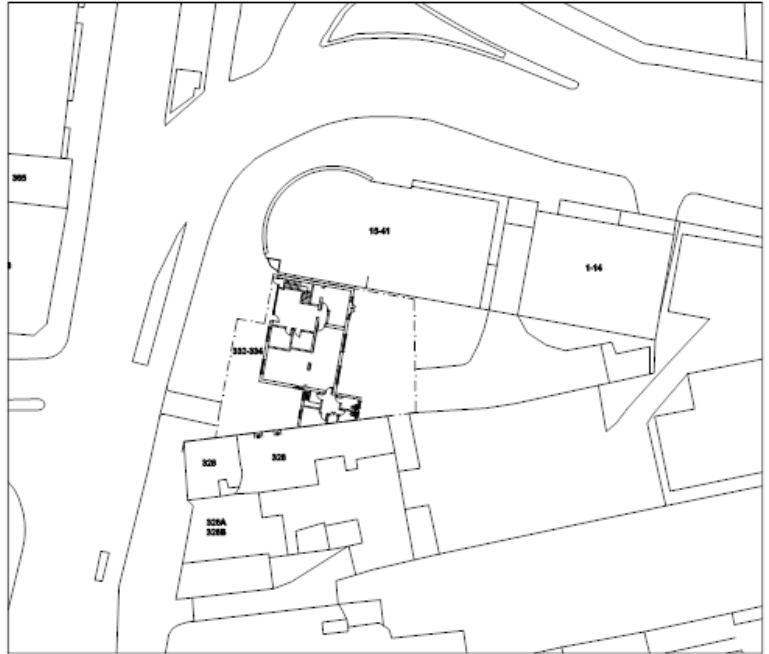
No	Internal/External Consultees	Comments	Response
6	GLAAS	<p>The Greater London Archaeological Advisory Service (GLAAS) would not object to this application subject to the imposition of the following;</p> <p>Greater London Archaeological Advisory Service (GLAAS) would not object to this application subject to the imposition of the following</p> <p>Planning condition requiring a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) recommend an informative to ensure that the written schemes of investigation is prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines</p>	Noted
7	TFL	<p>The site is located on the High Road (A10), which forms part of the Transport for London Road Network. TfL is the highway authority for the TLRN and is therefore concerned about any proposal which may affect the safety or performance of the TLRN.</p> <p>12 cycle parking spaces will be provided in a secure and covered location. Whilst the principle of a car free development in this location is welcome, the applicant should clarify arrangements for disabled residents, visitors or employees who may require access to a Blue Badge space on or near the premises.</p> <p>Given the site fronts a bus-only lane and the Red Route restrictions along the High Road, the applicant should also clarify servicing arrangements for the proposed commercial units.</p> <p>TFL raise no objections to the grant of permission for the scheme including the two now A2/B1 (only) commercial units</p> <p>TFL would not object to this application subject to the imposition of the following;</p> <p>Planning condition details of secure cycle parking spaces, details of servicing arrangement</p>	Noted

No	Internal/External Consultees	Comments	Response
No	Local representatives	Comments	Response
8	Tottenham CAAC	<p>No objection and has made the following comments;</p> <p>The present building is ugly. The proposed building will improve the appearance of the block on the corner of Monument Way.</p> <p>Tottenham CAAC are glad to see that there are no balconies over the main road.</p>	Noted
	Neighbours consulted	<p>Concerned raised by neighbours are as follows;</p> <p>The light level study does not take into account the 5 storey block recently approved under HGY/2013/1985</p> <p>Concerns with large communal roofspace. If planning permission is approved a condition should be imposed to mitigate noise nuisance</p> <p>The development will infringe on the privacy of the occupiers on Rosecrest Court</p> <p>The development will cause disruption and disturbance to residents at Rosedale Court (This is not a material consideration)</p> <p>The development is a money grabbing scheme (This is not a material consideration:)</p>	Noted

Appendix 2 – Plans and Images

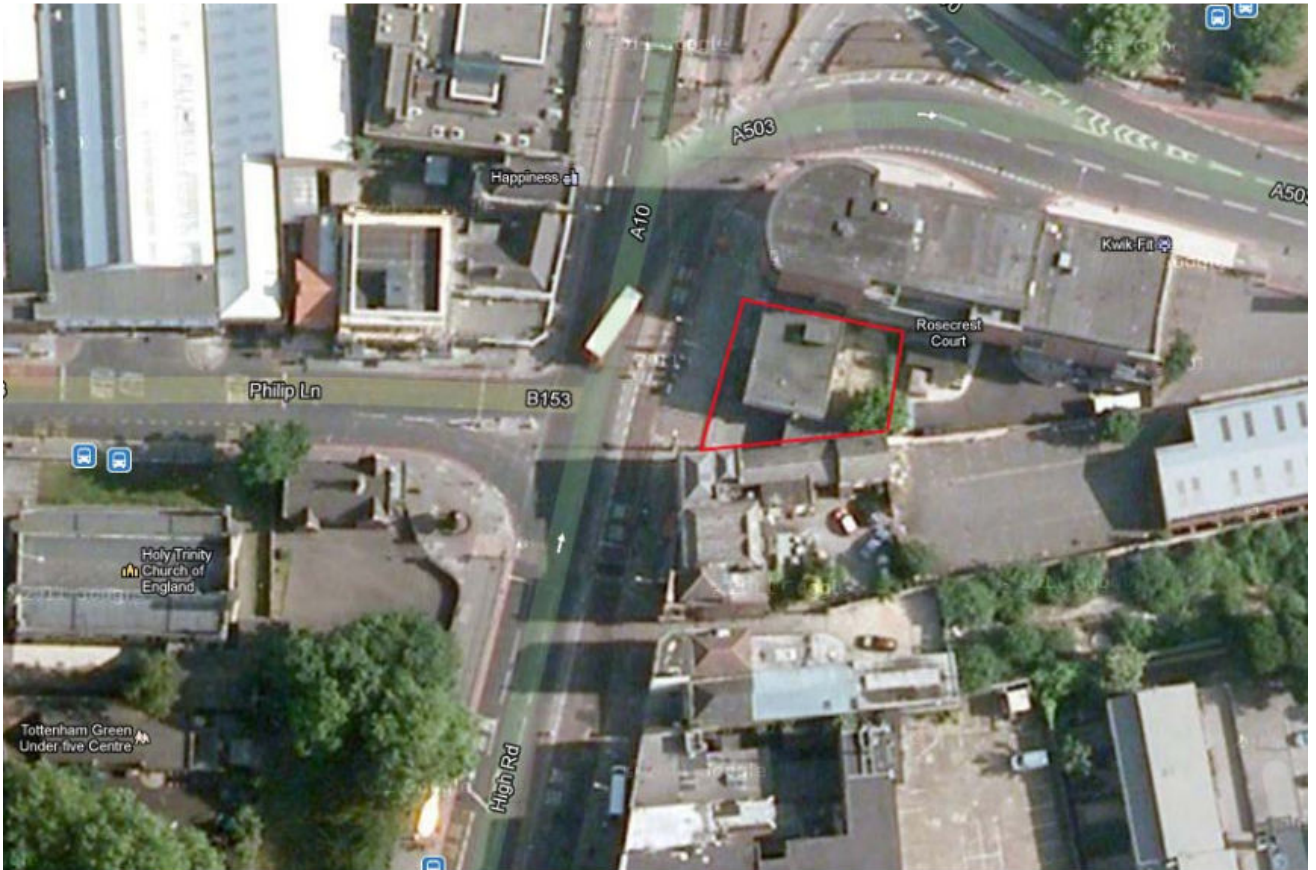


Site Location Plan
Scale 1:1250



Site Plan
Scale 1:500

Site location plan



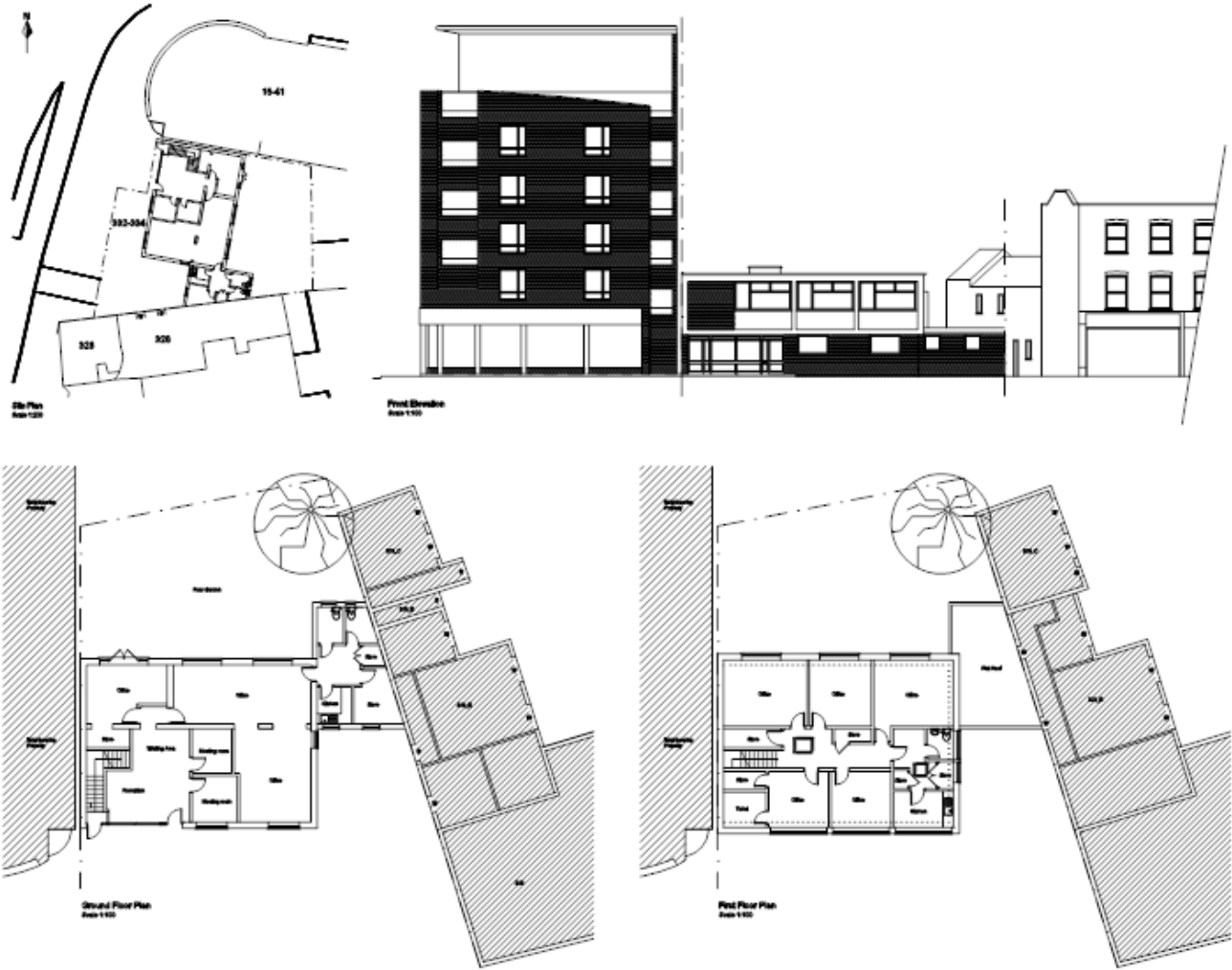
Birds eye view



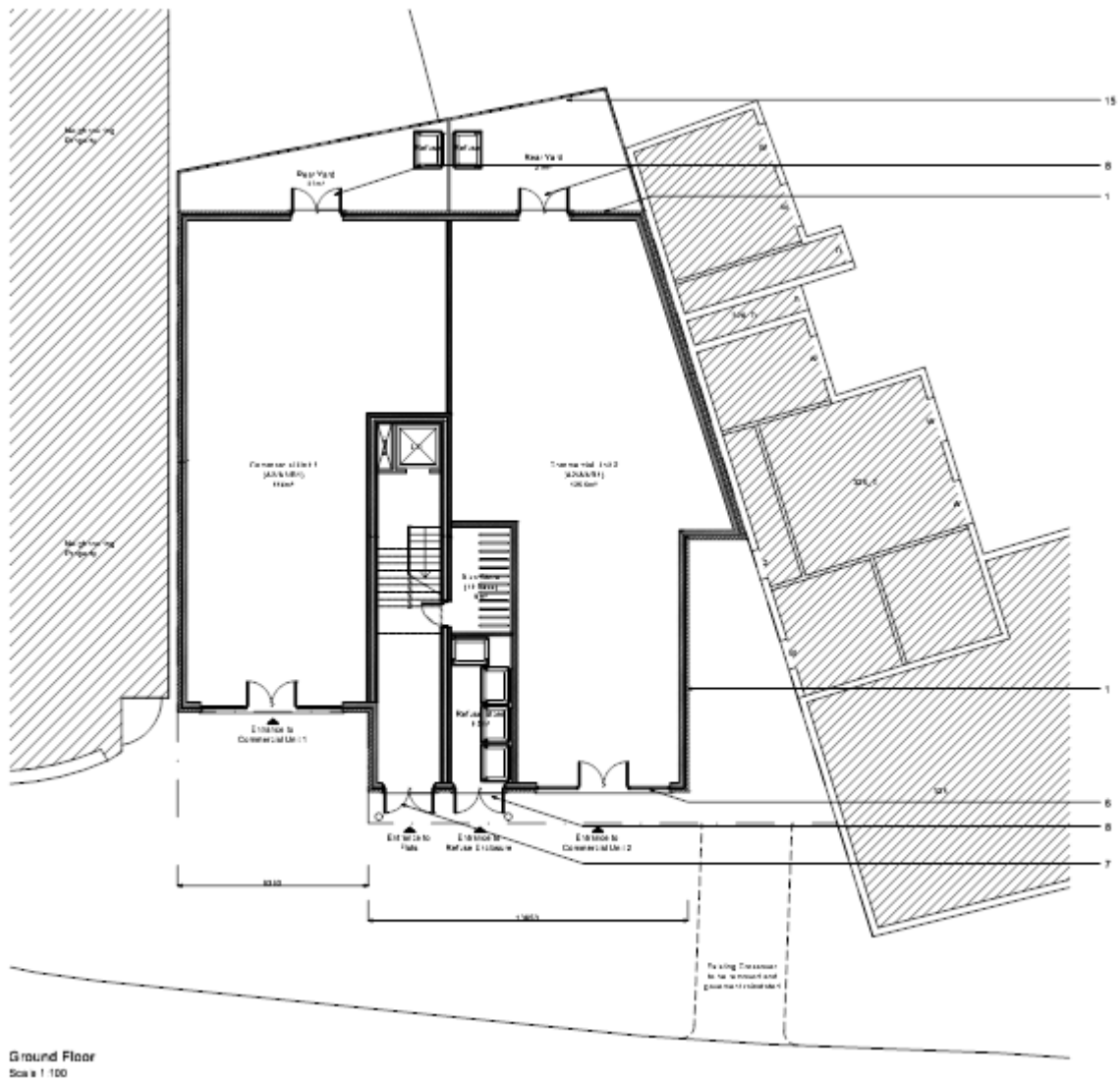
View from the High Road/Philip Lane



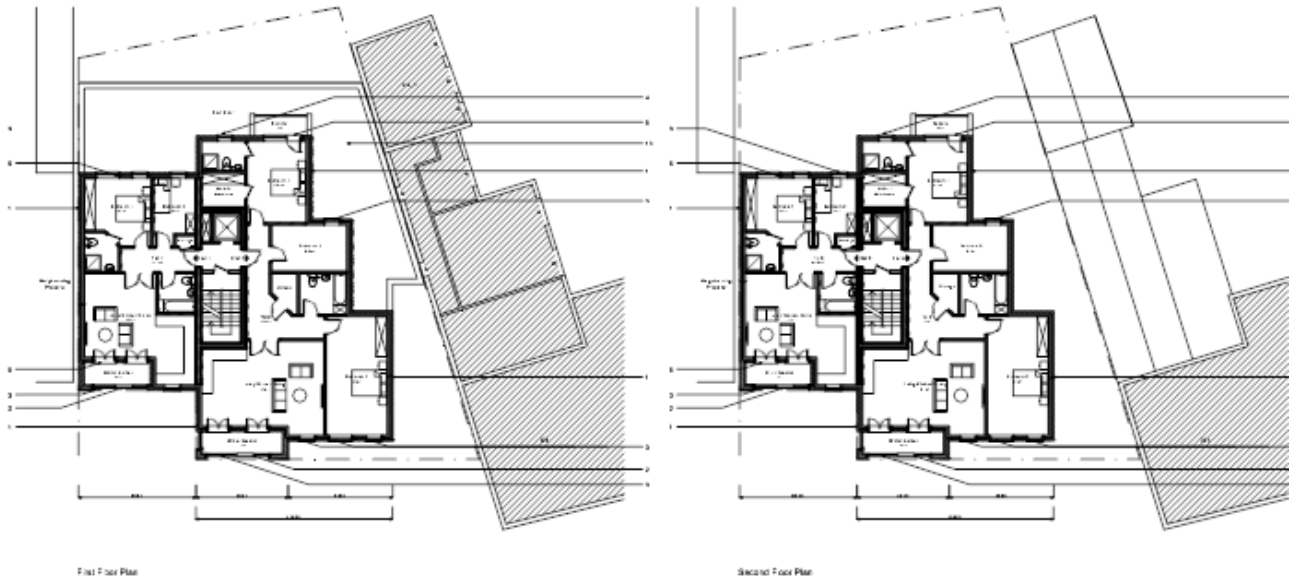
View from the High Road



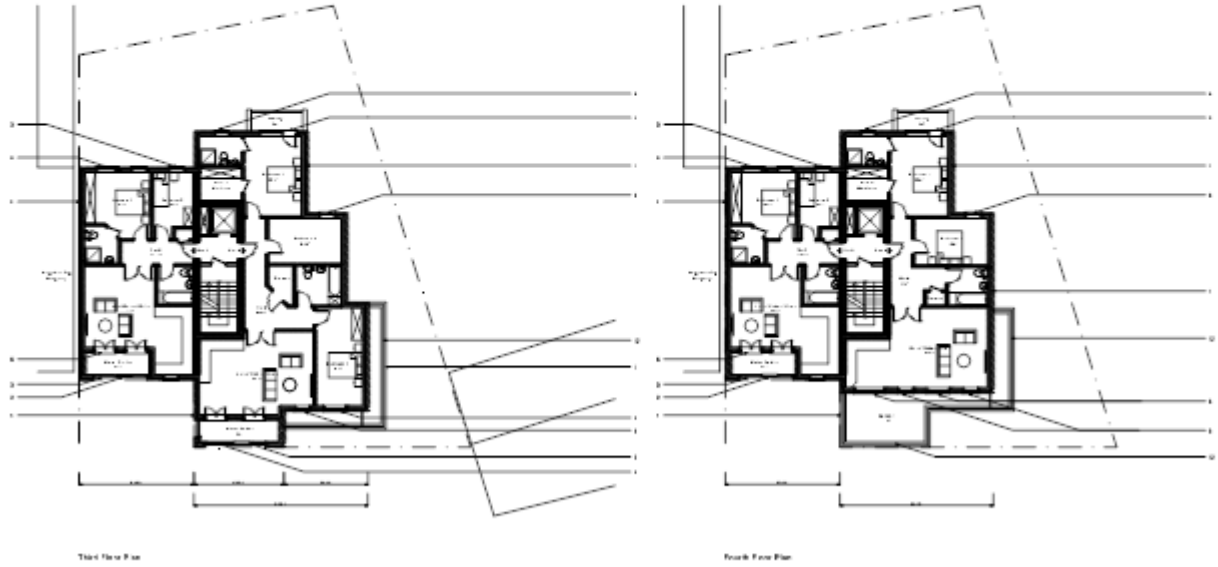
Existing plans and elevations



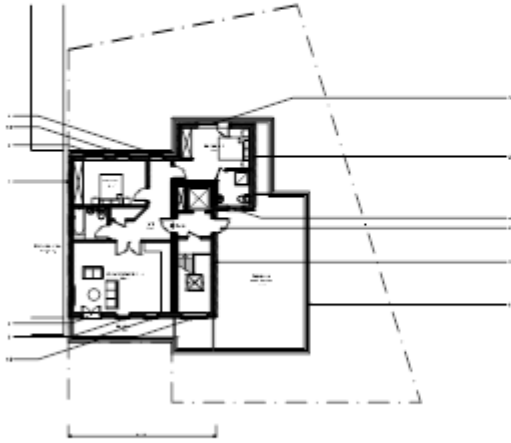
Proposed ground floor plan



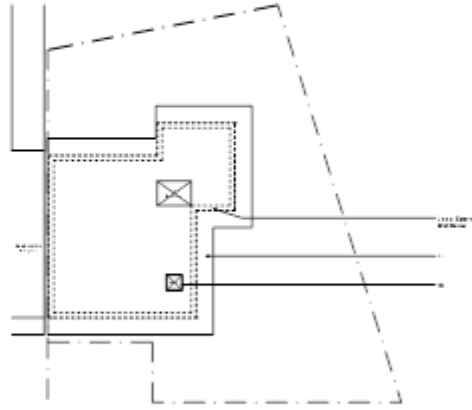
Proposed first and second floor plan



Proposed third and fourth floor plan



Fifth Floor Plan



Roof Plan

Proposed fifth and roof plan

Proposed



Proposed front, flank and rear elevation



Visual 1



Visual 2

Planning Sub Committee 15 December 2014

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3096	Ward: Woodside
Address: Woodside High School, White Hart Lane N22 5QJ	
Proposal: Construction of single classroom extension located at first floor level over part of an existing terrace.	
Applicant: Haringey Council	
Date received: 29/10/2014	
Drawing number of plans: 201 Rev P2; 303 Rev P2; 156 Rev P3; 158 Rev P3; 101 P1; 152 P1; 302 P1.	
Drawings amended: 11/11/2014. Amendments enlarge the classroom depth by 1m. This is due to structural requirements.	
Case Officer Contact: Anthony Traub	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Not a Listed Building Not in a Conservation Area	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • Design and Appearance • Residential Amenity • Transportation 	
2.1 REASON FOR GOING TO COMMITTEE	
The Council is the applicant and as such this application is referred to committee.	

2.2 RECOMMENDATION

The proposal involves the construction of a single classroom extension located at the first floor level over part of an existing first floor terrace.

The proposal is an acceptable development to provide an additional classroom on site whilst not compromising the usability of the outdoor amenity space on site. The proposal would not harm the amenities of surrounding neighbours nor have a harmful impact on the adjoining MOL. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- Materials to match

2.3 TABLE OF CONTENTS

1.0	PROPOSED SITE PLAN
2.0	IMAGES
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS / ASSESSMENT OF APPLICATION <ul style="list-style-type: none"> • Design and Appearance; • Residential Amenity; • Transportation.
9.0	HUMAN RIGHTS
10.0	EQUALITIES
11.0	CONCLUSION
12.0	RECOMMENDATION
	APPENDIX 1 – Consultation Responses
	APPENDIX 2 – Plans

3.0 SITE AND SURROUNDS

3.1 Woodside High School is situated on White Hart Lane, close to the junction with Wolves Lane. The site is bounded to the north by White Hart Lane, to the east and west by Metropolitan Open Land/ playing fields and to the south by residential properties on Stirling Road. To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The school was originally known as White Hart Lane School and the original campus buildings were developed in the 1960's.

4.0 PLANNING HISTORY

4.1 HGY/2000/0795 –Erection of two temporary classrooms (Portacabin) on existing football pitch – Approved 25/07/00

- 4.2 HGY/2000/0672 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building. – Approved 09/08/00
- 4.3 HGY/2004/0843 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent – Approved d 28/06/04
- 4.4 HGY/2008/0238 – Retrospective planning application for retention of portacabin Ultima Building to be used as an exam hall during refurbishment to existing facilities – Approved 18/03/08
- 4.5 HGY/2008/0655 - Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools. – Approved 10/06/2008
- 4.6 HGY/2010/0800 - Demolition of existing two storey teaching block and construction of new two storey teaching block with associated hard and soft landscaping - Approved 14/06/10
- 4.7 HGY/2010/1650 - Non-material amendment following a grant of planning permission HGY/2008/0655 involving changes to Block Z and changes to car parking layout - Approved 19/10/10

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

5.1.1 The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

5.1.2 London Plan 2011

Policy 3.18 Education Facilities
Policy 5.3 Sustainable design and construction
Policy 7.2 Creating an inclusive environment
Policy 7.3 Secured by design
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.17 Metropolitan Open Land

5.1.3 Haringey Local Plan 2013

Policy SP0 Presumption in favour of sustainable development
Policy SP7 Transport
Policy SP11 Design
Policy SP16 Community Facilities

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
OS5 Development Adjacent to Open Space
CW1 New Community/Health Facilities

6.0 CONSULTATION

Adjoining neighbours
LBH – Transportation
LBH – Education

7.0 RESPONSES

- 7.1 LBH Transportation: No objection to the proposal.
7.2 LBH Education: No objection to the proposal.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Design and Appearance;
- Residential Amenity;
- Transportation.

8.2 Design and Appearance

8.2.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

8.2.2 The proposal involves the extension of an existing wing of the school over part of an outdoor terrace area to provide an additional classroom that will house the arts and music class within the main school building.

8.2.3 The proposed works would match the design, appearance and palette of materials used on the existing building and would therefore appear as a complementary addition to the existing building.

8.2.4 A condition is recommended to ensure materials match those found on the existing building should the application be approved.

8.2.5 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

8.3 Impact on the amenity of adjoining occupiers and impact on open spaces

8.3.1 Because the extension will be set at first floor level, to the centre of the site, the proposal will have no impact on the street frontage onto White Hart Lane.

- 8.3.2 The siting of the extension is located behind the existing southern block, to the centre of the site and would not impact the residential amenities of properties to the south of the site on Stirling Road.
- 8.3.3 Given the modest size of the proposed extension and that it would be built within the footprint of the existing building and would match the design and appearance of the existing building, the proposal is considered to protect the value and visual character of the adjacent open space/metropolitan open land.
- 8.3.4 The proposal does not harm the amenities of neighbours and would protect the value and visual character of the adjacent open space and is in general accordance with saved UDP 2006 Policies UD3 and OS5 and concurrent London Plan 2011 Policies 7.6 and 7.17.

8.4 Transportation

- 8.4.1 The proposal forms part of the wider school remodelling project and is not considered to affect current access arrangement on site or internal vehicle movement routes within the site.
- 8.4.2 The development will not impact on the local highways network in the area surrounding the site. The proposal is therefore considered to be acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

9.0 HUMAN RIGHTS

- 9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

- 10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CIL APPLICABLE

- 11.1 The proposal is for a school extension and is not subject to CIL.

12.0 CONCLUSION

- 12.1 The proposal is involves a first floor extension for an additional class room.

- 12.2 The proposal is subservient and complementary in fill development to the existing school campus and is an improvement to the provision of educational facilities on site whilst not compromising neighbouring amenity or the surrounding highway network. Given the above, this application is recommended for APPROVAL.

13.0 RECOMMENDATION

- 13.1 That planning permission be GRANTED in accordance with the Applicant's drawing No's: 201 Rev P2; 303 Rev P2; 156 Rev P3; 158 Rev P3; 101 P1; 152 P1; 302 P1 and subject to the following conditions:

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.

3. The external materials to be used for the proposed development 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. The applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on White Hart Lane and the residential roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid school drop-off and collection times and the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network and in the interests of highway safety.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the

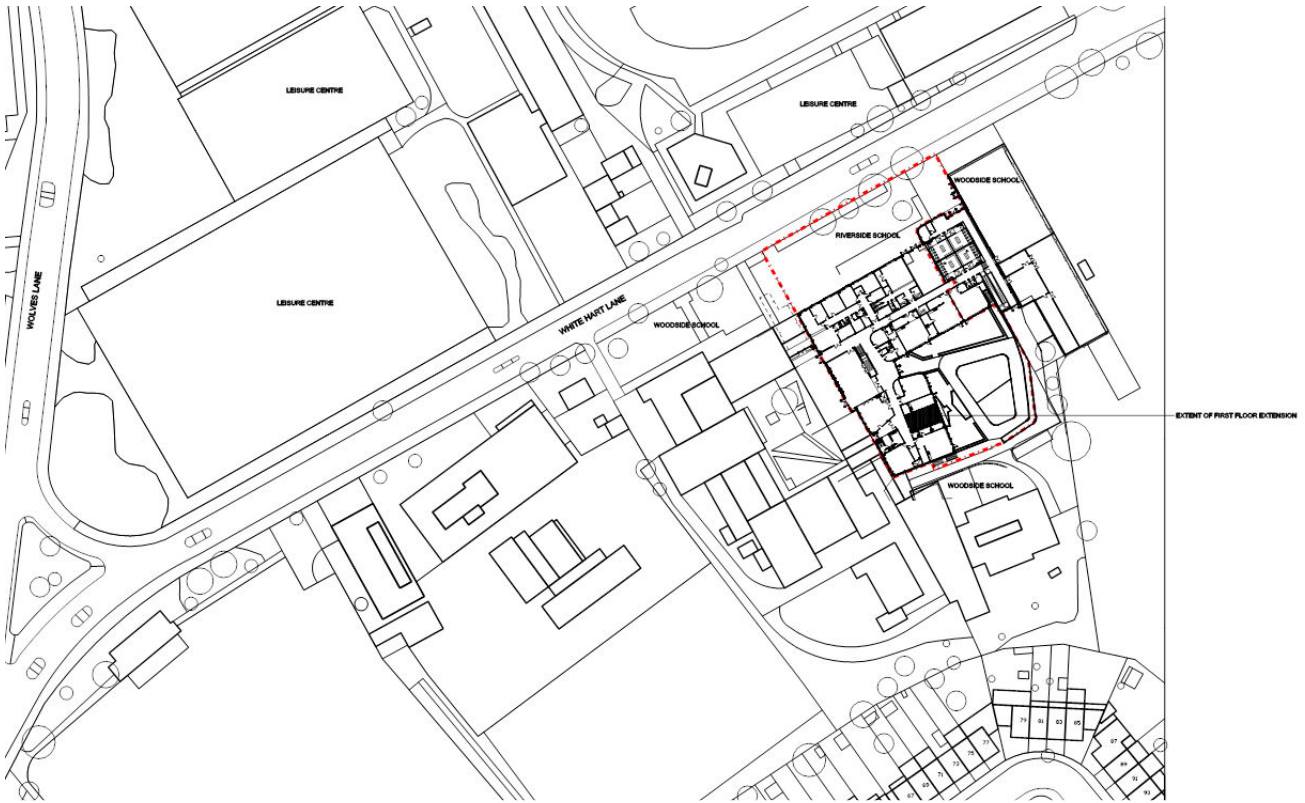
Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

APPENDIX 1 - Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Education	No objection to the proposal. The proposal will bring the art and music use for pupils into the main Riverside building which is supported.	
2	LBH Transportation	No objection to the proposal.	Recommends a condition requiring the submission of a construction management plan.

APPENDIX 2 – Plans

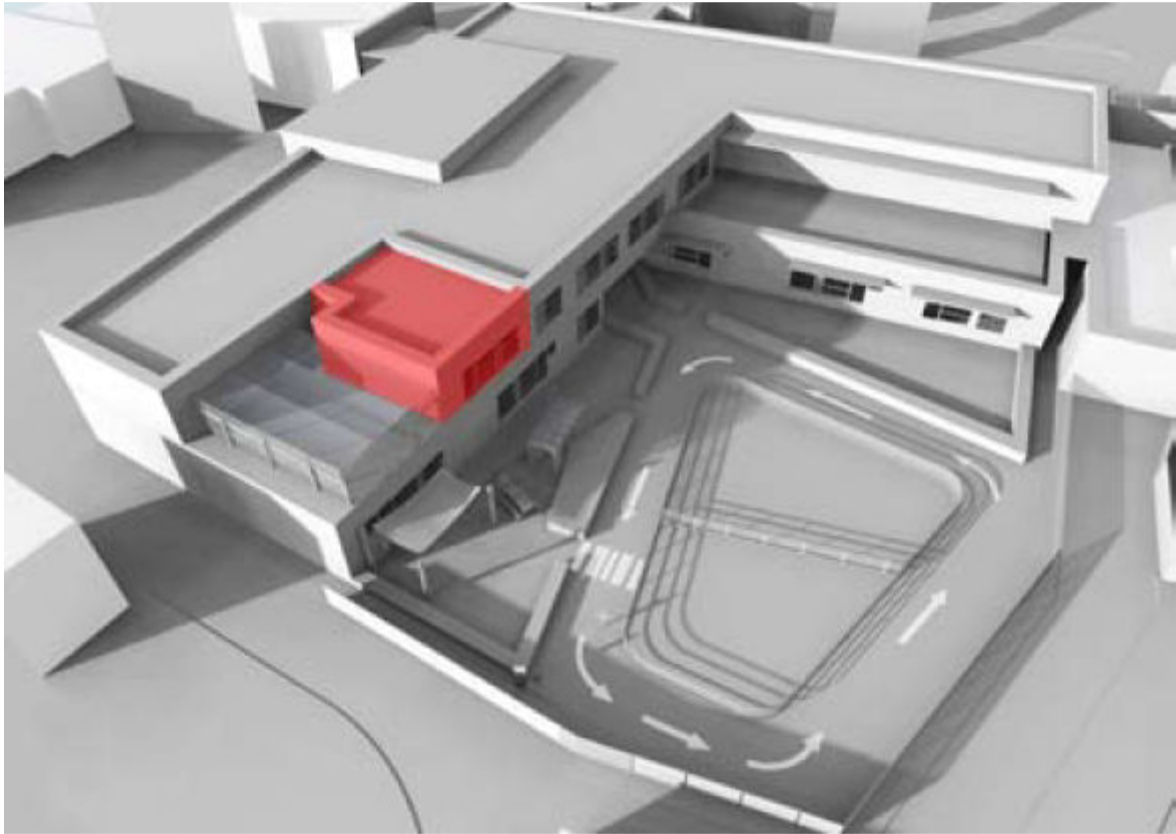
SITE LOCATION PLAN



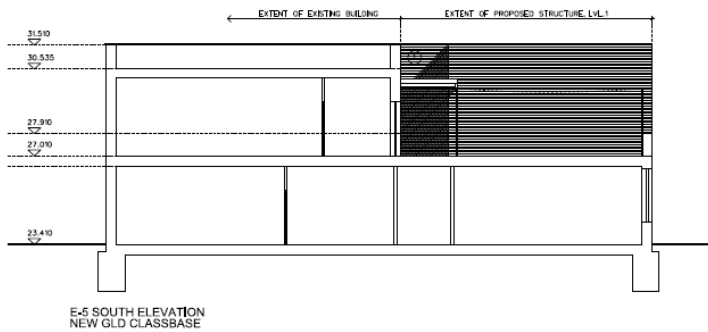
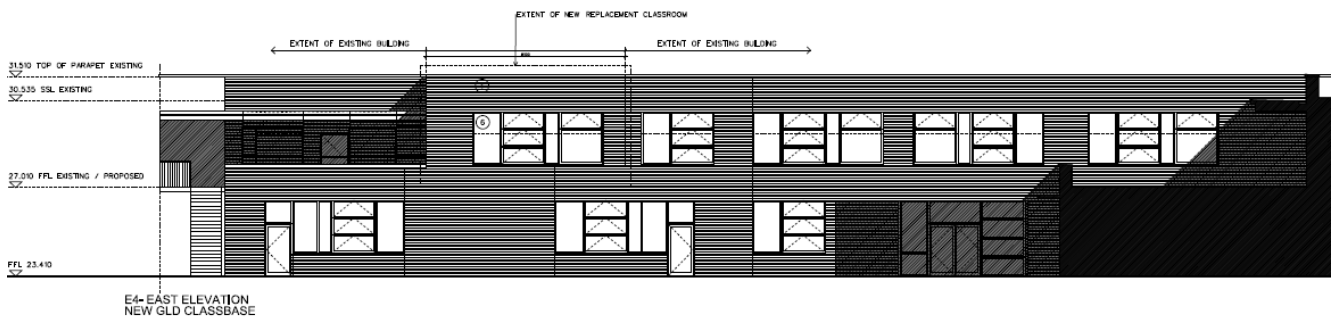
Aerial Photograph



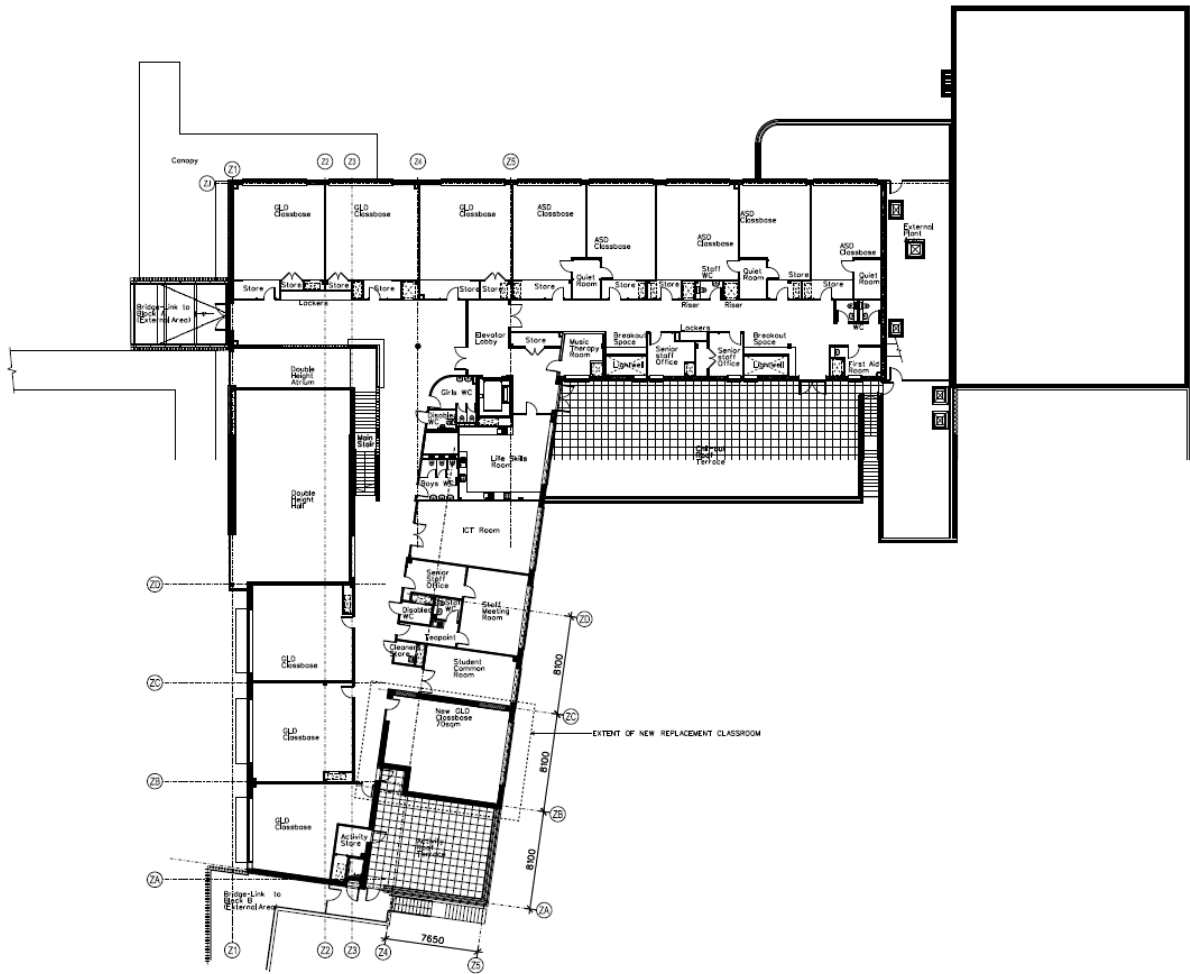
3D Representation of Proposal



Proposed Elevations



Proposed First Floor Plan



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Haringey Council

Report for:	Planning Sub Committee Date: 15th December 2014	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Emma Williamson		
Lead Officer:	John McRory		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

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 have recently been approved; those awaiting the issue of the decision notice following a committee resolution; 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. 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.

Update on progress of proposals for Major Sites

5th December 2014

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE				
Site	Description	Timescales/comments	Case Officer	Manager
5 Bruce Grove, N15	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 has been reported to Members at November planning sub-committee and has been approved subject to the signing of a section 106 legal agreement. Expires: 19 th December 2014	Tobias Finlayson	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
332-334 High Road N15 4BN	Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A2/A3/B1)) to the ground floor and 9no. self-contained flats (Use Class C3) to the upper levels (amended description)	Application to be reported to Members of the Planning Sub Committee on 15 th December 2014 with recommendation to grant subject to conditions and the signing of a section 106 legal agreement.	Valerie Okeiyi	John McRory
Highgate Magistrates Court, Highgate Police Station, Tefler House Corner of Bishops Road & Church Road, N6 4HS	Demolition of all existing buildings and construction of an apartment block and a mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site	Development Management Forum held on 4 th September 2014. Viability report has been independently assessed. No ES required as development site is less than 0.5ha. FOI requests to view the viability report and pre-application discussions have been	Aaron Lau	John McRory

		<p>issued.</p> <p>Significant number of objections received from local residents, amenity groups and The City of London.</p> <p>Expected to be taken to January Sub-Committee.</p> <p>Affordable housing offer now 32%</p>		
Hornsey Depot, Hornsey Reuse and Recycling Centre, High Street, N8 (AF)	Demolition of existing buildings and comprehensive redevelopment of the site with a mix use scheme (Revised application with minor reduction of residential dwellings)	Judicial Review process now halted. Planning permission has therefore been confirmed and conditions are being discharged.	Adam Flynn	John McRory
St Ann's Hospital Site	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.	<p>Full application for part of the site within the Conservation Area and an outline application for the remainder of the site. Planning Performance Agreement in place with agreed timelines. DM Forum took place on 16th July.</p> <p>The viability and level of affordable housing is still under discussion particularly as this scheme will now be liable for Community Infrastructure Levy.</p> <p>Likely to be January committee.</p>	Anthony Traub	John McRory
673 Lordship Lane	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2011/1597 to indicate one less flat (ground floor flat) and increased cafe / restaurant floor area with	<p>Transportation raises no objections.</p> <p>It has been agreed with the Chair that this application can be decided under delegated powers subject to consultation outcomes.</p>	Valerie Okeiyi	John McRory

	kitchen and staff change to former self contained flat. (amended description)	Legal have been instructed and the application expected to be determined in January 2015		
30 Muswell Hill	Variation of Condition 2 (approved plans) attached to planning permission HGY/2013/1846 in order to amend internal layouts, fenestration, rear elevation and the setting out of the building	Head of DM to discuss with Chair of Planning whether S73 can be determined under delegated authority as changes are minimal. Application expires 14 th January	Valerie Okeiyi	John McRory
Alexandra Palace	Repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls	Formal public consultation is currently taking place. Planning and Listed building applications to be reported to Members of Planning Sub Committee in February 2015.	Robbie McNaugher	John McRory
270-274 West Green Road	Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.	Application to be reported to Members of the Planning Sub Committee on 15 th December 2014 with recommendation to grant subject to conditions and the signing of a section 106 legal agreement. Previous planning application reference HGY/2014/1727 is subject to an appeal, which has been lodged with the Planning Inspectorate for non determination.	Anthony Traub	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				

Steel Yard Station Approach, Hampden Road	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. Currently the proposal is not supported.	Valerie Okeiyi	John McRory
Furnival House	Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, and 15 cycle spaces. Refuse / recycling facilities and associated landscaping.	Developers want to reduce the number of units that was approved from 15 to 13. They will be submitting a S73 application shortly.	Valerie Okeiyi	John McRory
Lee Valley Techno Park	The change of use and extension of the existing building on the site from B1 and B8 to a 'through' school (primary, secondary and sixth form)	In pre-application discussions. Application expected to be submitted shortly.	Robbie McNaugher	John McRory
St Ann's Police Station	32 units (residential) in a mixture of unit sizes including 1, 2 & 3 bed flats and 4 bed houses together with 16 parking spaces, cycle and refuse storage. The proposal will retain the former St Ann's Police station building, extend the building along Hermitage Road and convert the existing building to accommodate new	Pre-app meeting held and follow up meeting held. Both sets of responses sent out. Principle accepted, however, further design works need to be undertaken. DRP on 13/11/2014, minutes issues 03/12/2014. Has also been to Pre application Committee 17/11/2014. Units reduced from 34 to 32. Likely to be	Anthony Traub	John McRory

	flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	reduced further given design concerns and cramped nature of the development. Likely to come forward early in the new year, dependant on acceptable design solutions to matters raised by officers and DRP.		
IN PRE-APPLICATION DISCUSSIONS				
67 Lawrence Road, Tottenham, N15	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of 55 residential units and associated landscaping and car parking.	Pre-application took place on 11 th July.	Anthony Traub	John McRory
255 Lordship Lane	3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units (2 massing options)	Pre-app response be sent	Malachy McGovern	John McRory
12-14 High Road	Erection of a further 13 No. Dwellings including the conversion	Pre-app meeting held Monday 20/10/2014.	Adam Flynn	John McRory
Chances, 399 High Road, N17	Refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats	Several pre-application meetings have taken place on – issues over design and layout of residential accommodation in relation to the exiting community use. Does not have officer support.	Robbie McNaugher	John McRory
Keston Centre (AF)	Pre-application discussion for residential scheme.	Concerns over the vehicular access onto the site. Currently not acceptable.	Adam Flynn	John McRory
Keston Centre (AF)	Pre-application discussion for residential scheme.	Concerns over layout and design.	Adam Flynn	John McRory

Hale Wharf	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 3 to 16 storeys and providing up to 450 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	In pre-application discussions. EIA development. Application likely to be submitted in April 2015.	Robbie McNaugher	Neil McClellan
St James C of E / Cranwood School	School expansion and residential development	Formal pre-application discussions have commenced and are ongoing.	Robbie McNaugher	John McRory
52-68 Stamford Road N15	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 th .	Tobias Finlayson	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Pre-application feasibility discussions are on-going.	Robbie McNaugher	John McRory
Palm Tree Court, Factory Lane	Scheme for ten residential units for the elderly	In discussions – not yet supportable	Malachy McGovern	John McRory
Apex House	Residential led mix use scheme	Early discussions	Robbie McNaugher	Neil McClellan
MAJOR APPLICATION CONDITIONS				
Furnival house, 50 Cholmeley Park	Approval of Details pursuant to Condition 2A (entrance hall, existing and new stair core) 2B (sections of new cornices, architraves and mouldings) 2C (Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing	On -going discussions	Valerie Okeiyi	John McRory

	relocated roof lights			
Protheroe House, Chesnut Road	Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2013/2465.	Shortly to be signed off. Developers ready to start work next week	Valerie Okeiyi	John McRory
Unit 11, Mowlem Trading Estate	Approval of details pursuant to Condition 4 (Desktop Study – site investigation).	Applicant has agreed to partial discharge of this condition.	Aaron Lau	John McRory
New River Sports Centre White Hart Lane Wood Green London N22 5QW	Approval of details pursuant to Condition 5 (Tennis Dome Lighting Details), Condition 6 (Landscaping), Condition 8 (Tennis Air Dome Design and Layout), Condition 9 (Infield Artificial Pitch), Condition 10 (Continuity of Existing Sports Use), Condition 11 (Method Statement), and Condition 12 (Management of Demolitions) attached to planning permission HGY/2014/0053	On -going discussions regarding outstanding conditions	Aaron Lau	John McRory
Tottenham Hotspur Stadium	Approval of details pursuant to rear boundary works, signage and piling attached to planning permission HGY/2010/1000	Conditions 36, 37 and 58 deferred until further investigative work is undertaken. Under discussion	Adam Flynn	Neil McClellan
Hornsey Depot (AF)	Remediation and surface water drainage strategy	Awaiting internal comments and further details	Adam Flynn	John McRory
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory

165 Tottenham Lane	Approval of details pursuant to condition 3 (risk assessment), condition 5 (construction management plan) and 6 (delivery and service plan) attached to planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
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Haringey Council

Report for:	Planning Sub Committee 15.12.14	Item Number:	
Title:	Applications determined under delegated powers		
Report Authorised by:	Emma Williamson		
Lead Officer:	Ahmet Altinsoy		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

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 30 October – 30 November 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.



Haringey Council

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. 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

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 30/10/2014 AND 30/11/2014

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

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.

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****CLUP Applications Decided: 2**

Application No: **HGY/2014/2709** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 17/11/2014
 Location: 36 Lansdowne Road N10 2AU
 Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2014/2860** Officer: Robert Smith
 Decision: PERM DEV Decision Date: 24/11/2014
 Location: 250 Albert Road N22 7UW
 Proposal: Certificate of Lawfulness for the formation of rear pitched roof dormer and insertion of 2 no velux roof lights to front slope

FUL Applications Decided: 11

Application No: **HGY/2014/1717** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/11/2014
 Location: 49 The Avenue N10 2QE
 Proposal: Formation of rear dormer

Application No: **HGY/2014/2045** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/11/2014
 Location: 40 Muswell Road N10 2BG
 Proposal: Amendment to planning reference HGY/2012/0225 to enlarge approved dormer to rear roofslope

Application No: **HGY/2014/2518** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 30/10/2014
 Location: 1 Coniston Road N10 2BL
 Proposal: Erection of single storey rear extension and part single, part double storey side extension

Application No: **HGY/2014/2629** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/11/2014
 Location: 6 Rosebery Road N10 2LH
 Proposal: Loft conversion including rear dormer and front rooflights

Application No: **HGY/2014/2685** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/11/2014
 Location: Flat 2 102 Palace Gates Road N22 7BL
 Proposal: Conversion of existing loft space creating a rear dormer and front rooflights

Application No: **HGY/2014/2702** Officer: Gareth Prosser
 Decision: GTD Decision Date: 14/11/2014
 Location: 9 Cecil Road N10 2BU
 Proposal: Construction of a new single storey rear extension to replace an existing conservatory

Application No: **HGY/2014/2708** Officer: Gareth Prosser
 Decision: GTD Decision Date: 17/11/2014
 Location: 13 Cecil Road N10 2BU
 Proposal: Addition of dormer to back elevation roof and rooflights to front elevation roof

Application No: **HGY/2014/2734** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/11/2014
 Location: 107 Albert Road N22 7AG
 Proposal: Creation of infill single storey side extension to the ground floor flat

Application No: **HGY/2014/2750** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/11/2014
 Location: 15 Harcourt Road N22 7XW
 Proposal: Reconversion of two flats back into original state of single family dwelling

Application No: **HGY/2014/2826** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/11/2014
 Location: 372 Alexandra Park Road N22 7BD
 Proposal: Erection of single storey rear extension

Application No: **HGY/2014/2835** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 28/11/2014
 Location: 10 Palace Court Gardens N10 2LB
 Proposal: Retrospective application for construction of two slim storage sheds adjoining the side wall of the property

LCD Applications Decided: 1

Application No: **HGY/2014/2213** Officer: Gareth Prosser
 Decision: GTD Decision Date: 19/11/2014
 Location: 39 Thirlmere Road N10 2DL
 Proposal: Replacement of timber windows and Doors

NON Applications Decided: 1

Application No: **HGY/2014/2852** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/11/2014
 Location: 10 Palace Court Gardens N10 2LB
 Proposal: Non-material amendments following a grant of planning permission HGY/2013/2071 to alter frameless glazed box rear dormer to original brick with glazing across rear and glass panels on each side and the side dormer to have smaller glazed panels that are full height in red cedar cladding to match fence.

Total Applications Decided for Ward: 15WARD: **Bounds Green****CLUP Applications Decided: 1**

Application No: **HGY/2014/2052** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 28/11/2014
 Location: 9 Passmore Gardens N11 2PE
 Proposal: Certificate of Lawfulness for erection of a ground floor rear extension

FUL Applications Decided: 3

Application No: **HGY/2014/1967** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 10/11/2014
 Location: Embassy Court Bounds Green Road N11 2HA
 Proposal: Roof extension to provide 4 x 2 bed self-contained flats.

Application No: **HGY/2014/2701** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 14/11/2014
 Location: 24 Lascotts Road N22 8JN
 Proposal: Erection of rear first floor extension

Application No: **HGY/2014/2746** Officer: Gareth Prosser
 Decision: GTD Decision Date: 19/11/2014
 Location: 70 Bounds Green Road N11 2EU
 Proposal: Proposed loft conversion incorporating rear dormers with roof light to front roof slope, altered pitch to roof and single storey rear extension

LCD Applications Decided: 2

Application No: **HGY/2014/2117** Officer: Ruma Nowaz
 Decision: REF Decision Date: 04/11/2014
 Location: Flats 1-6 51 Truro Road N22 8EH
 Proposal: Replacement of existing white single glazed timber windows and doors with white slimline UPVC double glazed windows and doors.

Application No: **HGY/2014/2655** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/11/2014
 Location: 61 Truro Road N22 8EH
 Proposal: Replacement of Timber Windows and Doors

NON Applications Decided: 2

Application No: **HGY/2014/2593** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 10/11/2014
 Location: 26 Braemar Avenue N22 7BY
 Proposal: Non material amendment following a grant of planning permission HGY/2014/0986 to retain existing window to rear elevation and remove existing side window

Application No: **HGY/2014/2738** Officer: Robert Smith
 Decision: GTD Decision Date: 20/11/2014
 Location: Tealedown Works Cline Road N11 2LX
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0054 to increase roof height in order to facilitate requirements for new stacking system and machinery

PNC Applications Decided: 1

Application No: **HGY/2014/2775** Officer: Malachy McGovern
 Decision: PN GRANT Decision Date: 24/11/2014
 Location: 12B Thorold Road N22 8YE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house)

PNE Applications Decided: 1

Application No: **HGY/2014/2715** Officer: Ruma Nowaz
 Decision: PN NOT REQ Decision Date: 07/11/2014
 Location: 25 Palace Road N11 2PU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m.

RES Applications Decided: 4

Application No: **HGY/2013/1023** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2014
 Location: Oak House Trinity Road N22 8YT
 Proposal: Approval of Details pursuant to Condition 5 (soundproofing scheme) attached to planning permission HGY/2010/0958

Application No: **HGY/2014/0913** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/11/2014
 Location: Land rear of Corbett Grove N22 8DQ
 Proposal: Approval of details pursuant to condition 9 (external lighting) attached to planning permission HGY/2012/0214

Application No: **HGY/2014/1072** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2014
 Location: 385 High Road N22 8JA
 Proposal: Approval of Details pursuant to Condition 4 (boundary Treatment) attached to planning permission HGY/2013/1905

Application No: **HGY/2014/2511** Officer: Malachy McGovern
 Decision: GTD Decision Date: 21/11/2014
 Location: 2 Bounds Green Road N11 2QH
 Proposal: Approval of details pursuant to Condition 5 (refuse and waste storage and recycling) attached to planning permission HGY/2014/1027

Total Applications Decided for Ward: 14WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No: **HGY/2014/2289** Officer: Ruma Nowaz
 Decision: REF Decision Date: 17/11/2014
 Location: 276 Philip Lane N15 4AD
 Proposal: Display 1 x illuminated backlit LED fascia sign and 1 x illuminated internal LED projecting sign

CLUP Applications Decided: 3

Application No: **HGY/2014/2636** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 12/11/2014
 Location: 13 Broadwater Road N17 6ER
 Proposal: Certificate of Lawfulness for loft conversion with rear dormer extension and two roof lights to front roof slope

Application No: **HGY/2014/2644** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/11/2014
 Location: 9 Broadwater Road N17 6ER
 Proposal: Certificate of Lawfulness for loft conversion with rear dormer extension and two roof lights to front roof slope

Application No: **HGY/2014/2783** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 25/11/2014
 Location: 62 Downhills Avenue N17 6LG
 Proposal: Certificate of lawfulness for the erection of outbuilding in rear garden

FUL Applications Decided: 6

Application No: **HGY/2014/1647** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 04/11/2014
 Location: 147 Mount Pleasant Road N17 6TQ
 Proposal: Erection of a single storey side extension

Application No: **HGY/2014/2184** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/11/2014
 Location: 38 Higham Road N17 6NQ
 Proposal: Demolition of existing garage and existing kitchen extension, erection of two-storey side extension, single and two-storey rear extension, and erection of a rear dormer with insertion of three rooflights to the front roof slope

Application No: **HGY/2014/2288** Officer: Ruma Nowaz
 Decision: REF Decision Date: 17/11/2014
 Location: 276 Philip Lane N15 4AD
 Proposal: Installation of shop front and single storey extension at ground floor level

Application No: **HGY/2014/2398** Officer: Anthony Traub
 Decision: GTD Decision Date: 14/11/2014
 Location: 545C High Road N17 6SB
 Proposal: Erection of first and second floor extension to make 2x2 bed self contained flats.

Application No: **HGY/2014/2643** Officer: Anthony Traub
 Decision: GTD Decision Date: 11/11/2014
 Location: 11 Broadwater Road N17 6ER
 Proposal: Erection of single storey rear and side extension

Application No: **HGY/2014/2645** Officer: Anthony Traub
 Decision: GTD Decision Date: 11/11/2014
 Location: 13 Broadwater Road N17 6ER
 Proposal: Erection of single storey rear and side extension

PNE Applications Decided: 1

Application No: **HGY/2014/2720** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 04/11/2014
 Location: 38 Woodside Gardens N17 6UW
 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 3m

Total Applications Decided for Ward: 11WARD: **Crouch End****CLDE Applications Decided: 11**

Application No: **HGY/2014/2809** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 11 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

Application No: **HGY/2014/2810** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 14 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

Application No: **HGY/2014/2813** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 10 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

Application No: **HGY/2014/2814** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 8 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

Application No: **HGY/2014/2815** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 6, 6 Avenue Road N6 5DW
 Proposal: Certificate of Lawfulness for use as a flat

Application No: **HGY/2014/2816** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 5, 6 Avenue Road N6 5DW
 Proposal: Certificate of Lawfulness for use as a flat

Application No: **HGY/2014/2817** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 2, 6 Avenue Road N6 5DW
 Proposal: Certificate of Lawfulness for use as a flat

Application No: **HGY/2014/2818** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 7 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

Application No: **HGY/2014/2820** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 3, 6 Avenue Road N6 5DW
 Proposal: Certificate of Lawfulness for use as a flat

Application No: **HGY/2014/2821** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 1, 6 Avenue Road N6 5DW
 Proposal: Certificate of Lawfulness for use as a flat

Application No: **HGY/2014/2827** Officer: Danni Briggs
 Decision: GTD Decision Date: 26/11/2014
 Location: Flat 9 6 Avenue Road N6 5DW
 Proposal: Certificate of lawfulness for use as a flat

COND Applications Decided: 1

Application No: **HGY/2014/2839** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/11/2014
 Location: 20 Gladwell Road N8 9AA
 Proposal: Variation of condition 1 (plans and specifications) attached to planning permission HGY/2014/0893 in order to make a better connection between kitchen and garden, and to improve the overall design

FUL Applications Decided: 15

Application No: **HGY/2014/0463** Officer: Adam Flynn
 Decision: GTD Decision Date: 31/10/2014
 Location: Garages to side of 14 Clifton Road N8
 Proposal: Demolition of existing double garage with pitched roof and the construction of a two story dwelling with accommodation at basement level.

Application No: **HGY/2014/1261** Officer: Malachy McGovern
 Decision: GTD Decision Date: 21/11/2014
 Location: 15 Birchington Road N8 8HP
 Proposal: Retention of the existing side extension and use as a self-contained one bedroom flat

Application No:	HGY/2014/1794	Officer:	Aaron Lau	Decision Date:	12/11/2014
Decision:	GTD				
Location:	69 Weston Park N8 9TA				
Proposal:	Erection of single storey rear extension and enlarged first floor roof terrace with balcony screening				
Application No:	HGY/2014/2082	Officer:	Valerie Okeiyi	Decision Date:	05/11/2014
Decision:	GTD				
Location:	28 Claremont Road N6 5BY				
Proposal:	Demolition of rear single storey extension and erection of a single storey wrapping around the side of the building.				
Application No:	HGY/2014/2297	Officer:	Ruma Nowaz	Decision Date:	03/11/2014
Decision:	GTD				
Location:	34 Tivoli Road N8 8RE				
Proposal:	Insertion of 3 roof lights to the front elevation and construction of a dormer extension to the rear elevation.				
Application No:	HGY/2014/2472	Officer:	Danni Briggs	Decision Date:	30/10/2014
Decision:	GTD				
Location:	43C Coolhurst Road N8 8ET				
Proposal:	Installation of a single storey timber outbuilding				
Application No:	HGY/2014/2482	Officer:	Tobias Finlayson	Decision Date:	31/10/2014
Decision:	REF				
Location:	83 Crouch End Hill N8 8DD				
Proposal:	Shop front alteration on the front elevation of the site				
Application No:	HGY/2014/2514	Officer:	Gareth Prosser	Decision Date:	11/11/2014
Decision:	GTD				
Location:	4 Crouch End Hill N8 8AA				
Proposal:	Replacement of all windows on front and on the rear elevations with white coloured timber sash spiral balance and casement windows with clear glazing.				
Application No:	HGY/2014/2550	Officer:	Tobias Finlayson	Decision Date:	04/11/2014
Decision:	GTD				
Location:	109 Crouch Hill N8 9RD				
Proposal:	Replacement and extension of existing rear conservatory and associated landscaping work, and addition of an ancillary cabin in rear garden				
Application No:	HGY/2014/2571	Officer:	Valerie Okeiyi	Decision Date:	04/11/2014
Decision:	GTD				
Location:	26 Claremont Road N6 5BY				
Proposal:	Demolition of defective wall astride boundary between 26 and 28 Claremont Road (partly party wall and partly party fence wall) and rebuild off new adequate foundations to slightly increased height				
Application No:	HGY/2014/2572	Officer:	Aaron Lau	Decision Date:	04/11/2014
Decision:	GTD				
Location:	30 Stanhope Road N6 5NG				
Proposal:	Replacement of worn stone steps by to house by new stone steps with slightly wider treads				

Application No:	HGY/2014/2630	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/11/2014
Location:	66 Crouch End Hill N8 8AG		
Proposal:	Loft conversion to include a rear dormer and front rooflights		
Application No:	HGY/2014/2631	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/11/2014
Location:	66 + 68 Crouch End Hill N8 8AG		
Proposal:	Enlargement of the existing rear extension and roof terrace		
Application No:	HGY/2014/2728	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/11/2014
Location:	Ground Floor Flat A 15 Elder Avenue N8 9TE		
Proposal:	Erection of a rear extension to the existing flat		
Application No:	HGY/2014/2772	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/11/2014
Location:	8 Avenue Road N6 5DW		
Proposal:	Replace single glazed windows with double glazed windows and create a covered terrace to the existing rear dormer, with alterations to fenestration		

PNE Applications Decided: 1

Application No:	HGY/2014/2861	Officer:	William Story
Decision:	PN NOT REQ	Decision Date:	25/11/2014
Location:	5 Briston Grove N8 9EX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		

RES Applications Decided: 2

Application No:	HGY/2014/1813	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/11/2014
Location:	Rear of 44-50 Coleridge Road N8 8ED		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2012/1465		
Application No:	HGY/2014/1815	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/11/2014
Location:	Rear of 44-50 Coleridge Road N8 8ED		
Proposal:	Approval of details pursuant to condition 3 (materials) and condition 5 (refuse, waste storage and recycling) attached to planning permission HGY/2012/1465		

TPO Applications Decided: 5

Application No:	HGY/2014/1251	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/11/2014
Location:	39 Coolhurst Road N8 8ET		
Proposal:	Tree works to reduce height of 1 x Copper Beech Tree.		

Application No: **HGY/2014/2110** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/11/2014
 Location: 3 Christchurch Road N8 9QL
 Proposal: Tree works to include felling of 1 x ash tree

Application No: **HGY/2014/2700** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/11/2014
 Location: 17 Coolhurst Road N8 8EP
 Proposal: Tree works to include thin overhang branches by 10%, prune back by up to 2m and lift by 2m 1 x Beech tree. Lift canopy by 2m, reduce overlong branches by up to 2m, prune back by up to 2m, 1 x Beech tree and thin by 20 % 1 x Oak tree

Application No: **HGY/2014/2740** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/11/2014
 Location: 2A Wolseley Road N8 8RP
 Proposal: Tree works to include crown reduction by approx 60% to 1 x Weeping Ash tree

Application No: **HGY/2014/2758** Officer: Robbie McNaugher
 Decision: REF Decision Date: 20/11/2014
 Location: 43 Coolhurst Road N8 8ET
 Proposal: Tree work to include fell 1 x Beech tree

Total Applications Decided for Ward: 35

WARD: Fortis Green

ADV Applications Decided: 1

Application No: **HGY/2014/2603** Officer: William Story
 Decision: GTD Decision Date: 04/11/2014
 Location: 404 Muswell Hill Broadway N10 1DJ
 Proposal: Additional brand (optician text) to existing shop front fascia.

CLUP Applications Decided: 2

Application No: **HGY/2014/2541** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 26/11/2014
 Location: 185 Creighton Avenue N2 9BN
 Proposal: Certificate of lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of front rooflights

Application No: **HGY/2014/2686** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 13/11/2014
 Location: 8 Fortis Green Avenue N2 9NA
 Proposal: Certificate of Lawfulness for replacement of existing conservatory with a rear extension keeping within the existing front print.

FUL Applications Decided: 12

Application No:	HGY/2014/2180	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/11/2014
Location:	41 Twyford Avenue N2 9NU		
Proposal:	Internal alterations, reduction of existing ground floor side extension, alterations and extension to existing roof including two rear dormer windows, erection of flat roof rear single storey extension, flat roof single storey garden room and insertion of external air conditioning unit to flank wall		
Application No:	HGY/2014/2187	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/10/2014
Location:	1 Fortis Green Avenue N2 9LY		
Proposal:	Annexe to side and rear of main house		
Application No:	HGY/2014/2212	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/11/2014
Location:	11 Annington Road N2 9NB		
Proposal:	Erection of new single storey conservatory to rear elevation		
Application No:	HGY/2014/2352	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/11/2014
Location:	20 Church Vale N2 9PA		
Proposal:	Erection of two storey side extension and single storey rear extension to replace existing conservatory		
Application No:	HGY/2014/2388	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	19/11/2014
Location:	311 Muswell Hill Broadway N10 1BY		
Proposal:	Provision of external restaurant seating to the front of units 311-323 on Muswell Hill Broadway.		
Application No:	HGY/2014/2504	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/11/2014
Location:	25 Annington Road N2 9NB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2014/2523	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/10/2014
Location:	12 Pages Lane N10 1PS		
Proposal:	Replacement of an existing lean-to conservatory with a contemporary rear single storey extension, reconstruction of the garage, and a new loft dormer		
Application No:	HGY/2014/2531	Officer:	Aaron Lau
Decision:	REF	Decision Date:	04/11/2014
Location:	87 Fortis Green N2 9HU		
Proposal:	Proposed new porch and first floor extension and internal and external alterations		
Application No:	HGY/2014/2590	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/11/2014
Location:	59 Creighton Avenue N10 1NR		
Proposal:	Erection of single storey extension		

Application No: **HGY/2014/2716** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 25/11/2014
 Location: 53 Midhurst Avenue N10 3EP
 Proposal: Loft Extension including erection of rear dormer and alteration of pitched roof from hip to gable end

Application No: **HGY/2014/2770** Officer: Malachy McGovern
 Decision: REF Decision Date: 24/11/2014
 Location: 275 Muswell Hill Broadway N10 1BY
 Proposal: Change of Use of the ground floor from Class A1 (Retail) to Class A3 (Restaurant/Cafe) and the installation of new extract at the rear

Application No: **HGY/2014/2833** Officer: William Story
 Decision: GTD Decision Date: 11/11/2014
 Location: 286 Muswell Hill Broadway N10 2QR
 Proposal: Replacement of the six windows at the front elevation

LBC Applications Decided: 1

Application No: **HGY/2014/2533** Officer: Aaron Lau
 Decision: REF Decision Date: 04/11/2014
 Location: 87 Fortis Green N2 9HU
 Proposal: Listed building consent for proposed new porch, rear first floor extension and internal and external alterations

PNE Applications Decided: 1

Application No: **HGY/2014/2713** Officer: Robbie McNaugher
 Decision: PN REFUSED Decision Date: 04/11/2014
 Location: 30 Hill Road N10 1JG
 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 3.245m and for which the height of the eaves would be 3.119m

RES Applications Decided: 1

Application No: **HGY/2014/2567** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 04/11/2014
 Location: 311 Muswell Hill Broadway N10 1BY
 Proposal: Approval of details pursuant to condition 4 (refuse and waste storage and recycling) attached to planning permission HGY/2014/0632

TEL Applications Decided: 1

Application No: **HGY/2014/2546** Officer: Aaron Lau
 Decision: GTD Decision Date: 03/11/2014
 Location: 170 Fortis Green N10 3PA
 Proposal: Installation of 3 No new antennae on existing support poles with proposed 3 No standoff brackets and associated development

Total Applications Decided for Ward: 19

WARD: **Harringay**

ADV Applications Decided: 1

Application No: **HGY/2014/2139** Officer: Adam Flynn
 Decision: GTD Decision Date: 27/11/2014
 Location: 8 Salisbury Promenade Green Lanes N8 0RX
 Proposal: Display of 2 x non-illuminated fascia signs, 1 x internally illuminated fascia sign, 2 x internally illuminated projecting signs, 1 x non-illuminated ATM surround and 4 x non-illuminated graphics signs

CLUP Applications Decided: 3

Application No: **HGY/2014/2409** Officer: Malachy McGovern
 Decision: PERM DEV Decision Date: 11/11/2014
 Location: 265 Wightman Road N8 0NB
 Proposal: Certificate of lawfulness for loft conversion with dormer window

Application No: **HGY/2014/2707** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 05/11/2014
 Location: 88 Hewitt Road N8 0BN
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

Application No: **HGY/2014/2722** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 18/11/2014
 Location: 87 Pemberton Road N4 1AY
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

FUL Applications Decided: 9

Application No: **HGY/2014/0809** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/10/2014
 Location: 595-597 Green Lanes N8 0RE
 Proposal: Erection of a second mansard floor and conversion of the rear block to provide 3 self contained flats, one at each floor and alteration to the existing shopfront with awnings and signboards alterations to the entrance doors to the flats from the Mews.

Application No: **HGY/2014/2488** Officer: Danni Briggs
 Decision: GTD Decision Date: 30/10/2014
 Location: 109 Hewitt Road N8 0BP
 Proposal: Construction of ground floor rear extension

Application No: **HGY/2014/2634** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/11/2014
 Location: 2 Queens Parade Green Lanes N8 0RD
 Proposal: Change of use from studio flats at Second Floor Level into One Bedroom flat and change of use from Office at First Floor Level into One Bedroom Flat.

Application No: **HGY/2014/2682** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 13/11/2014
 Location: 91 Wightman Road N4 1RJ
 Proposal: Replacement of existing timber framed windows and front entrance door with UPVC double glazed windows and doors

Application No: **HGY/2014/2699** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 14/11/2014
 Location: 15 Cavendish Road N4 1RP
 Proposal: Erection of rear extension to ground floor flat

Application No: **HGY/2014/2723** Officer: Tobias Finlayson
 Decision: REF Decision Date: 18/11/2014
 Location: 570 Green Lanes N8 0RP
 Proposal: Erection of third floor extension to create 1 no. one bedroom flat

Application No: **HGY/2014/2725** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/11/2014
 Location: 475A Green Lanes N4 1AJ
 Proposal: Proposed second floor rear extension, the rebuilding of the first floor rear and refurbishment works

Application No: **HGY/2014/2823** Officer: Malachy McGovern
 Decision: GTD Decision Date: 27/11/2014
 Location: Ducketts Common Turnpike Lane N8 0EP
 Proposal: Revised application for new single storey kiosk measuring 4 metres x 4 metres for use as a cafe (Class A3)

Application No: **HGY/2014/2831** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 27/11/2014
 Location: First Floor Flat 52 Lausanne Road N8 0HN
 Proposal: Loft conversion with rear dormer extension

LCD Applications Decided: 2

Application No: **HGY/2014/2563** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 04/11/2014
 Location: 34a + b Umfreville Road N4 1SB
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2653** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/11/2014
 Location: 29 Seymour Road N8 0BJ
 Proposal: Replacement PVCu Windows and Doors

PNC Applications Decided: 1

Application No: **HGY/2014/2595** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 05/11/2014
 Location: Ground Floor 641 Green Lanes N8 0RE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house)

RES Applications Decided: 3

Application No: **HGY/2014/2853** Officer: Malachy McGovern
 Decision: GTD Decision Date: 19/11/2014
 Location: 1A Hewitt Road N8 0BS
 Proposal: Approval of details pursuant to Conditions 3 (existing & proposed site levels) attached to planning permission HGY/2013/2566

Application No: **HGY/2014/2854** Officer: Malachy McGovern
 Decision: GTD Decision Date: 19/11/2014
 Location: 1A Hewitt Road N8 0BS
 Proposal: Approval of details pursuant to Conditions 4 (site boundary) attached to planning permission HGY/2013/2566

Application No: **HGY/2014/2855** Officer: Malachy McGovern
 Decision: GTD Decision Date: 19/11/2014
 Location: 1A Hewitt Road N8 0BS
 Proposal: Approval of details pursuant to Conditions 7 (refuse storage) attached to planning permission HGY/2013/2566

Total Applications Decided for Ward: 19

WARD: **Highgate**

CLUP Applications Decided: 1

Application No: **HGY/2014/2551** Officer: Malachy McGovern
 Decision: PERM DEV Decision Date: 28/11/2014
 Location: 101 Southwood Lane N6 5TB
 Proposal: Certificate of lawfulness for relocation of existing ground to first floor stair, erection of small first floor rear extension, and alteration to ground floor front door and partition within undercroft.

COND Applications Decided: 1

Application No: **HGY/2014/2759** Officer: Robert Smith
 Decision: GTD Decision Date: 20/11/2014
 Location: 38 Stormont Road N6 4NP
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/0711 to introduce alterations to internal layout with minor alterations to elevations.

FUL Applications Decided: 14

Application No: **HGY/2014/1710** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 31/10/2014
 Location: Winchester Hall Tavern 206 Archway Road N6 5BA
 Proposal: Extension and conversion of the Winchester Hotel including the creation of a new part basement to create ten new residential units

Application No: **HGY/2014/1857** Officer: Valerie Okeiji
 Decision: GTD Decision Date: 31/10/2014
 Location: R/O 440 Archway Road N6 4JH
 Proposal: Demolition of existing office/workshop and external WC. Change of use to residential. Erection of 2/3 bedroom dwelling with associated parking, boundary treatments, waste/recycling area and landscaping

Application No:	HGY/2014/2232	Officer:	Gareth Prosser	Decision Date:	25/11/2014
Decision:	REF				
Location:	1 Cholmeley Park N6 5ET				
Proposal:	Loft conversion and alterations				
Application No:	HGY/2014/2266	Officer:	Adam Flynn	Decision Date:	20/11/2014
Decision:	GTD				
Location:	96 Talbot Road N6 4RA				
Proposal:	Reinstatement of two flats (96 & 96A) into one house and proposed eaves loft conversion with rooflights				
Application No:	HGY/2014/2413	Officer:	Valerie Okeiyi	Decision Date:	18/11/2014
Decision:	GTD				
Location:	4 Holmesdale Road N6 5TQ				
Proposal:	Formation of rear dormer and insertion of two rooflights to create a loft conversion				
Application No:	HGY/2014/2483	Officer:	Anthony Traub	Decision Date:	21/11/2014
Decision:	GTD				
Location:	20 Cromwell Avenue N6 5HL				
Proposal:	Erection of single storey side orangery-style extension and rear-facing dormer to main roof				
Application No:	HGY/2014/2515	Officer:	Aaron Lau	Decision Date:	04/11/2014
Decision:	GTD				
Location:	12 Holmesdale Road N6 5TQ				
Proposal:	Erection of a rear dormer extension with two rooflights to front roofslope				
Application No:	HGY/2014/2525	Officer:	Robbie McNaugher	Decision Date:	20/11/2014
Decision:	GTD				
Location:	Flat 3 9 Langdon Park Road N6 5PS				
Proposal:	Replacement of six windows in a residential flat				
Application No:	HGY/2014/2574	Officer:	Abiola Oloyede	Decision Date:	04/11/2014
Decision:	GTD				
Location:	28 Muswell Hill Road N6 5UL				
Proposal:	Proposed extension into garden to replace existing consent to extend side way				
Application No:	HGY/2014/2706	Officer:	Malachy McGovern	Decision Date:	17/11/2014
Decision:	GTD				
Location:	55 Cholmeley Crescent N6 5EX				
Proposal:	Construction of outbuilding to far rear section of property				
Application No:	HGY/2014/2752	Officer:	Gareth Prosser	Decision Date:	20/11/2014
Decision:	GTD				
Location:	1 Milton Avenue N6 5QF				
Proposal:	Installation of bi folding rear doors				

Application No: **HGY/2014/2756** Officer: William Story
 Decision: GTD Decision Date: 25/11/2014
 Location: 18 Hillside Gardens N6 5ST
 Proposal: Removal of existing rooflight and construction of a new dormer with door to existing terrace.

Application No: **HGY/2014/2786** Officer: Gareth Prosser
 Decision: GTD Decision Date: 25/11/2014
 Location: Ground Floor Flat (Rear) 69 Hornsey Lane Gardens N6 5PA
 Proposal: Erection of rear extension to existing studio flat

Application No: **HGY/2014/2790** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/11/2014
 Location: 43 Sheldon Avenue N6 4JP
 Proposal: Construction of rear glazed extension, enlargement of existing roof and construction of 2 replacement dormer windows, and modifications to existing front porch

LBC Applications Decided: 1

Application No: **HGY/2014/2321** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/11/2014
 Location: 6 Southwood Lane N6 5EE
 Proposal: Listed Building Consent for removal of existing fireplace and section of chimney breast

RES Applications Decided: 6

Application No: **HGY/2014/2691** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/11/2014
 Location: 440 Archway Road N6 4JH
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/1675

Application No: **HGY/2014/2692** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/11/2014
 Location: 440 Archway Road N6 4JH
 Proposal: Approval of details pursuant to Condition 4 (refuse and waste storage and recycling) attached to planning permission HGY/2014/1675

Application No: **HGY/2014/2844** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/11/2014
 Location: 28 Wood Lane N6 5UB
 Proposal: Approval of details pursuant to Condition 3 (detailed schedule of repair works and methodology statement) attached to planning permission HGY/2014/2197 and Condition 3 attached to Listed Building Consent HGY/2014/2201

Application No: **HGY/2014/2847** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/11/2014
 Location: 28 Wood Lane N6 5UB
 Proposal: Approval of details pursuant to Condition 4 (design of the new fireplaces and window shutters) attached to planning permission HGY/2014/2197 and Condition 4 attached to Listed Building Consent HGY/2014/2201

Application No: **HGY/2014/2848** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/11/2014
 Location: 28 Wood Lane N6 5UB
 Proposal: Approval of details pursuant to Condition 5 (details of all joinery) attached to planning permission HGY/2014/2197 and Condition 5 attached to Listed Building Consent HGY/2014/2201

Application No: **HGY/2014/2849** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/11/2014
 Location: 28 Wood Lane N6 5UB
 Proposal: Approval of details pursuant to Condition 6 (details of all materials) attached to planning permission HGY/2014/2197 and Condition 6 attached to Listed Building Consent HGY/2014/2201

TPO Applications Decided: 2

Application No: **HGY/2014/0049** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/11/2014
 Location: 6 Causton Road N6 5ES
 Proposal: Tree works to include re-pollarding of 2 x Lime trees, reduction to previous reduction points of 1 x Lime tree and felling to ground or reduction in height by 1.5m of 1 x Yew tree

Application No: **HGY/2014/2173** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 04/11/2014
 Location: Courtenay House Courtenay Avenue N6 4LR
 Proposal: Tree works to include felling to ground level of 1 x dead Oak tree.

Total Applications Decided for Ward: 25**WARD: Hornsey****ADV Applications Decided: 2**

Application No: **HGY/2014/2457** Officer: Adam Flynn
 Decision: GTD Decision Date: 25/11/2014
 Location: Former Hornsey Depot High Street N8 7PY
 Proposal: Display of 1 x hoarding sign

Application No: **HGY/2014/2458** Officer: Adam Flynn
 Decision: GTD Decision Date: 25/11/2014
 Location: Former Hornsey Depot High Street N8 7PY
 Proposal: Display of 1 x internally illuminated hoarding sign and 7 x projecting flag pole signs

CLDE Applications Decided: 1

Application No: **HGY/2014/1853** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/11/2014
 Location: 81C Nightingale Lane N8 7QY
 Proposal: Use of property as residential unit, not live/work unit, since April 2010 (certificate of lawfulness for an existing use)

COND Applications Decided: 1

Application No: **HGY/2014/1095** Officer: Adam Flynn
 Decision: GTD Decision Date: 24/11/2014
 Location: Campsbourne Well House Great Amwell Lane N8 7PT
 Proposal: Variation of Condition 3 (sample of materials) Condition 4 (survey of all existing windows) Condition 5 (detail drawing to scale 1:20) Condition 6 (details of all enclosures), Condition 7 (hard and soft landscaping), Condition 10 (risk assessment), Condition 11 (Provision of refuse and waste storage), Condition 12 (rainwater goods), Condition 13 (construction management plan and construction logistics plan), and Condition 14 (type and location of secure and covered cycle parking facilities) attached to planning permission HGY/2013/2168 to add in "Except for the demolition of the out house building" as noted in supportive information

FUL Applications Decided: 6

Application No: **HGY/2014/2573** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2014
 Location: The Old School House 136 Tottenham Lane N8 7EL
 Proposal: Replacement windows and doors to south elevation

Application No: **HGY/2014/2582** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 06/11/2014
 Location: 3 Linzee Road N8 7RG
 Proposal: Erection of single story rear and side extension

Application No: **HGY/2014/2605** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 12/11/2014
 Location: 15 Priory Road N8 8LH
 Proposal: Alterations to an existing loft conversion including new rear window and additional roof windows

Application No: **HGY/2014/2684** Officer: Robbie McNaugher
 Decision: REF Decision Date: 27/11/2014
 Location: 92 High Street N8 7NT
 Proposal: Demolition of garage and erection of 2 storey rear extension incorporating 2 x two bed flats

Application No: **HGY/2014/2698** Officer: William Story
 Decision: GTD Decision Date: 11/11/2014
 Location: Chestnut Court Middle Lane N8 8NU
 Proposal: Replacement of upper floor balcony door

Application No: **HGY/2014/2703** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 17/11/2014
 Location: 36 Priory Road N8 7EX
 Proposal: Creation of lightwell to basement at front of property and alteration of existing window to bay window at rear of property

RES Applications Decided: 2

Application No: **HGY/2014/0346** Officer: Adam Flynn
 Decision: GTD Decision Date: 11/11/2014
 Location: Pembroke Works Campsbourne Road N8 7PE
 Proposal: Approval of details pursuant to condition 6 (landscaping and surroundings) attached to planning permission HGY/2012/1190

Application No: **HGY/2014/1414** Officer: Adam Flynn
 Decision: GTD Decision Date: 24/11/2014
 Location: Hornsey Depot High Street N8 7QB
 Proposal: Approval of Details pursuant to condition 22 (construction and environmental management plan) attached to planning permission HGY/2013/2019

TPO Applications Decided: 2

Application No: **HGY/2014/1842** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/11/2014
 Location: Holy Innocents Church 134 Tottenham Lane N8 7EL
 Proposal: Tree works to include felling to ground level of 1 x Oak tree

Application No: **HGY/2014/2807** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 26/11/2014
 Location: Cranford Way Industrial Estate Cranford Way N8 9DG
 Proposal: Tree works to include reduction as close to boundaries as possible of 1 x mixed species group of trees

Total Applications Decided for Ward: 14WARD: **Muswell Hill****CLUP Applications Decided: 2**

Application No: **HGY/2014/2152** Officer: Adam Flynn
 Decision: PERM REQ Decision Date: 24/11/2014
 Location: 268 Park Road N8 8JY
 Proposal: Certificate of lawfulness for reversion of property from two flats to single family dwelling and erection of rear dormer

Application No: **HGY/2014/2777** Officer: Malachy McGovern
 Decision: PERM DEV Decision Date: 25/11/2014
 Location: 13 Etheldene Avenue N10 3QG
 Proposal: Certificate of lawfulness for erection of ground floor rear extension

FUL Applications Decided: 9

Application No: **HGY/2014/1067** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2014
 Location: 21 Muswell Hill N10 3PR
 Proposal: Conversion of existing basement into a two bedroom self contained flat including partial excavation and single storey extension at garden level to rear

Application No: **HGY/2014/2474** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/11/2014
 Location: 78 Onslow Gardens N10 3JX
 Proposal: Conversion of two flats into a single family dwelling, construction of side infill and rear extension at lower ground floor level, and forming of lightwell to front at existing basement level

Application No: **HGY/2014/2492** Officer: Malachy McGovern
 Decision: GTD Decision Date: 11/11/2014
 Location: 19 Leinster Road N10 3AN
 Proposal: Erection of rear extensions at roof and lower ground / basement level, insertion of 3 rooflights to front roofslope and enlargement of existing basement / lower ground floor beneath existing house

Application No: **HGY/2014/2520** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 28/11/2014
 Location: 18 Springfield Avenue N10 3SU
 Proposal: Erection of timber outhouse in rear garden to replace existing shed (householder application)

Application No: **HGY/2014/2671** Officer: Aaron Lau
 Decision: GTD Decision Date: 11/11/2014
 Location: 44 Muswell Hill Broadway N10 3RT
 Proposal: Erection of a double storey rear extension with B1a use and 2 car parking spaces.

Application No: **HGY/2014/2678** Officer: Aaron Lau
 Decision: GTD Decision Date: 12/11/2014
 Location: 1B Muswell Hill N10 3TH
 Proposal: Change of use from live/work to residential (c3) with home office

Application No: **HGY/2014/2781** Officer: William Story
 Decision: GTD Decision Date: 27/11/2014
 Location: 129 Cranley Gardens N10 3AG
 Proposal: Relocation and extension of existing 2.4m crossover to 3m to allow wider access to driveway

Application No: **HGY/2014/2829** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 27/11/2014
 Location: 13 Etheldene Avenue N10 3QG
 Proposal: Alterations to existing rear dormer window, additional roof lights to front elevation and replacement of first floor front elevation windows

Application No: **HGY/2014/2961** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 20/11/2014
 Location: 37 Grand Avenue N10 3BS
 Proposal: Replacement of existing 2.5m high crossover gates adjoining boundary with No 47 Fortismere Avenue with a new automated metal framed grey wooden sliding gate, 2.2m high

LBC Applications Decided: 1

Application No: **HGY/2014/2887** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 27/11/2014
 Location: 107 - 143 Muswell Hill Road N10 3HS
 Proposal: Listed building consent to relocate residential stair case, residential bin slope and RU5 bin store, and add staircase to Planet Organic layout (following non-material amendment attached to HGY/2014/2316)

RES Applications Decided: 4

Application No: **HGY/2014/2764** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/11/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to Condition 13 a (schedule of works: works affecting the fabric of the listed building) and f (schedule of works: repair works) attached to planning permission HGY/2013/1169 and Condition 3 a (schedule of works: works affecting the fabric of the listed building) and f (schedule of works: repair works) attached to planning permission HGY/2013/1170

Application No: **HGY/2014/2765** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/11/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to Condition 13 d (schedule of works: alterations to the existing structure) and g (schedule of works: details of all decorative profiles) attached to planning permission HGY/2013/1169 and Condition 3 d (schedule of works: alterations to the existing structure) and g (schedule of works: details of all decorative profiles) attached to planning permission HGY/2013/1170

Application No: **HGY/2014/3165** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 27/11/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to conditions 13 b and c of HGY/2013/1169 and Condition 3 b and c of HGY/2013/1170
 (b. Detail of the proposed structural investigations to verify the loading capacity of the building and any concealed damage to the structure: c. Further details of how the new structure would be integrated with the existing structure)

Application No: **HGY/2014/3257** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 27/11/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to condition 13 i and h of HGY/2013/1169 and condition 3 i and h of HGY/2013/1170 (h. Location and finish of all mechanical ventilation, louvers, and communal satellite - submission of consultants drawings.
 i. Further details regarding levelling of internal floor heights and related works to flats 131, 133, 141 and 143 including bricking up of existing windows and installation of the 'sunpipe' system - Sections indicating levels in the suggested flats as well as technical information on the sunpipe)

Total Applications Decided for Ward: 16

WARD: **Noel Park**

CLDE Applications Decided: 1

Application No: **HGY/2014/2761** Officer: William Story
 Decision: GTD Decision Date: 20/11/2014
 Location: 6 Courcy Road N8 0QH
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

CLUP Applications Decided: 1

Application No: **HGY/2014/2016** Officer: Malachy McGovern
 Decision: PERM DEV Decision Date: 25/11/2014
 Location: 2 Malvern Road N8 0LA
 Proposal: Certificate of Lawfulness for rear dormer loft conversion.

FUL Applications Decided: 2

Application No: **HGY/2014/1949** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 18/11/2014
 Location: 136 High Road N22 6EB
 Proposal: Change of use to mini-cab operating office

Application No: **HGY/2014/2193** Officer: Malachy McGovern
 Decision: GTD Decision Date: 05/11/2014
 Location: 98 Turnpike Lane N8 0PH
 Proposal: Conversion of single family dwelling to create 2 x 3 bedroom self-contained dwellings

LCD Applications Decided: 2

Application No: **HGY/2014/2733** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/11/2014
 Location: 156-166 Parkland Road N22 6SS
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2735** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/11/2014
 Location: 120-154 Parkland Road N22 6SS
 Proposal: Replacement PVCu Windows and Doors

NON Applications Decided: 1

Application No: **HGY/2014/1674** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2014
 Location: 205 207 Felicity Court High Road N22 6DR
 Proposal: Non-material amendment following consent of planning permission HGY/2012/1196 to create extra area to accommodate the new stairs

PNE Applications Decided: 1

Application No: **HGY/2014/2840** Officer: Robbie McNaugher
 Decision: PN REFUSED Decision Date: 14/11/2014
 Location: 78 Hornsey Park Road N8 0JY
 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 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 8WARD: **Northumberland Park****FUL Applications Decided: 4**

Application No: **HGY/2014/2581** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/11/2014
 Location: 1A St Pauls Road N17 0NB
 Proposal: Change of use from GP surgery (D1) to residential dwelling (C3).

Application No: **HGY/2014/2638** Officer: Anthony Traub
 Decision: GTD Decision Date: 19/11/2014
 Location: Units B and C Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Change of use from B1 (light industrial) to B3 (power station) use class to develop a standby electricity generation plant

Application No: **HGY/2014/2762** Officer: Tobias Finlayson
 Decision: REF Decision Date: 21/11/2014
 Location: 80A White Hart Lane N17 8HP
 Proposal: Addition of a single bedroom residential unit at the rear of the ground floor.

Application No: **HGY/2014/2769** Officer: Anthony Traub
 Decision: GTD Decision Date: 21/11/2014
 Location: 21 Northumberland Park N17 0TA
 Proposal: Conversion of rear store and erection of rear extension to form 1 x one bed flat

LCD Applications Decided: 1

Application No: **HGY/2014/2714** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/11/2014
 Location: 1-19 Peshurst Road N17 8BT
 Proposal: Retrospective planning application for retention of existing steel door and screen

PNC Applications Decided: 1

Application No: **HGY/2014/2598** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 12/11/2014
 Location: Imperial House 64 Willoughby Lane N17 0SP
 Proposal: Prior notification for change of use from B1 (a) offices to C3 (dwelling house)

Total Applications Decided for Ward: 6WARD: **St Anns****CLDE Applications Decided: 2**

Application No: **HGY/2014/2293** Officer: Sarah Madondo
 Decision: GTD Decision Date: 31/10/2014
 Location: 92 Chesterfield Gardens N4 1LR
 Proposal: Certificate of Lawfulness for use of property as two self-contained flats.

Application No: **HGY/2014/2677** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/11/2014
 Location: 8 Grand Parade N4 1JX
 Proposal: Certificate of Lawfulness for use of property as 12 studio flats

CLUP Applications Decided: 4

Application No: **HGY/2014/2580** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 07/11/2014
 Location: 79 Etherley Road N15 3AT
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

Application No: **HGY/2014/2711** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 17/11/2014
 Location: 66 Haringay Road N15 3HX
 Proposal: Certificate of lawfulness for formation of loft conversion with rear dormer and front rooflights

Application No: **HGY/2014/2751** Officer: William Story
 Decision: PERM DEV Decision Date: 20/11/2014
 Location: 75 Chesterfield Gardens N4 1LL
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

Application No: **HGY/2014/2771** Officer: Paul Roberts
 Decision: PERM DEV Decision Date: 03/11/2014
 Location: 44 Roseberry Gardens N4 1JJ
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of 3 front rooflights

FUL Applications Decided: 2

Application No: **HGY/2014/2233** Officer: Gareth Prosser
 Decision: REF Decision Date: 21/11/2014
 Location: 4 Hastings Terrace Conway Road N15 3BE
 Proposal: Erection of first floor extension over existing ground floor extension

Application No: **HGY/2014/2543** Officer: Anthony Traub
 Decision: GTD Decision Date: 30/10/2014
 Location: 11 Terront Road N15 3AA
 Proposal: Conversion of loft space to form habitable room including a rear facing dormer

LCD Applications Decided: 7

Application No: **HGY/2014/2656** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 9-16 Sturrock Close N15 5JA
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2660** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 9-20 Gresley Close N15 5BQ
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2661** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 1-8 Gresley Close N15 5BQ
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2662** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 37-52 Sturrock Close N15 5JA
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2665** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 21-28 Gresley Close N15 5BQ
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2693** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 49-55, 65-71, 75-81, 85-91 Cornwall Road N15 5AS
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2014/2736** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/11/2014
 Location: 5 North Grove N15 5QX
 Proposal: Replacement of Timber Windows and Doors

Total Applications Decided for Ward: 15

WARD: **Seven Sisters**

COND Applications Decided: 1

Application No: **HGY/2014/1354** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/11/2014
 Location: 283 Hermitage Road N4 1NP
 Proposal: Variation of condition 5 (car parking & cycle parking) attached to planning permission HGY/2005/0734, allowed on appeal APP/Y5420/A/06/1197720 to provide two parking spaces and cycle parking at ground floor level only.

FUL Applications Decided: 6

Application No: **HGY/2014/2040** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/11/2014
 Location: 101-103 Crowland Road N15 6UR
 Proposal: Erection of Type 3 and two-storey rear extensions at 101-103 Crowland Road

Application No: **HGY/2014/2498** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/11/2014
 Location: Flat A 32 St Johns Road N15 6QP
 Proposal: Extension to form Sun Room and Bathroom. Internal alterations to create Kitchen and Office.

Application No: **HGY/2014/2606** Officer: Robert Smith
 Decision: GTD Decision Date: 19/11/2014
 Location: 4 Riverside Road N15 6DA
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2014/2704** Officer: Anthony Traub
 Decision: REF Decision Date: 14/11/2014
 Location: Chilli Works 91A Vale Road N4 1TF
 Proposal: Change of use from warehouse to 1 x 3 bed flat, and 1 x 6 and 1 x 8 bedroom HMO

Application No: **HGY/2014/2737** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/11/2014
 Location: 82 Hermitage Road N4 1NL
 Proposal: Conversion of property into 2 self-contained flats

Application No: **HGY/2014/2797** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/11/2014
 Location: 38 Elm Park Avenue N15 6AU
 Proposal: Erection of ground floor extension to rear

NON Applications Decided: 1

Application No: **HGY/2014/1367** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/11/2014
 Location: 283 Hermitage Road N4 1NP
 Proposal: The proposal seeks the non material amendment of the original consent following a grant on planning appeal reference APP/Y5420/A/06/1197720 to add the original plan nos. P/017, P/018, P/019 and P/020 as a new condition (no.5). (The original non-material amendment sought to remove basement parking and substitute the original drawing nos. with P/021B, P/022, P/023, P/024)

PNE Applications Decided: 3

Application No: **HGY/2014/2596** Officer: Tobias Finlayson
 Decision: PN NOT REQ Decision Date: 19/11/2014
 Location: 4 Riverside Road N15 6DA
 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 3m and for which the height of the eaves would be 3m

Application No: **HGY/2014/2739** Officer: Robert Smith
 Decision: PN REFUSED Decision Date: 11/11/2014
 Location: 20 Wellington Avenue N15 6AS
 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 3m and for which the height of the eaves would be 3m

Application No: **HGY/2014/2784** Officer: Robbie McNaugher
 Decision: PN REFUSED Decision Date: 13/11/2014
 Location: 38 Elm Park Avenue N15 6AU
 Proposal: Erection of a 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: 2

Application No:	HGY/2014/2150	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	05/11/2014
Location:	1-8 Compton Terrace 89 Hermitage Road N4 1LU		
Proposal:	Approval of details pursuant to conditions 4 (refuse storage) and 5 (hard and soft landscaping) attached to planning permission HGY/2013/2228		
Application No:	HGY/2014/2642	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/11/2014
Location:	Block D Third Floor, Oriental Carpet Centre 105 Eade Road N4 1TJ		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2010/0714		

Total Applications Decided for Ward: 13

WARD: Stroud Green

COND Applications Decided: 1

Application No:	HGY/2014/0955	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/11/2014
Location:	22 + 24 Lancaster Road N4 4PR		
Proposal:	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/1087, to allow minor alterations to roof design and fenestration		

FUL Applications Decided: 10

Application No:	HGY/2014/1253	Officer:	Anthony Traub
Decision:	REF	Decision Date:	25/11/2014
Location:	Flat C 23 Woodstock Road N4 3ET		
Proposal:	Erection of a rear single storey extension to lower ground floor flat for additional bedroom and dining area, improve amenity space and demolition of existing external staircase		
Application No:	HGY/2014/1466	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	21/11/2014
Location:	25 Lancaster Road N4 4PJ		
Proposal:	Erection of steel balcony to flat roof		
Application No:	HGY/2014/1907	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/11/2014
Location:	107A Florence Road N4 4DL		
Proposal:	Erection of rear extension to a ground floor flat		
Application No:	HGY/2014/1911	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/11/2014
Location:	Flat 3 30 Marquis Road N4 3AP		
Proposal:	Conversion of pitched roof of rear extension to flat roof and formation of roof terrace.		
Application No:	HGY/2014/2057	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/11/2014
Location:	5A Ridge Road N8 9LE		
Proposal:	Erection of single storey rear extension.		

Application No:	HGY/2014/2264	Officer:	Adam Flynn	Decision Date:	24/11/2014
Decision:	GTD				
Location:	28 Stapleton Hall Road N4 3QD				
Proposal:	Erection of side extension and small rear addition				
Application No:	HGY/2014/2397	Officer:	Malachy McGovern	Decision Date:	21/11/2014
Decision:	GTD				
Location:	8 Florence Road N4 4BU				
Proposal:	Erection of loft extension				
Application No:	HGY/2014/2417	Officer:	Tobias Finlayson	Decision Date:	28/11/2014
Decision:	GTD				
Location:	41 Quernmore Road N4 4QP				
Proposal:	Refurbishment of existing ground floor of property and change of use from Class A1 (retail) to C3 (residential), retaining frontage of shop front, creating a two bedroom flat at ground floor and addition of rear single storey extension				
Application No:	HGY/2014/2561	Officer:	Aaron Lau	Decision Date:	04/11/2014
Decision:	GTD				
Location:	35 Mayfield Road N8 9LL				
Proposal:	Erection of single storey side infill extension				
Application No:	HGY/2014/2768	Officer:	William Story	Decision Date:	21/11/2014
Decision:	GTD				
Location:	162 Stroud Green Road N4 3RS				
Proposal:	Conversion of existing ground floor into 1 x 2 bed flat				

LCD Applications Decided: 7

Application No:	HGY/2014/2190	Officer:	Matthew Gunning	Decision Date:	14/11/2014
Decision:	GTD				
Location:	Various properties on Woodstock Road N4 3ET				
Proposal:	Replacement of timber windows and doors				
Application No:	HGY/2014/2562	Officer:	Gareth Prosser	Decision Date:	19/11/2014
Decision:	GTD				
Location:	44a + b Oakfield Road N4 4NX				
Proposal:	Replacement of timber windows and Doors				
Application No:	HGY/2014/2566	Officer:	Abiola Oloyede	Decision Date:	04/11/2014
Decision:	GTD				
Location:	33a + b Ossian Road N4 4DX				
Proposal:	Replacement of timber windows and Doors				

Application No: **HGY/2014/2570** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/11/2014
 Location: Connaught Lodge Connaught Road N4 4NR
 Proposal: Replacement of crittal windows and Doors

Application No: **HGY/2014/2577** Officer: Anthony Traub
 Decision: GTD Decision Date: 04/11/2014
 Location: 95 + 97 Woodstock Road N4 3EU
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2014/2578** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/11/2014
 Location: 178b, c + d Stroud Green Road N4 3RS
 Proposal: Replacement of timber windows and doors in double glazed timber vertical sliding windows

Application No: **HGY/2014/2652** Officer: Aaron Lau
 Decision: GTD Decision Date: 12/11/2014
 Location: 3 + 5 Ennis Road N4 3HD
 Proposal: Replacement of aluminium windows and doors

NON Applications Decided: 1

Application No: **HGY/2014/2858** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/11/2014
 Location: 169 Mount View Road N4 4JT
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/1051 to introduce internal alterations and alterations to rear extension of Flat 1

RES Applications Decided: 3

Application No: **HGY/2014/2527** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/11/2014
 Location: 92 Stapleton Hall Road N4 4QA
 Proposal: Approval of details pursuant to condition 6 (Existing and Proposed Levels) attached to planning permission HGY/2014/0697

Application No: **HGY/2014/2528** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/11/2014
 Location: 92 Stapleton Hall Road N4 4QA
 Proposal: Approval of details pursuant to condition 9 (No-Dig Specification) attached to planning permission HGY/2014/0697

Application No: **HGY/2014/2529** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/11/2014
 Location: 92 Stapleton Hall Road N4 4QA
 Proposal: Approval of details pursuant to condition 13 (Construction Method Statement) attached to planning permission HGY/2014/0697

Total Applications Decided for Ward: 22

WARD: **Tottenham Green**

ADV Applications Decided: 2

Application No: **HGY/2014/2680** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/11/2014

Location: O/S Apex House High Road N15 5JY

Proposal: Display of 2 x internally illuminated aluminium enclosed advertisements with glass doors to a bus passenger shelter.

Application No: **HGY/2014/2782** Officer: Malachy McGovern

Decision: GTD Decision Date: 24/11/2014

Location: Unit 7A Tottenham Hale Retail Park Broad Lane N15 4QD

Proposal: Display of 1 x internally illuminated fascia sign and display of 9 x vinyl signs

CLUP Applications Decided: 2

Application No: **HGY/2014/2252** Officer: John Ogenga P'Lakop

Decision: PERM DEV Decision Date: 20/11/2014

Location: 26 Westerfield Road N15 5LD

Proposal: Certificate of lawfulness for loft conversion with rear dormer

Application No: **HGY/2014/2670** Officer: Ruma Nowaz

Decision: PERM DEV Decision Date: 03/11/2014

Location: 6 Hanover Road N15 4DL

Proposal: Certificate of Lawfulness for formation of rear dormer.

FUL Applications Decided: 10

Application No: **HGY/2014/1721** Officer: John Ogenga P'Lakop

Decision: REF Decision Date: 26/11/2014

Location: 6 Walton Road N15 4PP

Proposal: Change of use from office (A2) to two residential apartments (C3)

Application No: **HGY/2014/1924** Officer: Tobias Finlayson

Decision: GTD Decision Date: 17/11/2014

Location: 74 Seaford Road N15 5DT

Proposal: Erection of single storey rear extension

Application No: **HGY/2014/2216** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 20/11/2014

Location: 26 Westerfield Road N15 5LD

Proposal: Erection of single storey side extension

Application No: **HGY/2014/2419** Officer: Sarah Madondo

Decision: REF Decision Date: 18/11/2014

Location: 87 Broad Lane N15 4DW

Proposal: Installation of ATM with advertising collar to be installed through the glazing to the left of the main entrance

Application No: **HGY/2014/2535** Officer: Sarah Madondo
 Decision: REF Decision Date: 31/10/2014
 Location: 6A Wakefield Road N15 4NL
 Proposal: Change of use from residential property to House in Multiple Occupancy (Class C4) for 6 tenants

Application No: **HGY/2014/2575** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 05/11/2014
 Location: Unit 5 Tottenham Hale Retail Park Broad Lane N15 4QD
 Proposal: External alterations and revised servicing arrangements

Application No: **HGY/2014/2576** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 05/11/2014
 Location: Unit 5 Tottenham Hale Retail Park Broad Lane N15 4QD
 Proposal: Reconfiguration of Unit 5 and insertion of mezzanine floor

Application No: **HGY/2014/2690** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 13/11/2014
 Location: 1-19 Lawrence Close N15 4EL
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2767** Officer: Anthony Traub
 Decision: GTD Decision Date: 20/11/2014
 Location: 120 West Green Road N15 5AA
 Proposal: Conversion of three bed flat into a two x 1 bed flats and minor window alterations.

Application No: **HGY/2014/2791** Officer: Anthony Traub
 Decision: GTD Decision Date: 27/11/2014
 Location: 41 Beaconsfield Road N15 4SH
 Proposal: Erection of single storey rear extension and rear dormer

LBC Applications Decided: 1

Application No: **HGY/2014/1923** Officer: Anthony Traub
 Decision: GTD Decision Date: 25/11/2014
 Location: War Memorial High Road N15
 Proposal: Listed building consent for repairs to war memorial and replacement of concrete paving with Yorkstone

LCD Applications Decided: 5

Application No: **HGY/2014/2687** Officer: Robert Smith
 Decision: GTD Decision Date: 13/11/2014
 Location: 2-20 Lawrence Close N15 4EL
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2688** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 10/11/2014
 Location: Flats 1-20 Redlands Summerhill Road N15 4HE
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2695** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 13/11/2014
 Location: 1A & 1B Suffield Road N15 5JX
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2696** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 13/11/2014
 Location: 5, 9, 15, 17, 19, 20, 21, 25, 27, 31 + 33 Suffield Road N15 5JX
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2697** Officer: Robert Smith
 Decision: GTD Decision Date: 13/11/2014
 Location: 1 & 1A Roslyn Road N15 5ES
 Proposal: Replacement PVCu Windows and Doors

NON Applications Decided: 1

Application No: **HGY/2014/2331** Officer: Adam Flynn
 Decision: GTD Decision Date: 24/11/2014
 Location: Warehouse rear of 318-320 High Road N15 4BN
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/1985 to change the RAL colour of windows and doors and also applicable to balconies.

Total Applications Decided for Ward: 21WARD: **Tottenham Hale****CLDE Applications Decided: 1**

Application No: **HGY/2014/2599** Officer: Sarah Madondo
 Decision: GTD Decision Date: 06/11/2014
 Location: 22 Hamilton Close N17 9EF
 Proposal: Certificate of Lawfulness for installation of windows

CLUP Applications Decided: 1

Application No: **HGY/2014/0979** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 27/11/2014
 Location: 59 Holcombe Road N17 9AR
 Proposal: Certificate of Lawfulness for formation of rear dormer.

EIA1 Applications Decided: 1

Application No: **HGY/2014/2689** Officer: Robbie McNaugher
 Decision: EIAREQ Decision Date: 10/11/2014
 Location: Hale Wharf N17 9NF
 Proposal: Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for a proposed residential-led development with ancillary commercial space and associated works at land located at Hale Wharf, Tottenham

FUL Applications Decided: 2

Application No: **HGY/2014/2245** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 17/11/2014
 Location: Former John Loughborough School Holcombe Road N17 9AD
 Proposal: Minor alterations, limited window replacement, reordering of internal spaces, recladding to entrance facade, addition of three canopies, and soft play surfaces, painting of front boundary wall, alteration to north boundary wall to form single entry primary school and nursery

Application No: **HGY/2014/2789** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/11/2014
 Location: Unit 1B, Berol House 25 Ashley Road N17 9LJ
 Proposal: Erection of Glazed Entrance Canopy

LCD Applications Decided: 1

Application No: **HGY/2014/2223** Officer: Sarah Madondo
 Decision: REF Decision Date: 12/11/2014
 Location: 1 - 16 Reynardson Court High Road N17 9HX
 Proposal: Replacement of existing white single glazed crittal windows and doors with white slim line PVCu double glazed windows and doors.

NON Applications Decided: 2

Application No: **HGY/2014/2402** Officer: Robert Smith
 Decision: GTD Decision Date: 06/11/2014
 Location: Former GLS Depot, Ferry Lane N17 9QQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/0799 to adjust Community Centre layout, plant room above community entrance, cafe windows, nursery layout and South and East elevations

Application No: **HGY/2014/3022** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/11/2014
 Location: Image House Station Road N17 9LR
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0498 in order to vary the wording of condition 19 in line with condition 21

PNC Applications Decided: 1

Application No: **HGY/2014/2589** Officer: Tobias Finlayson
 Decision: PN REFUSED Decision Date: 06/11/2014
 Location: 1 Windsor Road N17 9DE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house).

PNE Applications Decided: 3

Application No: **HGY/2014/2675** Officer: Ruma Nowaz
 Decision: PN NOT REQ Decision Date: 06/11/2014
 Location: 103 Park View Road N17 9BL
 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 3m

Application No: **HGY/2014/2710** Officer: Tobias Finlayson
 Decision: PN NOT REQ Decision Date: 10/11/2014
 Location: 12 Kimberley Road N17 9BD
 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 3.32m and for which the height of the eaves would be 3m

Application No: **HGY/2014/2869** Officer: Robert Smith
 Decision: PN NOT REQ Decision Date: 18/11/2014
 Location: 38 Scales Road N17 9EZ
 Proposal: Erection of a 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

RES Applications Decided: 4

Application No: **HGY/2014/1569** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2014
 Location: Protheroe House Chesnut Road N17 9EQ
 Proposal: Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2013/2465.

Application No: **HGY/2014/2465** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2014
 Location: Burlington House Burlington Road N17 9UH
 Proposal: Approval of details pursuant to Condition 4 (boundary treatment) attached to planning permission HGY/2012/1448 Granted on appeal reference Number APP/Y5420/A/13/2202870

Application No: **HGY/2014/2588** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 12/11/2014
 Location: 624 High Road N17 9TL
 Proposal: Approval of details pursuant to condition 9 (provision of refuse and waste storage) attached to planning permission HGY/2009/1532

Application No: **HGY/2014/2637** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/11/2014
 Location: 624 High Road N17 9TL
 Proposal: Approval of details pursuant to condition 16 (Wheelchair housing units) attached to planning permission HGY/2009/1532.

Total Applications Decided for Ward: 16WARD: **West Green****COND Applications Decided: 1**

Application No: **HGY/2014/2635** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/11/2014
 Location: 13A Carlingford Road N15 3ED

Proposal: Variation of Condition 2 (approved plans) attached to Appeal Ref:APP/Y5420/A/13/2198955, planning Reference HGY/2012/1934 to change the intend layout to include amending flat 1 from a 1 bed flat to a 2 bed flat, provision of terrace, associated screens and canopy to flat 5 and 6 and other minor amendments

FUL Applications Decided: 2

Application No: **HGY/2014/1553** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/11/2014
 Location: 46 Belmont Road N15 3LU
 Proposal: Loft conversion incorporating a hip to gable conversion, and a new dormer with windows to a first floor flat

Application No: **HGY/2014/2106** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 25/11/2014
 Location: 266-270 Langham Road N15 3NP
 Proposal: Extension of front canopy along frontage

LCD Applications Decided: 7

Application No: **HGY/2014/2664** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 43-50 Ivatt Way N17 6PF
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2666** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 31 Downhills Park Road N17 6PE
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2667** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 15-22 Ivatt Way N17 6PF
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2668** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 3-14 Ivatt Way N17 6PF
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2669** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 35-42 Ivatt Way N17 6PF
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2676** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/11/2014
 Location: 32 Langham Road N15 3RA
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2727** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/11/2014
 Location: 331A + B Lordship Lane N17 6AB
 Proposal: Replacement of existing timber framed single-glazed windows and doors with new double-glazed windows and doors with PVCu frames

Total Applications Decided for Ward: 10

WARD: **White Hart Lane**

CLUP Applications Decided: 2

Application No: **HGY/2014/2189** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 17/11/2014
 Location: 7 Henningham Road N17 7DR
 Proposal: Certificate of Lawfulness for the erection of ground floor rear extension

Application No: **HGY/2014/2495** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 17/11/2014
 Location: 20 Norfolk Close N13 6AN
 Proposal: Certificate of lawfulness for formation of rear dormer

FUL Applications Decided: 23

Application No: **HGY/2014/2236** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/11/2014
 Location: St Francis De Sales Junior School Church Road N17 8AZ
 Proposal: Single storey extension to school entrance and form larger admin and head teacher offices, with associated internal alterations and refurbishment landscaping to existing area adjacent to extension

Application No: **HGY/2014/2607** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/11/2014
 Location: 27 Teynton Terrace N17 7PZ
 Proposal: Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish

Application No: **HGY/2014/2609** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/11/2014
 Location: 67 Tower Gardens Road N17 7PN
 Proposal: Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish

Application No: **HGY/2014/2610** Officer: Ruma Nowaz
 Decision: REF Decision Date: 24/11/2014
 Location: 26 Flexmere Road N17 7AT
 Proposal: Extension to rear ground floor

Application No: **HGY/2014/2611** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/11/2014
 Location: 3 Tower Gardens Road N17 7PX
 Proposal: Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish

Application No:	HGY/2014/2612	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	13 Tower Gardens Road N17 7PX		
Proposal:	Replacement of single glazed timber sash windows with double glazed timber sash windows with white paint finish		
Application No:	HGY/2014/2613	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	65 Tower Gardens Road N17 7PN		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2614	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	44 Tower Gardens Road N17 7QA		
Proposal:	Replacement of white uPVC double glazed sash and casement windows to the front elevation with double glazed timber sash and casement windows, with white paint finish		
Application No:	HGY/2014/2615	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	194 Tower Gardens Road N17 7QB		
Proposal:	Replace existing single glazed timber sash windows to front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2616	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	10 Teynton Terrace N17 7PZ		
Proposal:	Replacement of timber single glazed windows to the front elevation with double glazed timber sash and casement windows, with white paint finish		
Application No:	HGY/2014/2617	Officer:	William Story
Decision:	GTD	Decision Date:	10/11/2014
Location:	11 Siward Road N17 7PJ		
Proposal:	Replacement of timber single glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2618	Officer:	William Story
Decision:	GTD	Decision Date:	10/11/2014
Location:	1 Kevelioc Road N17 7PR		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash and casement windows, with white paint finish		
Application No:	HGY/2014/2619	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	19 Shobden Road N17 7PG		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2620	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	31 Shobden Road N17 7PG		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		

Application No:	HGY/2014/2621	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	23 Spigurnell Road N17 7PP		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash and casement windows, with white paint finish		
Application No:	HGY/2014/2622	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	22 Wateville Road N17 7PT		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2623	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	36 Wateville Road N17 7PT		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2625	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	123 Tower Gardens Road N17 7PE		
Proposal:	Replacement of uPVC double glazed sash and casement windows to the front elevation with double glazed timber sash and casement windows		
Application No:	HGY/2014/2626	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	3 Shobden Road N17 7PG		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash windows, with white paint finish		
Application No:	HGY/2014/2627	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/11/2014
Location:	35 Wateville Road N17 7PT		
Proposal:	Replacement of uPVC double glazed windows to the front elevation with double glazed timber sash and casement windows, with white paint finish		
Application No:	HGY/2014/2628	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	12/11/2014
Location:	199 Devonshire Hill Lane N17 7NP		
Proposal:	New dormer roof extension and 3m rear extension at ground floor		
Application No:	HGY/2014/2705	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	13/11/2014
Location:	22 The Roundway N17 7EY		
Proposal:	Conversion of loft and erection of a rear dormer extension with two roof lights to front roof slope and creation of a new front porch		
Application No:	HGY/2014/2773	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	10/11/2014
Location:	142 Risley Avenue N17 7ER		
Proposal:	Erection of single storey rear extension to accommodate disabled bed and disabled bathroom		

Application No: **HGY/2014/2798** Officer: Anthony Traub
 Decision: GTD Decision Date: 27/11/2014
 Location: 37-54 Thetford Close N13 6AT
 Proposal: Replacement PVCu Windows and Doors

RES Applications Decided: 6

Application No: **HGY/2014/2646** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 4 (hard and soft landscaping) attached to planning permission HGY/2014/0580

Application No: **HGY/2014/2647** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 5 (boundary treatment) attached to planning permission HGY/2014/0580

Application No: **HGY/2014/2648** Officer: Sarah Madondo
 Decision: REF Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 6 (details of all levels) attached to planning permission HGY/2014/0580

Application No: **HGY/2014/2650** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 8 (refuse and waste storage and recycling) attached to planning permission HGY/2014/0580

Application No: **HGY/2014/2657** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 9 (management of demolition and construction dust) attached to planning permission HGY/2014/0580

Application No: **HGY/2014/2658** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/11/2014
 Location: Site adjoining 78a Great Cambridge Road N17 8LT
 Proposal: Approval of details pursuant to Condition 15 (boundary treatment) attached to planning permission HGY/2014/0580

Total Applications Decided for Ward: 32WARD: **Woodside****CLUP Applications Decided: 1**

Application No: **HGY/2014/2741** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 19/11/2014
 Location: 46 Melrose Avenue N22 5EA
 Proposal: Certificate of lawfulness for loft conversion including gable roof extension and rear dormer, and associated alterations

FUL Applications Decided: 6

Application No: **HGY/2014/2020** Officer: Robbie McNaugher
 Decision: REF Decision Date: 10/11/2014
 Location: 40 Wolseley Road N22 7TW

Proposal: Demolition of single storey side garage to be replaced by a two storey side extension. In addition a rear extension comprising ground and lower ground levels to provide 3 self contained units

Application No: **HGY/2014/2301** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/11/2014
 Location: 34 St Albans Crescent N22 5NB

Proposal: Formation of new dormer to rear elevation

Application No: **HGY/2014/2313** Officer: Danni Briggs
 Decision: GTD Decision Date: 20/11/2014
 Location: 17 Gathorne Road N22 5ND

Proposal: Erection of rear extension to ground floor flat and internal alterations to provide 1 x 2 bed flat

Application No: **HGY/2014/2694** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2014
 Location: 102 Station Road N22 7SY

Proposal: Replacement of an existing conservatory on the rear elevation of the house.

Application No: **HGY/2014/2721** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/11/2014
 Location: 21c White Hart Lane N22 5SL

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

Application No: **HGY/2014/2780** Officer: Anthony Traub
 Decision: GTD Decision Date: 25/11/2014
 Location: 4 Williams Grove N22 5NR

Proposal: Erection of single storey rear extension

LCD Applications Decided: 2

Application No: **HGY/2014/2732** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/11/2014
 Location: Janet Court Canning Crescent N22 5SQ

Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2792** Officer: Anthony Traub
 Decision: GTD Decision Date: 27/11/2014
 Location: 15 Newnham Road N22 5SS

Proposal: Replacement PVCu Windows and Doors

Total Applications Decided for Ward: 9

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 4

Application No: **HGY/2014/0747** Officer: Malachy McGovern
 Decision: RNO Decision Date: 11/11/2014
 Location: 37 Berkshire Gardens N13 6AB
 Proposal: Single storey rear extension (observations to L.B. Enfield)

Application No: **HGY/2014/1980** Officer: Malachy McGovern
 Decision: RNO Decision Date: 11/11/2014
 Location: Former Territorial Army site, 65-69 Parkhurst Road, N7 0LP
 Proposal: Demolition of existing buildings and erection of buildings of 4, 5 and 6 storeys accommodating 112 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works. This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67 and 73 (Observations to L.B. Islington)

Application No: **HGY/2014/2179** Officer: Matthew Gunning
 Decision: RNO Decision Date: 11/11/2014
 Location: City North Islington Trading Estate, Fonthill Road & 8-10 Goodwin Street, N4
 Proposal: Variation of Condition 2 (Approved Plans) of Planning Permission Ref: P092492 dated 19th November 2010 that granted demolition of existing buildings and the construction of a mixed use development comprising two 21 storey buildings; 10 storey building; and 3 storey building for 355 residential dwellings (use class C3); 2172sqm (GEA) of office floor space (use class B1); 436sqm (GEA) of restaurant and café floor space (use class A3); 9665sqm (GEA) of flexible floor spaces for uses within use classes A1-A4 and/or gym (use class D2) and/or including up to 2000sqm (GEA) of office floor space (B1 use class) at first floor only; together with associated disabled and car club parking spaces, cycle spaces, storage, associated access, public realm and private and public amenity space. The amendments propose to amend the external elevations of the proposed buildings including alterations to the top three floors of the towers, increase in lift shaft width from 4.4m to 4.95m, creation of a new western station entrance to Finsbury Park Station and step free access to station platforms, the re-arrangement of the consented uses at basement, ground, first and second floors with no alterations to the consented floor space figures, along with associated amendments to access arrangements.

Application No: **HGY/2014/2475** Officer: Sarah Madondo
 Decision: RNO Decision Date: 11/11/2014
 Location: Gas Holder Leaside Road N18 2HR
 Proposal: Observation to London Borough of Enfield for infilling of gas holder base

Total Applications Decided for Ward: 4

Total Number of Applications Decided: 324

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