



Haringey Council

Planning Sub Committee

MONDAY, 19TH JANUARY, 2015 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Carter, Gunes, Mallett (Vice-Chair), Patterson 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 9 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. MINUTES (PAGES 1 - 32)

To confirm and sign the minutes of the Planning Sub Committees held on 10 and 17 November and 15 December.

5. PLANNING APPLICATIONS

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

6. FORMER POLICE STATION, MAGISTRATES' COURT AND TELFER HOUSE, CORNER OF BISHOPS ROAD, CHURCH ROAD AND ARCHWAY ROAD N6 4NW (PAGES 33 - 114)

Demolition of all existing buildings and construction of a part 3 to part 7 storey apartment block and a 3 storey mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 Legal Agreement.

7. UPDATE ON MAJOR PROPOSALS (PAGES 115 - 124)

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.

8. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 125 - 162)

To advise of decisions taken under delegated powers between 1 December and 31 December 2014.

9. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

10. DATE OF NEXT MEETING

Pre-application briefing Planning Committee on 27 January.

Bernie Ryan
Assistant Director – Corporate Governance and
Monitoring Officer
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Maria Fletcher
Principal Committee Coordinator
Level 5
River Park House
225 High Road
Wood Green
London N22 8HQ

Tel: 0208 4891512

Email: maria.fletcher@haringey.gov.uk

Friday, 09 January 2015

This page is intentionally left blank

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

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

MINUTE NO.	SUBJECT/DECISION
PC24.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs Akwasi-Ayisi and Beacham. Cllr Carroll conveyed apologies for lateness.</p>
PC25.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Bevan identified that he would withdraw from the Committee for item 8, Lancasterian Primary School, in order to make a representation. He confirmed that although he lived near the school, he was not personally affected by the application.</p>
PC26.	<p>5 BRUCE GROVE N17 6RA</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of side and rear extensions, conversion of part ground, first and second floors into four flats and the erection of 10 houses at the rear of the site. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The application had been deferred from Planning Committee on 15 September in order that further information be sought on the representation from Transport for London (TfL) owing to concerns regarding the location of the site on a red route and also clarification as to whether English Heritage wished to make an additional site visit. A second site visit was also requested for Committee members. The officer report set out a response to these issues including further details of the transport assessment and confirmation that TfL did not object to the Council approving the application subject to conditions. An updated assessment by the Conservation Officer was also included, with no change to the recommendation for approval of the application from a conservation point of view. Confirmation was provided that English Heritage had no plans to further assess the application.</p> <p>The Committee were advised of revisions made to the s106 legal agreement since the deferral of the application, as a consequence of the adoption of the Council's new Supplementary Planning Document and Community Infrastructure Levy regime.</p> <p>The Committee's attention was also drawn to a tabled addendum providing details of additional representations and s106 obligations including a £25k parking and highways contribution and a clause providing for a mechanism to review the viability of the scheme after 18 months. An additional condition was also proposed to require details of the electronic gate to be submitted for approval by the Council.</p>

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

The officer recommendation remained to grant planning permission subject to conditions and subject to a revised s106 legal agreement and also to grant Listed Building consent subject to conditions.

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

- The scheme equated to overdevelopment of the site.
- The site was located on a busy red route making the narrow accessway dangerous. The potential should have been considered of developing the site in conjunction with others in the area to allow safer side road access onto Bruce Grove.
- The scheme would result in the loss of the billiard room with its historic features.
- The sound insulation measures necessary between the Conservative Club facilities and the residential units above would impact on the retention of historical features in the Listed Building.
- Concerns were raised that the Conservative Club would be unable to operate due to the scheme, with the subsequent loss of associated jobs and benefit to the community.
- The overall scheme would not benefit the community including concerns that the family units constructed would be unaffordable for local people.
- The development of the site in itself was not of objection but the current cramped, gated scheme which was inappropriate.
- Vehicles would not be able to access the site safely including large delivery vehicles and the emergency services.
- The Listed Building was an integral part of a terraced block and it would be detrimental to separate it off under the scheme.
- Important historical features of the Listed Building would be lost.

Cllrs McNamara and Opoku addressed the Committee as local ward councillors and raised the following points:

- It was recognised that the site required redevelopment particularly due to significant disrepair to the Listed Building which played an important part in the Conservation Area.
- The application however constituted overdevelopment to the rear, with too many houses which were lacking in amenity space, no affordable housing proposed and unresolved issues regarding vehicle access.
- It would be preferable for the development of the site to be linked to the Post Office site to the rear.
- The site was on a red route and in close proximity to a very busy bus stop. The area was often congested, including from vehicles parking on the main road. The Transport Officer had only visited the site once as part of the assessment which appeared limited.
- The noise assessment had been undertaken outside of the football season when noise levels would be at peak.
- The access driveway was very narrow, with no turning space proposed for vehicles.

[Cllr Carroll entered the meeting and did not take part in any discussions or the determination of the application].

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

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

- Extensive liaison had been undertaken with TfL and the Council regarding potential highways issues. Both confirmed that access to the site was acceptable for the number of vehicles projected and that parking arrangements were sufficient.
- The design maximised the efficiency of the site in providing both family housing and smaller residential units to help meet housing need in the area. The site was also identified as a development site.
- The scheme would provide s106 agreement contributions of benefit to the local area.
- The applicant wanted the Conservative Club to remain onsite, and to this end had granted them a thousand year lease to support a mixed use scheme.
- An acoustic consultant had been retained to develop a plan for the noise insulation works required between the commercial and residential units.
- The density of the scheme was mid range according to London Plan standards.
- The houses would be affordable to local people due to the relatively low value of the area.
- The applicant had worked closely with the Council and local residents to address issues raised with the scheme.

The Chair asked the Conservation Officer to give further details of her judgement of the scheme. She outlined that although there was some architectural value to the extension due to be demolished, the value of the original main building was more significant. The removal of the ancillary extension would facilitate the preservation and secure the sustainability of the main Listed Building and as such, was considered appropriate and the only solution to support the Conservation Area. It was also her view that the proposed flats within the Listed Building would not affect internal historical details.

The Chair also asked the Transport Officer to outline to the Committee the position reached with regard to highways issues raised. It was emphasised that the access points to the site were already in existence and as such the application had been assessed on the impact of the projected increase in traffic movements from the new houses. The assessment tool had forecast a maximum 10 additional movements at peak time, and in consideration of that, along with the dynamics of traffic in the area, reported accident history and presence of clear sight lines onto the main road, the scheme was considered acceptable. This view was supported by TfL. The accessway was compliant with Manual for Streets guidance and the applicant had volunteered to incorporate a waiting area within the site to facilitate access.

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

- It was queried how many trees would be removed from the site. It was confirmed that a number of low quality sycamore trees would be removed.
- The applicant confirmed that the projected sale values for the houses would be in the region of £350-400k.
- It was queried how the scheme would enhance the Conservation Area. Officers advised that it would preserve the Listed Building and secure improvements to the front façade including the reinstatement of features and

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

symmetry in addition to providing a high quality new mews development.

- The future management arrangements for the Listed Building were queried due to concerns over the dual ownership. The applicant identified that English Heritage guidance would be followed in this regard. Officers identified that the submission and approval of a management plan for the Listed Building could be secured under condition.
- The lack of affordable housing contribution was queried. Officers advised that this was due to the cost of works required to upgrade and restore the Listed Building. The applicant's viability assessment had been independently assessed on behalf of the Council. The 18 month review clause added to the s106 agreement would allow any uplift in the market to be captured.
- Design changes made in response to the comments of the Design Panel were questioned. The applicant confirmed that this had included the creation of a more consistent eaves line, the removal of balconies and changes to the palette of materials including to the roof and bricks used.
- Confirmation was provided that the accessway would be constructed from permeable paving material.

The Chair moved the recommendation of the report including an additional condition requiring approval of a management plan for the Listed Building and it was

RESOLVED

- That planning application HGY/2014/1041 be approved subject to conditions and subject to a revised s106 legal agreement and that Listed Building consent application HGY/2014/1042 be approved subject to conditions.

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.

DRAWINGS

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

154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

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

MATERIALS

3. Notwithstanding the information submitted with this application, no

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

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.

WORKS TO THE LISTED BUILDING

4. The newbuild houses in the rear of the site shall not be occupied until the restoration works to 5 Bruce Grove hereby permitted have been completed in accordance with the approved plans and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

LAND CONTAMINATION

5. Before development commences other than for investigative work:

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

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

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

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

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

CONTROL OF DUST

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

6. (a) No demolition 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.

(b) No construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of 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 Construction 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.

COMBUSTION AND ENERGY PLANT

7. 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.

PILING METHOD STATEMENT

8. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority 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.

NOISE

9. The structure between the Conservative Club and the dwellings above shall be upgraded with noise insulation so as to achieve a minimum 15dB reduction in noise transmission in accordance with the recommendations set out in the report 'Noise Assessment for Proposed Conversion Residential Flats Above Tottenham Conservative Club At 5 Bruce Grove, London N17 6RA' by Philip Acoustics Ltd dated June 2014.

Reason: In order to protect the amenities of future residential occupiers

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

CMP & CLP

10. The applicant shall submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval prior to demolition or construction work commencing on site. The Plans should provide details on how demolition and construction would be undertaken in a manner that disruption to traffic and pedestrians on Bruce Grove and High Road Tottenham is minimised. Additionally, the plans will need to ensure that all construction related activity can be restricted to within the site boundary without stopping or encroaching on Bruce Grove or creating a need for vehicles to reverse into or off site. 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.

SERVICE AND DELIVERY PLAN

11. The applicant shall submit a Service and Delivery Plan (SDP) for the Local Planning 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 co-ordinated to avoid the AM and PM peak periods.

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

WASTE

12. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities and its ongoing management 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.

SUSTAINABILITY

13. 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.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

DRAINAGE

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

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 £40,219 (1,149.11 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: 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

INFORMATIVE: Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

INFORMATIVE: 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: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1bar) 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: 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.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

INFORMATIVE: The applicant/developer is advised to liaise directly with Transport for London to clarify the scope of the delivery service/construction management/construction logistics plans prior to their submission to the local planning authority.

INFORMATIVE: Hours of Construction Work

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

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

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

PC27. 332-334 HIGH ROAD N15 4BN

This item was withdrawn from the agenda.

PC28. LANCASTERIAN PRIMARY SCHOOL KINGS ROAD N17 8NN

[Cllr Bevan absented himself from sitting on the Committee for this item]

The Committee considered a report on the application to grant planning permission for the installation of a multi-use games area (MUGA) to the Key Stage 2 playground including floodlighting columns and high fencing. 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 advised that an additional condition was proposed requiring details of the fencing to be submitted for approval.

Cllr Bevan addressed the Committee and raised the following points:

- Limited consultation had been undertaken with local residents
- It was recognised that although the new MUGA would be a community asset, its location was not ideal and would more appropriately be relocated to the other side of the site, further away from residential properties. This would then reduce constraints on its hours of use.

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

- Consultation had been undertaken with parents and local people involved with the School.
- Residents living closest to the proposed MUGA in general supported the application.
- A change of use was not being sought nor long hours of operation.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

- Resiting the MUGA would remove the only green space belonging to the School and which was used by the Gardening Club. It would also double the cost and render it unviable so it was considered most appropriate to retain in the current area.

In response to questions from the Committee, it was confirmed that access to the MUGA would be booked through a private lettings system overseen by the site manager but that the area would predominantly be used by after school clubs. The type of floodlights used would be a down lighter style which would reduce any light pollution and which was additionally covered under condition. It was confirmed that the Environmental Health team had reviewed the light survey and were satisfied with the application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/1994 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. The facility hereby permitted shall not be operated before 08:00 hours or after 18:30 hours Monday to Friday, before 08:00 hours or after 16:30 hours Saturdays and not at all on Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006

4. Notwithstanding the details submitted, prior to the commencement of development full details of the siting, shielding and direction of light proposed shall be submitted to and approved by the Local Planning Authority and thereafter permanently retained.

Reason: To safeguard the amenities of neighbouring residents.

5. The light levels from the floodlights should at no time exceed 200 lux.

Reason: To safeguard the amenities of neighbouring residents.

PC29. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out applications determined under delegated powers between 1 and 29 October.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 NOVEMBER 2014**

	<p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted.
<p>PC30.</p>	<p>UPDATE ON MAJOR PROPOSALS</p> <p>The Committee considered a report updating on major applications in the pipeline.</p> <p>Officers agreed to circulate the list via email to all Members on a monthly basis to ensure ward councillors were aware of applications coming forward in their area.</p> <p>The Committee provided some early comments regarding applications coming forward:</p> <ul style="list-style-type: none"> • The importance of the affordable housing contribution for the Highgate Magistrates Court scheme • The potential for the provision of a green gym on the St Ann's site and whether some of the social housing provision could be made available for mental health patients transitioning from in-patient services • The reasons were sought behind a proposed reduction to the number of units for Furnival House, with particular concern this was to seek a reduction in s106 contributions. • Regarding Chances, High Road N17, it was hoped that the application would secure the redevelopment of the front of the building which was needed due to its prominent location in a Conservation Area. Officers advised that it was anticipated that the application would come to a pre-application briefing session. <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted.
<p>PC31.</p>	<p>DATE OF NEXT MEETING</p> <p>17 November. Members were reminded that an affordable housing training session would be held prior to the start of the Committee.</p>

COUNCILLOR AHMET

Chair

This page is intentionally left blank

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 17 NOVEMBER 2014**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC32.	<p>PRE-APPLICATION BRIEFINGS</p> <p>This meeting was scheduled to consider pre-application presentations to the Planning Sub-Committee and discussion of proposals.</p> <p>Notwithstanding that this was a formal meeting of the Sub-Committee, no decisions were taken at the meeting and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.</p>	
PC33.	<p>COUNCIL HOUSING SITES</p> <p>The applications constituted the second phase of the Council new build housing programme for infill sites across the borough.</p> <p>Fenton Road N17 7JQ</p> <ul style="list-style-type: none"> • Confirmation was provided that the area of cladding originally proposed to the ground floor façade of the units had now been removed in favour of matching brickwork. • A concern was raised that the 2 bed, 4 person unit did not provide sufficient long term flexibility to be considered a family unit. It was requested that a response be sought on this from the Housing Needs and Letting service. • Discussions were held on the roof form. It was confirmed that changes were feasible to the design of the roofs to standardise the pitch to each block. This would have a degree of visual impact on the adjoining petrol station from the change from a flat to pitched design although fairly minimal as no windows were positioned on the closest flank. • It was confirmed that the development would have an impact on the gardens to adjacent Compton Crescent properties but was considered acceptable following a number of assessments that illustrated required standards would be met. • Dedicated storage units would be provided within the front curtilage of the properties for refuse bins. <p>Connaught Lodge, N4 4NR</p> <ul style="list-style-type: none"> • Concerns were expressed that the dormer windows appeared over dominant to the design. The architect confirmed that the original design had incorporated a mansard roof but had been revised to a pitched roof with dormers design following concerns regarding overbearing. The mansard roof option would permit an increase to the number of units provided, with the top floor units extended from one to two bed flats. The Committee requested that the original mansard design plans be circulated for comment. Officers did however emphasise that officers would be 	

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 17 NOVEMBER 2014**

required to make the final decision over which roof design to recommend inline with an assessment of the impact of the scheme on the Conservation Area.

- In terms of potential overlooking to the rear including from the balconies, confirmation was provided that minimum separation distances would adhered to.
- Views were sought on the inclusion of the proposed bungalow unit to the rear. In general, a strong opinion either way was not expressed although the benefit of an extra unit was recognised.
- Consultation was underway with local residents regarding the potential for the resiting of the playground current onsite including seeking feedback on a number of option proposed by a landscape architect.

Anderton Court N22 7BE

- The Committee considered that the number and quality of pictures of the proposed design were insufficient to allow them to be commented on and as such, that the application should be deferred to the next pre-application briefing.
- It was advised that there was a degree of conflict in initial views as to whether the design should be bolder and more contemporary or traditional in style and which had yet to be resolved.

Whitbread Close N17 0YB

- A number of concerns were raised over the design including that it did not fit in with the Victorian housing in the area. The architect advised that although the design did not match existing buildings, it was within the context of the area including referencing roof pitches in the vicinity.
- In response to a question, confirmation was provided that potentially the recessed balconies could be removed should the units be reconfigured into two houses whereby the ground floor amenity space would be sufficient.

It was requested that all future applications for flat developments coming for Committee for determination include a condition prohibiting the installation of satellite dishes.

PC34.

FORMER ST ANN'S ROAD POLICE STATION, 289 ST ANN'S ROAD, LONDON, N15 5RD

The Committee provided views on plans to redevelop the former Police Station building for residential use including side and rear extensions, a 4 storey pavilion block and 3 storey mews townhouses.

Officers cautioned that they had yet to consider the design submitted to the Design Panel, or the subsequently revised version incorporating changes to the roof design of the pavilion block in order to set back the accommodation to reduce massing towards the street. Officers had initial concerns that the pavilion block was not subservient to the Police Station building. A determination would need to be made by officers as to whether the proposed design preserved or enhanced the Conservation Area.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 17 NOVEMBER 2014**

	<p>Cllr Rice requested that the plaque to the ID suite building marked for demolition from his formal opening of the building when Mayor be returned to him.</p> <p>The Committee raised several concerns over the scheme:</p> <ul style="list-style-type: none"> • The proposed density being in excess of London Plan standards. The applicant advised that they were seeking to optimise the site to secure the refurbishment of the Listed Building and that the density was fairly evenly distributed across the site based on habitable room calculations. • Affordable housing. Confirmation was provided that the applicant as a housing association would be seeking to maximise the number of affordable housing units. Confirmation was provided that the existing use value had been paid for the land. • The limited proposed parking provision. The applicant advised that the provision had been calculated based on projected demand and provision of a car club in the area. Priority for the spaces would be given to the family units. • The visual impact and potential overlooking from corner balconies to the pavilion block. It was advised that private amenity space was sought to all units, only two street fronting balconies were proposed and that consideration would be given to the materials used for the balustrades with respect to enhancing privacy.
PC35.	<p>DATE OF NEXT MEETING</p> <p>15 December.</p>

COUNCILLOR AHMET

Chair

This page is intentionally left blank

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Basu.</p>	
PC02.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Special Planning Committees on 30 September, 7 October, 28 October and Planning Committee on 13 October be approved as an accurate record. 	
PC03.	<p>THE ALEXANDRA 98 FORTIS GREEN N2 9EY</p> <p>The Committee considered a report on the application to grant planning permission for the conversion of the public house with ancillary accommodation above to provide 2 x3 bed single family dwellings. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.</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 details of a ministerial statement and accompanying guidance made on 28 November announcing a number of changes to national policy regarding s106 planning obligations for small scale developments. Officers identified that the ministerial statement constituted a material consideration to which the Committee would need to have regard in determining the application. The addendum also set out details of further representations received. It was additionally advised that an application had made on 8 December to designate the pub an asset of community value. The Council had an 8 week deadline within which to determine the application.</p> <p>A number of objectors addressed the Committee as well as a written statement read out on behalf of a local resident unable to attend, and raised the following points:</p> <ul style="list-style-type: none"> • The pub currently as well as historically represented an important meeting space for local people and was considered to be an important heart of the community and local asset. • There were no other traditional pubs located in the vicinity. • The pub had been run as a viable and successful business over many years, with no evidence provided by the applicant that this position had changed. The last landlord, who had run the pub for 10 years until its closure at the beginning of the year, had confirmed that the business had been financially viable. 	

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- The freeholder was selling the site at short notice to a speculator in order to make money from the change of use to residential with limited concern on the impact on the local community.
- The redevelopment would make no contribution to the area as a local asset and would only provide one additional residential unit above that currently provided.

Cllr Berryman addressed the Committee as a local ward councillor and made the following points:

- The pub had been run as a successful business for years including through the recession.
- The redevelopment would not provide affordable housing but two high value units on a street already containing several new residential developments.
- Businesses in the local parade were already suffering from the closure of the pub.
- Over 1500 local residents had signed a petition against the proposed change of use of the pub, with the campaign making the front page of the local newspaper.

A number of supporters, including a representative for the applicant, addressed the Committee and made the following points:

- The scheme would have a positive impact on the amenity of surrounding residential properties as the pub had been the subject of complaints over the years from local residents about noise and antisocial behaviour.
- The site was unsuitable for the siting of a pub being surrounded by residential properties, with no garden or parking provision.
- There was a long history of noise complaints and enforcement action against the pub particularly since the granting of a late licence and the implementation of the smoking ban. Following subsequent investigations, a number of enforcement letters had been sent to the landlord regarding the breaching of licence conditions.
- The pub had not been run as a community pub for years as evidenced by the marketing of drinks promotions and illegal barbeques.
- There was already a family pub in the area, the nearby Clissold Arms, which benefitted from garden space, was wheelchair accessible and made efforts to liaise with local people regarding issues such as hours of operation.
- Haringey Council did not have a specific policy covering the protection of pubs so the viability of the business was irrelevant.
- The Conservation Area would be enhanced by improvements to the front of the building.

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

- Clarification was sought on the policy basis for the proposed change of use. Officers confirmed that the Council did not have a specific policy covering the protection of pubs. The proposed change of use to residential was considered acceptable when assessed against current development plan policies and bearing in mind the limitations of the building for a pub operation and the location of another pub directly opposite the site.
- Further elucidation was sought from the Conservation Officer on her professional view of the scheme. The officer outlined concerns over the

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

potential loss of vibrancy within the Conservation Area from the closure of the pub at both a visual and community level, as well as historically from the link to the old brewery.

- The impact of any granting of an asset of community value designation was questioned. Officers confirmed that this did not impact on the determination of the application put before the Committee.

The Chair moved the recommendation of the report. In response, Cllr Carroll put forward a motion, seconded by Cllr Carter, to refuse the application on conservation grounds. At a subsequent vote, the motion to reject the application was carried and it was

RESOLVED

- That planning application HGY/2014/1543 be refused on conservation grounds.

PC04. 270-274 WEST GREEN ROAD, LONDON, N15 3QR

The Committee considered a report on the application to grant planning permission for the demolition of the two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of a 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. 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 again drawn to a tabled addendum setting out details of the recent ministerial statement and accompanying guidance setting out changes to national policy for s106 planning obligations for small scale developments and which constituted a material consideration to which the Committee would need to have regard in determining the application. The Chair sought clarification on the applicant's intentions regarding the s106 contribution in light of the ministerial statement. The applicant's agent confirmed that the contribution set out within the report would stand.

Concerns were raised over the single aspect nature of some of the residential units and front elevation balconies facing onto a busy road. The applicant's representative advised that a private courtyard space was planned to the rear of the development to provide additional amenity space. Confirmation was provided that the larger family units benefitted from dual aspects.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3175 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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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 wwgriskmanagement@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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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.

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.

PC05.

332-334 HIGH ROAD N15 4BN

The Committee considered a report on the application to grant planning permission for the demolition of the existing two storey building and redevelopment of site to provide a six storey block comprising of 2x commercial units (Use Class A2/A3/B1) to the ground floor and 9x self-contained flats (Use Class C3) to the upper levels. 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 correction was made to an error contained within the report to paragraph 2(2) which should read '...to be completed *January 2015* or within such time.....'

The Committee's attention was again drawn to a tabled addendum setting out details of the recent ministerial statement regarding changes to national policy for s106 planning obligations for small scale developments and which constituted a material consideration to which the Committee would need to have regard in determining the application. The Chair sought clarification on the applicant's intention regarding the s106 contribution in light of the ministerial statement. The applicant's agent confirmed that no instruction had been received from the applicant directing any amendment to the figure set out within the report.

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

- Concerns were raised over the level of redevelopment in the immediate area. Officers advised that the building proposed was lower than the adjacent building and had a stepped down design. The density of the development was also towards the lower end of density guidelines.
- In response to concerns regarding the management of deliveries of construction materials to the site due to its location, assurances were provided that submission and approval of a Construction Management Plan and Construction Logistics Plan would be secured under condition.
- Clarification was sought on the Housing Enabling Team's objections to the affordable housing contribution and housing mix of the scheme. Officers advised that the Planning Service did not support their view as the affordable housing contribution was policy compliance based on the submission of a viability assessment. A preferred housing mix was difficult to achieve due to the small number of units in the scheme.
- Members queried whether a buy to let restriction could be imposed on the development. Officers advised that this would not be feasible.

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- Members requested that the Committee be given the opportunity to view the proposed materials for the scheme. Officers agreed to notify the Committee when the samples were available for viewing although it was advised that this would be outside of the meeting schedule to avoid delaying construction.
- Following a request from Members, officers agreed to amend condition 3 to require samples of internal, lattice style shutters to be submitted for approval by the Council.
- In response to concerns regarding waste management arrangements for the site, confirmation was provided that approval was required of plans for refuse and waste storage.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/1105 be approved subject to conditions and a s106 legal agreement.
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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

- 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 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.
- 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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

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.

PC06.

WOODSIDE HIGH SCHOOL, WHITE HART LANE N22 5QJ

The Committee considered a report on the application to grant planning permission for the construction of a single classroom extension located at first floor level over part of an existing terrace. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

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

The Committee raised concern over the non attendance of a representative for the applicant to answer any questions regarding the application and the quality of pictures provided within the report pack. Officers apologised for the oversight in not inviting the applicant in this instance and agreed to discuss with the Council's Education Team the securing of attendance for future school applications. With regards to drawings provided, a particular standard could not be insisted on although this point would also be fed back to the education team.

Officers agreed to secure under condition the tying in of the extension with the existing building.

The Chair moved the recommendation of the report including the additional condition above and it was

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

RESOLVED

- That planning application HGY/2014/ 3096 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. 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.

PC07.

UPDATE ON MAJOR PROPOSALS

The Committee considered an update on major planning proposals in the pipeline.

Members emphasised the importance of the level of s106 contributions for the Hale Wharf scheme in recognition of the level of development in the area and

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 15 DECEMBER 2014**

	<p>subsequent associated pressure in the locality. Officers advised that this would be covered under the draft Tottenham Area Action Plan Development Plan Document which will be submitted to Cabinet in January.</p> <p>In response to a request, officers agreed to explore the potential for revising the s106 legal agreement for the Furnival House application to reflect the uplift in property values since the application was approved.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted.
<p>PC08.</p>	<p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered an update report on applications determined under delegated powers between 30 October and 30 November 2014.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted.
<p>PC09.</p>	<p>DATE OF NEXT MEETING</p> <p>The next Planning Committee was scheduled for 19 January 2015.</p> <p>The Chair advised that a Special Regulatory Committee would likely be required in January to consider a number of urgent reports including draft development plan documents and approval of pre-application charges.</p> <p>It was additionally advised that the St Ann's planning application was likely to be submitted to a Special Planning Committee in February.</p>

COUNCILLOR AHMET

Chair

Planning Sub Committee 19th January 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2464	Ward: Highgate
<p>Address: Former Police Station, Magistrates' Court and Telfer House, Corner of Bishops Road, Church Road and Archway Road N6 4NW</p> <p>Proposal: Demolition of all existing buildings and construction of a part 3 to part 7 storey apartment block and a 3 storey mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site.</p> <p>Applicant: Mr James McConnell Bellway Homes (North London)</p> <p>Ownership: Private</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 15/09/2014</p> <p>Date received: 02/09/2014 Last amended date: 26/11/2014</p> <p>Drawing number of plans and documents:</p> <ul style="list-style-type: none"> • Report of Daylight and Sunlight ref. K140031//psd and dated August 2014 • Design & Access Statement ref. 00822 and dated August 2014 • Air Quality Assessment, dated August 2014 • Noise Assessment, dated August 2014 • Statement of Community Engagement including Equalities Statement, dated July 2014 • Geo-environmental Site Assessment, ref. 26952-01(01) and dated March 2014 • Arboricultural report, ref. AP/8337/WDC and dated 17 June 2014 • Ecological Appraisal, ref. BELL19340 EcoApp Rev A and dated August 2014 • Transport Assessment, ref. 30650/D/3 FINAL and dated August 2014 • Residential Travel Plan, ref. 30650/D/4 FINAL and dated August 2014 • Planning Statement, dated August 2014 • Heritage Statement, ref. 1964/36 and dated August 2014 • Landscape Management and Maintenance Specification, ref. Version 2 and dated August 2014 • Energy Assessment, ref. N950-14-16877 and dated 27 August 2014 • Existing and Proposed Site Plan, ref. 008 • Existing No-Sky Line Contours – 444 & 446 Archway Road, ref. 009 • Existing No-Sky Line Contours – 397 & 405 Archway Road, ref. 010 	

- Existing No-Sky Line Contours – 397 & 405 Archway Road, ref. 010
- Existing No-Sky Line Contours – 35 Bishops Road & 37-43 Talbot Road, ref. 011
- Existing No-Sky Line Contours – Vicarage Church Road, ref. 012
- Existing No-Sky Line Contours – 2 Church Road, ref. 013
- Existing No-Sky Line Contours – 411 Archway Road, ref. 014
- Existing Highgate Police Station floor plans ref. 390721
- Existing Telfer House floor plans ref. 390721
- Proposed No-Sky Line Contours – Ground and First Floor ref. 015
- Proposed No-Sky Line Contours – Second and Third Floor ref. 016
- Proposed No-Sky Line Contours – Fourth, Fifth and Sixth Floor ref. 017
- Elevation – Main Block 01 ref. 00822_E_00_A
- Elevation – Main Block 02 ref. 00822_E_01_A
- Elevation – Mews Block ref. 00822_E_02_A
- Ground Floor Plan & Basement Car Parking ref. 00822_P_00 P2
- First Floor Plan & Ground Floor Plan of Mews Block ref. 00822_P_01 P2
- Second Floor Plan & First Floor Plan of Mews Block ref. 00822_P_02 P2
- Third Floor Plan & Second Floor Plan of Mews Block ref. 00822_P_03 P1
- Fourth Floor Plan ref. 00822_P_04 P1
- Five Floor Plan ref. 00822_P_05 P1
- Sixth Floor Plan ref. 00822_P_06 P1
- Roof Plan ref. 00822_P_07 P1
- Overlay of Existing Buildings ref. 00822_P_08 P1
- Schedules of Accommodation ref. 00822_SOA_01 P1
- Storey Height Diagram ref. 00822_SK01 P1
- Site Location Plan ref. 00822_S_00 P1
- Coloured Site Plan ref. 00822_S_01 P1
- Topographic Survey ref. 00822_S_02 P1
- Elevation Survey ref. 00822_S_03 P1
- Tree Survey ref. 00822_S_04 P1
- Perspective View 01 – View along Archway Rd & Bishops Rd ref. 00822_V_01 P1
- Perspective View 02 – View along Archway Rd & Church Rd ref. 00822_V_02 P1
- Perspective View 03 – View north along Bishops Rd ref. 00822_V_03 P1
- Perspective View 04 – View of Mews Block ref. 00822_V_04 P1
- Perspective View 05 – View into courtyard space ref. 00822_V_05 P1
- Perspective View 06 – View east along Archway Rd ref. 00822_V_06 P1
- Perspective View 07 – View west along Archway Rd ref. 00822_V_07 P1
- Street Scenes ref. 00822_X_00 P1
- Site Sections ref. 00822_X_01 P1
- Site Sections – Mews Block ref. 00822_X_02 P1
- Landscape Hardworks Proposal Ground Floor Level ref. 00234_001_C
- Landscape Hardworks Proposal First Floor Level ref. 00234_002_C
- Landscape Softworks Proposal Ground Floor Level ref. 00234_003_C
- Landscape Softworks Proposal First Floor Level ref. 00234_004_C

1.1 This application is being reported to Planning Committee as it is a major planning as set out under the current scheme of delegation.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This current planning application is for the creation of 82 residential flats comprising 18 x 1 bedroom 53 x 2 bedroom and 11 x 3 bedroom units, and is considered to be acceptable in principle. The proposed development would provide much required family-sized residential dwellings and additional housing generally whilst contributing to the Boroughs housing targets as set out in Haringey's Local Plan and the London Plan.
- The proposal is of an acceptable density for the site as it falls within the appropriate density range as set out in the London Plan for this part of the Borough. The development has been located on the site appropriately, and would be built to a scale and form which would not cause any significant loss of amenity to surrounding residents (Church Road, Bishops Road and Talbot Road) in terms of loss of outlook/daylight/sunlight, excessive overshadowing, noise and disturbance.
- Taking into account the current building forms and heights on site, the design quality and associated materials of the proposed development will serve to enhance the appearance of the site and its setting within the Highgate conservation area and the adjacent statutory Grade II listed structure. The less than significant harm to the conservation area has been given significant weight and is considered to be outweighed by the overall enhancement of the Highgate conservation area. There is no harm to the Grade II listed structure, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The proposal would be inclusively designed to achieve Lifetime Homes standards and would provide 10% wheelchair accessible units in order to meet the needs of the wider community.
- The proposal would provide 41 off-street parking spaces, which would ensure that existing road conditions are not materially affected with regards to vehicular movement and obstruction within Archway Road, Church Road, Bishops Road and the surrounding local road network generally, and would not have an adverse impact on the safe and free flow of pedestrian traffic.
- The proposed development would regrettably result in the loss of a mature tree and a number of other trees on the site. However subject to the imposition of conditions on any grant of planning permission, further tree planting would be required to compensate for the loss of trees and further conditions are imposed in order to protect the roots of the retained trees and implement a comprehensive landscaping scheme. Therefore, it is considered compensatory tree planting, the retention of the majority of existing trees on the site together with a comprehensive landscaping scheme will support and safeguard the important amenity value trees have on the site, and will preserve the character and appearance of the conservation area and the locality generally.

2. RECOMMENDATION

For Sub Committee

OFFREPC
Officers Report

- 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 see 106 Legal Agreement to

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials
- 4) S278
- 5) Construction management plan & construction logistics plan
- 6) Delivery service plan
- 7) Car parking management plan
- 8) Electric vehicle charging points
- 9) Accessible parking
- 10) Landscaping
- 11) Boundary details
- 12) Air quality 1
- 13) Air quality 2
- 14) Contamination 1
- 15) Contamination 2
- 16) Environmental code
- 17) Impact piling
- 18) Drainage strategy
- 19) Code for sustainable homes
- 20) Renewable energy
- 21) Tree protection
- 22) Arboricultural site meeting
- 23) Bat/bird box
- 24) Demolition log
- 25) Obscure glazing and screen

Informatives:

- 1) The NPPF
- 2) CIL liable
- 3) Street naming
- 4) Asbestos
- 5) Hours of construction
- 6) Thames Water

Legal Agreement – Heads of Terms:

A Section 106 Legal Agreement to be entered into in respect of planning permission ref. HGY/2014/2464 to include the following:

- 1) Affordable Housing – The provision of 32% affordable housing (9 intermediate housing units and 17 social rented housing units) to be provided on-site.
- 2) Travel plan -
 - a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-ordinator for development and sheltered housing aspect of the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.
 - b) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Councils transportation planning team.
 - c) The developer is required to pay a sum of, **£3,000** per travel plan for monitoring of the travel plans.
 - d) A site management parking plan, the plan must include, details on the allocation and management of onsite car parking spaces in order to maximise use of public transport.
- 3) Resident's parking permit – no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.
- 4) S278 Agreement - **£10,712** for the reconstruction of the footways and construction of new vehicular access to the site on Bishops Road.
- 5) CPZ Review - **£37,125** for towards the feasibility, design and consultation relating to review of the existing controlled parking zone in the area surrounding the site.

- 6) Considerate Constructors Scheme
 - 7) Local Employment - **£123,200** to support local residents in accessing the new job opportunities in the construction phase.
 - 8) Loss of employment floorspace - **£13,746** to promote employment and adult education in the borough.
 - 9) Public realm works – **£5,000** for public realm improvement around the listed Cattle trough
 - 10) Section 106 Monitoring of **£9,390** (5% of total contributions)
- 2) That the Section 106 Legal Agreement referred to in the resolution above is to be complete no later than 31 January 2015 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
 - 3) That, in the absence of the agreement(s) referred to in resolution 1) above being completed within the time period provided for in resolution 2) above, the Planning application be refused for the following reasons:
 - (i) In the absence of a financial contribution towards Local employment, the proposal would have an unacceptable impact on job opportunities. As such, the proposal would be contrary to Local Plan Policies SP8 and SP9 and London Plan Policy 4.12.
 - (ii) In the absence of a financial contribution towards the Loss of employment floorspace, the proposal would fail to promote employment and adult education. As such, the proposal would be contrary to Saved UDP Policy EMP4 and London Plan Policy 4.12.
 - (iii) In the absence of a financial contribution towards Highway works, the proposal would have an unacceptable impact on transport services. As such, the proposal would be contrary to Local Plan Policy SP7, saved UDP Policy UD3 and London Plan Policies 6.7, 6.9, 6.10, 6.11 and 6.12.
 - (iv) In the absence of a financial contribution towards Public realm works, the proposal would have an unacceptable impact on the streetscape. As such, the proposal would be contrary to Local Plan Policies SP11 and SP12 and London Plan Policies 7.4 and 7.5.
 - 4) In the event that Members choose to make a decision contrary to officers' recommendation Member will need to state their reasons.

TABLE OF CONTENTS	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1 : Plans and images Appendix 2: Consultation responses Appendix 3: Conservation comments Appendix 4: Design comments

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for the demolition of all existing buildings (former Police Station, Magistrates' Court and Telfer House), and the construction of a part 3 to part 7 storey apartment block and a 3 storey mews block to provide 82 residential flats, including basement and undercroft car parking for 41 vehicles, and comprehensive landscaping on the site.
- 32% on-site affordable housing or 26 affordable units will be provided on site. The proposed tenure split is as follows:

	1 Bed	2 Bed	3 Bed	Total
Private	8	41	7	56 (68%)
Intermediate	3	6	0	9 (11%)
Social/affordable rented	7	6	4	17 (21%)
Total	18	53	11	82

- The current proposal is a result of a number of pre-application meetings held with officers of Haringey Council, and has also been presented to a Design Review Panel. In addition, the Applicants and representatives of The Highgate Society and Highgate Conservation Area Advisory Committee (CAAC), with Officers in attendance met at two separate Design Workshops to discuss the scheme before the planning application was submitted. The main changes made to the scheme following the observations / objections raised at the Design Workshops are as follows:
 - Reducing the width of the 7 storey element of the proposed building on the junction of Archway Road, Bishops Road and Church Road from 15m to 9.8m and from two flats to one per floor within it;
 - The incorporation of increased amenity space in the form of a landscaped podium located in the courtyard;
 - The 'greening' of the Bishops Road and Church Road ground floor units;
 - The removal of one floor at the 'shoulder' of the apex to reduce its overall bulk and scale;
 - General elevation changes to help articulate the facades;
 - Internal changes to improve the layout of the units and the introduction of a manned concierge desk in the communal lobby of the main block;
 - The retention of the majority of existing trees and proposed tree planting with a comprehensive landscaping scheme proposed as shown on plan numbers 00234_001_C to 004_C and the arboricultural report ref. AP/8337/WDC;
 - The reduction in density and the total number of residential units from 96 flats to 82 flats; and
 - The relocation of family-sized units to the ground floor.
- Since the submission of the planning application, further amendments have been made to the internal layouts of the building and the windows in order to

improve the percentage of rooms that achieve the Average Daylight Factor requirements. The alterations are listed below:

- Unit 01 bedroom: R011 – window increased to 2.4m height & increased in width
- Unit 02 L/D/K: R015- western window doubled in size & window added to west elevation
- Unit 74 (Mews) L/D/K: R018 – window increased in height
- Unit 75 (Mews) L/D/K: R019 – window size increased (and copied to upper floors for consistency)
- Unit 76 (Mews) L/D/K: R021 – southern window increased
- Unit 07 L/D/K: R024 – western window doubled in size (and copied to upper floor for consistency)
- Unit 17 L/D/K: R043 – south facing window doubled in size
- Unit 19 L/D/K: R045 – window increased to 2.4m height
- Unit 24 L/D/K: R051 – southern window doubled in size (and copied to upper floors for consistency)
- Unit 20 L/D/K: R058 – south facing window doubled in width
- Unit 16 L/D/K: R062 – south facing window doubled in size & larger window to west elevation
- Unit 10 Bedroom: R067 – increased width of window
- Unit 10 L/D/K: R068 – larger window to internal elevation (and copied to upper floors for consistency)
- Unit 06 L/D/K: R072 – western window doubled in size (and copied to upper floors for consistency)
- Unit 77 (Mews) R075 – larger window (and copied to upper floors for consistency)
- Unit 36 L/D/K: R087 – window increased to 2.8m width
- Unit 34 L/D/K: R088 – window increased to 2.8m width

3.2 Site and Surroundings

- 3.2.1 The site, the subject of this application, is currently occupied by three buildings: Haringey Magistrate's Court; Highgate Police Station; and Telfer House. The buildings ranging between 2 and 3 storeys in height, form a cluster located on the corner of Archway Road, Bishops Road and Church Road. The site slopes up from the corner along Bishops Road and Church Road.
- 3.2.2 Haringey Magistrates Court is a 1950's two-storey building comprising predominantly of bricks with the front façade of the building clad in Portland stone. Pedestrian access to the building is directly obtained from Bishops Road. Vehicular access is located on the north side (rear) of the building, with ancillary car parking to the south of the site and to the rear of the building.
- 3.2.3 Telfer House is located on the southern side of Church Road, and is a three storey building of brick construction. The established use of the building is offices, and was formerly occupied by the Probation Service before it was closed. Vehicle access is gained from Church Road, which leads to the rear of the property providing a number of car parking spaces.

- 3.2.4 Highgate Police Station sits on the corner of the site on Church Road, Bishops Road, and Archway Road. It is a four storey building in brick built in the late 1950s. The building was last used as a Community Policing base. Vehicle access is gained from Bishops Road, providing a number of car parking spaces to the rear of the property.
- 3.2.5 None of the properties are statutorily or locally listed, but the Cattle Trough in Church Road immediately in front of the Police Station is statutorily Grade II listed.
- 3.2.6 Highgate Wood and railway sidings, which is designated Metropolitan Open Land (MOL), an Area of Archaeological Importance and an Ecologically Valuable Site of Metropolitan Importance are situated opposite the site and on the north east side of Archway Road.
- 3.2.7 The site is surrounded by a 4 storey mixed use block (Topps Tiles) on Archway Road located to the south east, two-storey residential flats on the north east side of Archway Road, three-storey flatted blocks and two-storey terraced residential properties on Bishop's Road and Bloomfield Road to the south-east and south, two-storey residential properties and a church on Church Road to the south west and two-storey terraced properties on Talbot Road to the south west.
- 3.2.8 The site falls within the Highgate Conservation Area and Archway Road Restricted Conversion Area.
- 3.2.9 The site is within Highgate Station controlled parking zone (CPZ).

3.3 Relevant Planning and Enforcement history

Highgate Magistrates' Court, Telfer House & Highgate Police Station

- HGY/2014/1331 - Retrospective planning permission for the erection of a 2.4m high hoarding – approved 15/08/2014

Highgate Magistrates' Court

- HGY/2003/0186: Erection of Portocabin in car park for use of the witness service Decision: Permitted 12/03/2003
- OLD/1952/0040: Erection of a Court House Decision: Permitted 24/01/1952
- OLD/1951/0030: Rebuilding Decision: Permitted 21/11/1951

Telfer House

- HGY/2001/0767: Alterations to front entrance door Decision: Permitted 04/07/2001

Highgate Police Station

- HGY/2002/1285: Installation of 3 omni directional antennae Decision: Permitted 23/10/2002
- HGY/1995/1223: New disabled access ramp Decision: Permitted 05/12/1995

4. CONSULTATION RESPONSE

4.1 Planning Committee Pre-application: pre-application briefing was held on the 28th July 2014

4.1.1 The notes of the meeting are set out as follows:

- *Cllr Hare as a local ward Councillor raised a number of objections to the proposed scheme including the height, the building line on Bishops Road, the size of the courtyard amenity space, the number of units, the visibility of the development from Highgate Woods and lack of opportunity for screening via mature trees.*
- *Members made the following comments on the scheme:*
 - *Concern that the height (7 storeys at the apex) would set precedence for future developments in the area. Officers confirmed that they had only received a copy of the proposed design at a late stage and had yet to give formal consideration to the design and height proposed. It was advised however that the site would be suited to a landmark building.*
 - *It was queried whether the social housing would be pepper potted through the development. The developers confirmed the intention for the scheme to be tenure blind internally and externally, with the social housing units contained within a defined core to allow for ease of management. It was advised that social housing providers were often reluctant to manage pepper potted units.*
 - *The allocation of parking was questioned, particularly for the affordable housing units. The developers informed that although that level of detailed planning had yet to be undertaken, it was anticipated that the allocation would be tenure blind, with a preference towards the larger family sized units.*
 - *Concerns were expressed over the high value of the land and the subsequent impact on the developer's financial viability calculations in determining the level of affordable housing to be provided. It was considered that developers were aware of the Council's policy in relation to affordable housing and that high land values should not be used as an excuse to avoid compliance.*
 - *Members queried whether the number of proposed units could be reduced. The developers advised that a 9 unit reduction had already been made from*

the initial plan and that it was likely that the scheme would not be viable with any fewer.

4.2 **Haringey Design Panel** was held on 8th May 2014.

4.2.1 The minutes of the meeting are set out as follows:

- *Overall, the panel were concerned that the proposal did not have sufficient distinctiveness and individuality to justify its height and bulk, unprepossessing courtyard amenity space, the loss of buildings in the conservation area and impact on the rest of the conservation area. This could suggest an over-development of the site unless design changes or different approaches resolved the most serious concerns.*

4.3 **Haringey Development Management Forum** was held on September 2014

4.3.1 The minutes are set out as follows:

- *Residents made the following comments on the scheme following a short presentation by the developer's team:*
 - *Concerns were raised to the design, scale and appearance of the proposed development, most notably the tower element, protruding building line along Bishops Road and the creation of a landmark building in Highgate which is contrary to the draft site allocations document.*
 - *There was a general consensus that the development would lead to significant parking issues. The applicants' and the Council explained prospective occupiers would be allocated with the parking offered and the remaining units would not be able to obtain a car parking permit secured by a S106 agreement. However residents weren't entirely clear of the procedure involved, but they were assured that the above mechanism would be enforced.*
 - *There was a concern to the removal of the existing parking bays to facilitate the new access point in Bishops Road, and the access itself which would act as a bottleneck*
 - *Clarification over the construction period was sought. The applicants stated the demolition works would likely to take 3 months and the overall construction up to 2 years.*
 - *The future of the Vicarage adjacent to the site was queried but its details were not disclosed as this did not constitute part of the development site. The applicants explained that they were in current discussions with the diocese.*
 - *Concern that the development's impact on local infrastructure such as further pressures on GP's, schools, etc.*

- *The affordable housing and house mix was sought for clarification.*
- *The accessibility of the children's play space and facility for the social housing units.*
- *Quality of accommodation with regard to the level of daylight/sunlight of the apex units and single aspect, north-facing units.*

4.4 The following were consulted regarding the planning application:

- LBH Housing Enabling Team
- LBH Housing Renewal
- LBH Education
- LBH Early Years
- LBH Environmental Health
- LBH Arboricultural Officer
- LBH Cleansing
- LBH Conservation & Design Team
- LBH Building Control
- LBH Transportation Group
- London Fire & Emergency Planning Authority (LFB)
- Thames Water
- English Heritage
- Corporation Of London
- Transport For London
- London Underground
- Arriva London
- Designing Out Crime Officer
- Environment Agency

The following responses were received:

Internal:

- 1) Conservation Officer – No objection subject to demolition log, materials and landscape details around the tower conditions and a contribution for the improvement of the listed Cattle trough secured by a S106 agreement:

“Overall, on balance the scheme has greater merits in terms of the enhancement of the conservation area and the heritage benefit it provides by re-establishing the street frontage and creating a landmark feature that would positively contribute to the character and appearance of the area, as well as adding to its townscape experience. Thus it would outweigh the limited harm caused by the demolition and the impact on the character and appearance of the conservation area.

In context of the Council's statutory duty in respect of heritage assets it is felt that the new development would reinstate the street frontage along Bishops Road and Church Road, embodies high quality architecture, design and

materials to create a successful urban block along with a landmark feature that it would enhance the conservation area and the assets within it”.

- 2) Design Officer – No objection.

“Notwithstanding other considerations, my conclusion is that the proposed design of this scheme for the former Highgate Magistrates Court, Police Station and Telfer House site has been well designed to respond to its context yet create a notable, attractive, well composed and well designed piece of architecture”.

- 3) Housing Investment and Sites Team - Objection to the affordable housing mix. Following discussions with Officers, the Housing Investment and Sites Team has accepted the affordable housing offer as any changes to the mix would have an impact on the scheme’s viability and result in a reduction in the overall level of affordable housing.
- 4) Transport – No objection subject to a financial contribution of £10,712 for reconstruction of footways and construction new vehicular access on Bishops Road, £37,125 towards a review of the CPZ, securing a residential plan and £3,000 per travel plan for monitoring and car-free development under the S106 agreement, and electric vehicle charging, CMP/CLP, DSP and parking management plan conditions.
- 5) Environmental Health – Strongly suggests that there are no exposed balconies onto Archway Road. No objection to the energy and contamination issues subject to conditions. Recommends refusal on basis that the development does not meet London Plan policy. Conditions are recommended. A S106 planning obligation or CIL is also sought towards environment and health improvement.
- 6) Arboricultural Officer – No comments to date.
- 7) Nature Conservation Officer – No objection.
- 8) Energy Officer – No objection subject to Code Level 4 and 40% renewable energy conditions.
- 9) Waste Management – No objection.

External:

- 10) The City of London Corporation – Objection.

“The application documents, particularly the Design and Access Statement focus on the ‘tower’ element fronting Archway Road, located adjacent to the MOL, highlighting this important vista. Impact on the MOL can be seen on the visual impact images. Two visuals have been prepared from the open area within Highgate Wood in Winter and Summer suggesting that it will not be visible above the tree line. The massing diagrams within the Design and Access Statement, however, demonstrate that a building of seven storeys

would clearly exceed the height of the existing trees on Archway Road and would thus be visible from Highgate Wood MOL. The view on Archway Road from the south east, adjacent to the MOL also demonstrates that the density of the site is significantly increased from the existing situation, which would not enhance the visual character of the open land.

It is clear that viability may have some impact on the density resulting in such a tall element on the Archway Road. The City considers, nevertheless, that the current scheme is contrary to adopted and emerging planning policy in that the proposed scheme has an unacceptable impact on the openness of the MOL. The tower element should be reduced to 4-5 storeys in accordance with emerging site-specific policy (HG2), protecting this key area of open space in Haringey. There are no 'other considerations' including viability that should outweigh the harm on the MOL.

The application site lies within the Highgate Conservation Area (CA). It is noted in the Conservation Area Appraisal, adopted in January 2013, the site provides an opportunity for enhancement. The City agrees that this is the case. Notwithstanding this, it is the City's view that the current proposals, will create a more over-bearing visual affect which will have a detrimental impact on the MOL, Highgate Wood and the surrounding conservation area, particularly in terms of height on Archway Road, which is out of character with the rest of the street-scene.

Haringey's policies for conservation areas require developments to preserve and enhance the conservation area. The significantly increased height, bulk and design, and therefore the visibility of the proposed building, would intrude on the sense of openness and greenery of the MOL and historic nature the surrounding CA. The proposals, therefore, cause harm to the character and appearance of the Conservation Area and fail to comply with national guidance and Local Plan Strategic Policy SP12.

In summary the application is not in accordance with planning policy guidance and does not constitute a high quality proposal specific to the location, the surrounding designations and constraints. The aforementioned paragraphs have clearly demonstrated that all the relevant issues have been not been considered by the applicant and that the application has failed to demonstrate that adverse impacts on the appearance and character of the Conservation Area and the Metropolitan Open Land. In addition there are no other material considerations that warrant the grant of planning permission or conservation area consent in this location”.

- 11) Designing Out Crime Officer – No objection.
- 12) Environment Agency – No objection but recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.
- 13) London Underground – No comments.

- 14) Transport for London (TfL) – No objection subject to the number of disabled parking bays increased to 9, Construction Logistics Plan, Car Park Management Plan, Servicing and Management Plan and electrical vehicle charging point conditions, and securing the Travel Plan and potential cycling and bus infrastructure contributions within the S106 agreement.
- 15) Thames Water – No objection subject to drainage and impact piling conditions.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- The application has been publicised by way of 4 site notices around the site, a press notice and 1,192 consultation letters.

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: 134
Objecting: 133
Supporting: 1

5.3 The following local groups/societies made representations:

- The Highgate Society
- Highgate CAAC
- Highgate Action Group

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:

- Overdevelopment and unacceptable density;
- Parking and highway and pedestrian impacts;
- Pressure on local infrastructure (Officer Comment: The application would be subject to Haringey CIL to help raise funds to support the delivery of the infrastructure that is required as a result of new development);
- Design, materials, external balconies, height of tower, building line on Bishops Road and impact on conservation area and Highgate Wood;
- Concept of gateway/landmark development;
- Noise and disturbance in general and during construction (Officer Comment: An environmental code condition and an hours of construction informative will be attached for any planning decision);
- Loss and impact on existing trees;
- Inadequate refuse provision;
- Environmental statement not submitted with the planning application (Officer Comment: an EIA screening application is not required as the site area of the development is less than the 0.5 hectare screening

threshold (Category 10(b) – Infrastructure projects in Schedule 2 of the EIA Regulations);

- Loss of sunlight, overlooking/loss of privacy and overshadowing;
- Adverse impact on Ecology;
- Lack of affordable housing;
- Contrary to Haringey’s Site Allocation Consultation Document;
- Drainage and sewerage impact (Officer Comment: Thames Water has not objected to the proposed subject to drainage and impact piling conditions);
- Loss of employment and community work;
- Quality of accommodation not acceptable in terms of low ceiling heights, space standards, orientation, single-aspect units, daylight/sunlight and lack of amenity space;
- Lack of children’s play space;
- The financial viability assessment is being unreasonably withheld (Officer Comment: A redacted copy of the applicant’s viability report was released following several Freedom of Information (FOI) requests;
- Contrary to relevant London Plan and Haringey’s Local Plan and saved UDP Policies.

5.5 The following issues raised are not material planning considerations:

- Investment for overseas buyers (Officer Comment: The fact that the future dwellings will be purchased by a British or non-British buyer is irrelevant)
- Impact on property values (Officer Comment: This is not a material planning consideration)
- Anti-social behaviour caused by squatters on the site (Officer Comment: The site is a private land and the management and responsibility of the site lies with the applicant)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues in respect of the scheme are outlined below:

1. Principle of the development;
2. Siting, layout and design;
3. Impact of the proposed development on the character and appearance of the conservation area and the setting of a listed structure;
4. The impact on the amenity of adjoining occupiers;
5. Housing;
6. Living conditions for future occupants;
7. Parking and highway safety;
8. Accessibility;
9. Trees;
10. The impact on ecology;
11. Flood risk; and
12. Sustainability.

6.2 Principle of the development

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the government's policy of presumption in favour of sustainable development. Therefore, planning permission will be granted by the Council for development that is sustainable unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

Loss of existing buildings

- 6.2.2 Part of the proposal is for the demolition of the existing buildings on the site which are located within the Highgate Conservation Area. Saved UDP Policy CSV7 seeks to protect buildings in a Conservation Area and planning permission will only be granted if demolition is justified and new proposed development is considered appropriate to the character and appearance of the conservation area. It goes on to say that each case will be judged on its merits and weighed against arguments in favour of a building's preservation.

- 6.2.3 The existing Magistrates' Court and the Police Station are both classified as sui generis use under the Planning Use Class Order. Sui generis use is not protected through policy. The buildings have no particular architectural merit and are not seen as important to preserve and that this is discussed in more detail under the design and conservation sections of this report. The principle of demolition of the existing building is deemed acceptable by Officers as the design quality of the proposed development and associated materials will serve to enhance the appearance of the site and its setting within the conservation area, and the existing buildings make a limited contribution to the area in general in meeting saved UDP Policy CSV7.

Loss of existing employment-generating use

- 6.2.4 Saved UDP Policy EMP4 states, "*Planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:*

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

- 6.2.5 This site is not located in a DEA. The function and use of the former Haringey Magistrate's Court and Highgate Police Station (Class Sui Generis) are not considered to be employment generating by virtue of the specific operational use associated with a court and a police station but rather 'civic' type uses reflected in the fact that the Town and Country Planning (use classes) order

defines these uses as 'Sui Generis' uses. As such, only the loss of the of Tefler House, which is in class B1 business use and therefore employment generating and which yields a floorspace of approximately 450 sqm is a material planning consideration in terms of a loss of an employment generating use. It is understood that these buildings are surplus to the requirements of the Metropolitan Police and the Court Service.

- 6.2.6 No information of the staff numbers and demand in relation to the current use of Tefler House has been submitted with the application. It is understood that the site has been vacant for at least 12 months. However in order to compensate for the loss of the employment B1 floorspace (Telfer House) and in line with Haringey's adopted Planning Obligations supplementary planning document (SPD), the Council has sought a financial contribution of £13,746 secured under the Section 106 agreement to promote employment and adult education elsewhere in the borough. Furthermore, it is considered that given the size of the site, the loss of 450 square metres of employment generating space to a comprehensive redevelopment of the site with a residential development, which would contribute to the boroughs housing targets and much needed housing stock. Therefore, it is considered, on balance, that the loss of B1 employment generating floor space to the proposed development is acceptable.

New residential units

- 6.2.7 Local Plan Policy SP1 sets out the council's strategic vision to provide up to 8,200 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 820 new homes a year in Haringey; which is likely to be increased to 1,502 under the 'Draft Further Alterations to the London Plan (FALP) 2014'.
- 6.2.8 The provision of housing would in principle be supported as it would augment the Borough's housing stock in particular providing much needed family sized, 3 bedroom units in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3. However a change of use of the site to housing development would only be accepted if meets the policy criteria under saved UDP Policy HSG2 which states,

"a) the building does not fall within a defined employment area unless specified for housing in Table 4.1 and Schedule 1 or where a proposal satisfies the criteria in policy EMP4; or b) it does not involve the loss of protected open space; or c) it is not in a primary or secondary shopping frontage or d) the building can provide satisfactory living conditions".

- 6.2.9 The site does not lie within a defined employment area (part a), nor does it involve the loss of protected open space (part b), or fall in a primary or secondary frontage (part c – Archway Road local shopping centre lies to the south east). The proposal as detailed under Section 6.7 of this report is also considered to provide an acceptable level of living accommodation (part d). The principle of making full re-use of previously developed and accessible brownfield land for housing purposes is therefore wholly supported in land use

terms, and is therefore compliant with saved UDP Policy HSG2, Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

Impact on Metropolitan Open Land (MOL)

- 6.2.10 Highgate Wood and railway sidings, is designated Metropolitan Open Land (MOL) and is situated opposite the site and on the north east side of Archway Road. The site does not fall within the MOL, but its visual impact on setting of Highgate Wood is a material planning consideration in view of preserving the openness of the MOL.
- 6.2.11 Local residents and The City of London Corporation have objected to the proposal as it would be harmful to Highgate Wood, a designated Metropolitan Open Land (MOL) situated opposite the site and on the north east side of Archway Road. Highgate Wood is owned and managed by the City of London (CoL), and was protected by The Epping Forest Act and the City of London (Open Spaces) Act in 1878 and then the Highgate and Kilburn Open Spaces Act in 1886.
- 6.2.12 Highgate Wood is ancient woodland that covers 28 hectares with a long history dating back to the Roman times. However, it is important to note that Highgate Wood is not listed as either: Scheduled Monument; nationally significant Parks and Gardens; or any English Heritage site as detailed on the National Heritage List.
- 6.2.13 The Highgate Wood Conservation Management Plan, commissioned by City of London was adopted in April 2013, and provides a long term vision and strategy for the management of Highgate Wood over the next 10 years and replaced the previous 2001 Management Plan. In order to realise the vision, the plan is set out in 4 key themes: Heritage; Natural Environment; Community and recreation; and Built environment.
- 6.2.14 There is a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site as set out in Policy 4: Built Environment of The Highgate Wood Conservation Management Plan. However, this assumption does not extend beyond sites outside Highgate Wood such as Archway Road and the surrounding roads.
- 6.2.15 Paragraph 89 of the NPPF states, *“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”*. It should be noted that The London Plan sets out that in London, MOL should be treated as Green Belt for the purposes of assessing impact of proposed development on it.
- 6.2.16 Local Plan Policy SP13 states that, *“new development shall protect and improve Haringey’s parks and open spaces”*....and continues to say that all new development should, *“manage the impact of such new developments in areas*

adjacent to designated open space.....conserve the historic significance of the borough's designated historic parks and gardens”.

- 6.2.17 It is important to emphasise that this site does not fall within the designated MOL. Therefore, only its visual impact on the MOL is a material consideration in assessing this planning application. The proposed development has been specifically designed and sited in a manner to minimise its visual impact on the MOL, and takes full advantage of the existing tree screening along the boundary and within Highgate Wood. In order to illustrate this point, the applicant has provided plans which concentrates on showing views of the building, (including its highest element), in both summer and winter from the MOL. The plans clearly show that the proposed building will not be visible from any points within Highgate Wood, in particular long distance views from the northern end of the open playing fields where it would otherwise be most noticeable. The development will of course be visible from the edge of the woods but the proposed development is not considered to have any greater impact than the current buildings on the site or nearby. Therefore, it is considered given the comprehensive details submitted and the assessment of the plans, there would be no adverse visual impact on the setting or openness of the MOL caused by the proposed building, including its highest element.
- 6.2.18 Officers conclude that although the development would be visible from the edge of the woods it does not have an impact greater than the existing building and the proposed building would not be visible from within Highgate Wood.. Officers therefore consider the development does not adversely impact on the openness of the neighbouring MOL, and the proposal therefore complies with the NPPF and London Plan Policy 7.17.

6.3 Siting, Layout and Design

- 6.3.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and saved UDP Policy UD3 reinforce this strategic approach.
- 6.3.2 The Magistrates' Court was built in the 1960s, and is typical of its period, typology and architectural style. It is a two storey substantial building, with a basement, consisting of a brick plinth and a continuous Portland stone clad front facade. The facade is broken by deep windows with green granite stone reveals that accentuate the pale but elegant frontage. The prominent glazed entrance along Bishops Road provides the building a focal point. Internally, the substantial basement contains cells.
- 6.3.3 The Police Station is a late 1960s building, three storeys in height along with a basement level. The building is in brick with a concrete tile pitched roof. The building presents a blank brick facade with an entrance canopy at first floor.
- 6.3.4 Telfer House is a three storey brick building with cladding panels.

New development

- 6.3.5 The new development is for a part 3 to part 7 storey apartment block and a 3 storey mews block to provide 82 residential flats. The main block of the new development will straddle Church Road, Bishops Road and the apex on Archway Road to form a '7' shaped block with an enclosed courtyard. Beyond this, the 3 storey mews block will be situated to the west and to the rear of The Vicarage on Church Road and the rear gardens of the terraced properties within Talbot Road. The main flatted development has been divided into typical plot sizes of the local area with protruding bays to maintain the prevailing pattern of development within Bishops Road and Church Road.
- 6.3.6 Objectors have queried the building line of the main block, which projects forward of the Bishops Road terrace buildings. Officers acknowledge that the projecting bays of the proposed building of the Bishops Road elevation 'juts' beyond the existing front building of the adjoining terraced properties; however, notwithstanding the bays, the principal elevation and the end corner of the proposed building closest to the end of terrace property at No. 35 Bishops Road would be in line with the established front building of Bishops Road. The projecting bays have been designed in order to add further articulation to the principal elevations, define the plot widths, and provide valuable private amenity space to the units on the upper floors; otherwise the main facades of the proposed building would appear monolithic and utilitarian in appearance.
- 6.3.7 The siting of the mews block has restricted public vantage points with limited long distance vistas from Church Road. It has been designed in such a manner to match the south-western flank wall of the end of terrace property on Talbot Road, and set in from the rear garden boundaries of these existing residential properties.
- 6.3.8 Local residents and amenity groups have strongly objected to the height of the development on Archway Road, and the principle of creating a 'landmark' building in the locality.
- 6.3.9 Objectors and The City of London Corporation have also referred to the draft Haringey's Site Allocations DPD as this site referenced as HG2, has been identified for a future residential led mixed use scheme. In particular, the design principles of the Site Allocations DPD mentions that four or possibly five storeys would be possible towards the apex of the site (at the junction of Archway Road, Bishops Road and Church Road). Members are asked to note that this DPD is purely at draft consultation stage and little weight can be afforded to this document in the decision making of this proposed development. However, notwithstanding, this proposal has been assessed on its own merits and the height of the building and its acceptability in terms of exceeding the height specified in the draft DPD is assessed in the following paragraphs in this section and in the Conservation Section of this report.
- 6.3.10 The applicant has provided a contextual analysis of large apartment buildings in Highgate to justify the 7 storey element of the proposed building. These include among others: corner properties on the junction of Church Road/North Hill, Highgate Hill/Cholmeley Park, North Hill/Broadlands Road and North

Hill/Broadlands; and focal buildings such as Highpoint, Hillcrest, Southwood Heights and Southwood Lane. Officers take the view that the seven storey element of the building cannot be described as being significantly out of context compared to the buildings in the surrounding area such as the precedents listed above and the adjacent Topps Tiles building. It is also relevant that paragraph 2.1.8 of Haringey's Local Plan encourages higher densities in particular in the most accessible parts of the borough with high PTAL's as well as other appropriate locations. However, in order to satisfy policy the building needs to be of an exceptional design quality to justify its heights of up to 7 storeys at this particular prominent location and in the locality.

- 6.3.11 The width and design of the 7 storey element of the proposed building has been altered significantly during pre-application negotiations so that it appears visibly slender on the corner junction. Its recessed gaps and juxtaposition with its 'shoulders' further accentuates its slenderness. The width has been notably reduced from 15m to 9.8m and from two flats to one on each of the upper floors. Other aspects of the scheme have been revised following continual discussions with Officers, and in response to comments made by Design Review Panel and following several workshops with The Highgate Society and Highgate CAAC (although the Highgate Society and CAAC have submitted objections to the proposal). The other significant changes include the treatment of the rooflines, balconies and elevation detailing and the design and layout of the internal courtyard parking.
- 6.3.12 The new development is contemporary in appearance yet picks up the design cues and material palettes of the existing surrounding properties such as: subdivided bays; recessed balconies; double height framed elements mimicking the traditional bays; and the use of traditional materials including yellow brick, paler bricks and stone dressings, all within which achieves a successive response to its local context.
- 6.3.13 The proposal has been designed to take advantage of the change in land levels across the site and its corner location. The main block on Bishops Road and Church Road gradually increase in height from three storeys at the ends to form seven storeys at the apex / corner junction of Archway Road, Bishop's Road and Church Road. Granted, the resultant form and scale is taller than the adjacent buildings including the Topps Tiles development (Nos. 397 to 405 Archway Road) which is four storeys in height. However, the long elevations and massing are divided into a series of 'Villa' like elements to match the plot widths of the adjacent semi-detached dwellings. This, in combination to the other design elements proposed such as the active street frontages and the incremental stepping down of the storeys is considered to be an acceptable design quality in the proposed form of its scale and bulk.
- 6.3.14 The 7 storey element of the proposed building is emphasised by its recessed gaps and its 'shoulders', is considered to be slender and elegantly designed in order to distinguish its apex location, and also seen a focal point to demarcate the transition between the residential and commercial residential land uses along this end of Archway Road. It should be further recognised that the seven storey element, which quickly falls in height from the apex, only equates to 7%

in terms of the overall footprint of the apartment block. In contrast, the three to five storey aspect of the main block accounts for some 80% of the total footprint. It is considered that the proposed development is of exceptional design quality and is therefore appropriate in its setting in terms of its siting, scale, design and varying heights.

Density

- 6.3.15 The density is relevant to whether the amount of development proposed is appropriate for a site. This is dependent on its location and accessibility to local transport services. Local Plan Policy SP2 states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan.
- 6.3.16 Residents and amenity groups have argued that the proposal by virtue of the number of residential units offered would represent a gross overdevelopment on the site.
- 6.3.17 The density proposed of 205 (82 units / 0.4 Ha) units per hectare and 598 (239 / 0.4) habitable rooms per hectare accords with the guidelines set out in table 3.2 within London Plan Policy 3.4, which suggests a density of up to 260 u/ha and 700 hr/ha at this urban location (PTAL 4). Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

6.4 Impact of the proposed development on the character and appearance of the conservation area and setting of a listed structure

- 6.4.1 The Legal Position on impacts on heritage assets is as follows, and 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”.

- 6.4.1 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.”*
- 6.4.2 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 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 recognise, 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.

- 6.4.3 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully 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.
- 6.4.4 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

Demolition of former Highgate Magistrates' Court, Police Station and Telfer House

- 6.4.5 The Highgate Conservation Area Character Appraisal and Management Plan, December 2013 describes: the Police Station as '*a prominent post modern building*'; Telfer House as being '*a utilitarian office block*'; and Highgate Magistrates' Court of a '*modernist style and is a good example of its period*'. Officers consider that the existing buildings on the site offer no original functionality, and as a single entity make a limited contribution to the conservation area in general. Although the Magistrate's Court has some degree of architectural merit, the Police Station and Telfer House have no architectural or townscape merit.

- 6.4.6 The demolition of these buildings should be recorded in accordance to English Heritage's guidance for future understanding of the site and the locality. In light of the above evaluation, it is considered that the proposed demolition of the existing buildings is accepted in principle, and on the proviso that the replacement building is deemed appropriate in satisfying Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990.

Impact of conservation area

- 6.4.7 The development site falls within the Highgate Conservation Area; originally designated in 1967, but the area containing this property was designated as part of an extension in 1990.
- 6.4.8 Given the sensitive location of the site within the conservation area, Officers need to be convinced that the new development should respect the scale and massing of existing buildings and contribute positively to the area.
- 6.4.9 It is the opinion of Officers that its unique corner location where the three roads converge is such that the height of the tower at this setting is justified. The seven storey element of the proposed building itself is not considered to set a precedent in the general area as the existing four storey terrace along Archway Road has been established.
- 6.4.10 The scale and massing of the proposed development would have a degree of impact on the character and appearance of the conservation area as it is larger than the existing developments that can be found within Church Road, Bishops Road and Archway Road. Notwithstanding this, and as explained under Section 6.3 of this report, the main block which straddles all three roads, achieves a successful design solution to reduce its overall bulk, and re-provides an active street frontage which is a characteristic of the local area.
- 6.4.11 The principal elevation picks up on the established Victorian and Edwardian terraces through the creation of bays and recesses but in a contemporary style. With this design rationale and the use of traditional materials, the interpretation of the main facades is considered positive in fostering local distinctiveness. To that end, the harm caused by the scale and massing of the scheme on the conservation area would be less than significant. The less than significant harm caused by the loss of the existing buildings has been given significant weight but is felt to be outweighed by the enhancement of the conservation area that the new development would bring and the considerable wider heritage benefit demonstrated by the scheme as a whole. This stance is consistent with Paragraph 134 of the NPPF which states,

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

Impact on listed structure

6.4.12 The Cattle Trough - a drinking fountain and horse trough in Church Road immediately in front of the Police Station is a Grade II listed structure. The listing description states: *'Installed in the later 19th Century, the structure is rectangular with chamfered base in granite. There is an inscription reading 'Metropolitan Drinking Fountain and Cattle Trough Association'. There is also a dog trough below'*. The structure makes a positive contribution to the historical significance of the area and to the public realm.

6.4.13 It is no doubt that the scale of the proposed development would have a degree of impact on the setting of this listed structure. However, the small scale and siting of the structure means that its setting is limited to the immediate public realm which would remain unaffected by the development in general. As such, the proposed development would not harm the setting of the listed structure and therefore its setting would be preserved.

6.4.14 As a summary, the proposal to seek the demolition of the Highgate Magistrates' Court, Police Station and Telfer House to facilitate the redevelopment of the site is accepted by Officers subject to the replacement scheme preserving or enhancing the conservation area. Bearing in mind the current building forms and heights on site, the design quality of the proposed development and associated materials the development will serve to enhance the appearance of the site and its setting within the conservation area. The less than significant harm to the conservation area has been given significant weight and is considered to be outweighed by the overall enhancement of the conservation area. There is no harm to the listed structure, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

Daylight/sunlight, outlook & overshadowing

6.5.1 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 buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.5.2 The nearest existing residential properties that would be most affected by the siting and scale of the proposed development are:

- No. 35 Bishops Road to the south;
- Nos. 37 to 43 Talbot Road and Vicarage Church Road;
- Nos. 1 to 8 Bloomfield Court on Bishops Road to the south-east;

- No. 411 Archway Road to the north-west; and
- Nos. 1 to 8 Olisa Court (446 Archway Road) and Nos. 1 to 12 Arlington Court (444 Archway Road) to the north east.

6.5.3 The south elevation of the existing two-storey Magistrates' Court is situated some 5.5m from the principal northern wall of the end of terrace property at No. 35 Bishops Road. The new proposed development will effectively reduce this gap from 5.5m to 3.9m. However, this reduction is considered satisfactory to maintain an acceptable visual opening / distance between the neighbouring properties. The southern section of the main block closest to 35 Bishops Road would also not project beyond its front and rear building lines to maintain an acceptable level of living conditions to occupiers of this dwelling.

6.5.4 The western wing of the new main block will maintain the existing gap between The Vicarage on Church Road and the former Telfer House, but will be deeper at the rear. However, the corner point of the main block will be compliant to the BRE recommended 45 degree sunlight angle taken from the centre of the nearest rear-facing windows of The Vicarage. In terms of the mews block, the separation distance between habitable rooms is approximately 17 metres. There are mature deciduous trees sited in the rear garden of The Vicarage and in between the windows, which would provide a degree of screening. As such, the existing amenity currently enjoyed by occupants of The Vicarage will be largely preserved.

6.5.5 The applicant's sunlight/daylight assessment report further demonstrates that the development would have a minimal sunlight/daylight impact on existing surrounding properties, and would meet the BRE guidance in general. 132 out of the 134 windows of the surrounding buildings tested passed the BRE daylight guidance. The 2 windows of The Vicarage that fell below the BRE guidance (between 20% and 40%) are secondary windows to the same habitable room. All the 66 windows tested of the existing surrounding properties that face within 90 degrees of due south passed the BRE sunlight guidance. As such, the new development would not cause any significant loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties in accordance to saved UDP Policy UD3 and London Plan Policy 7.6.

Privacy and overlooking

6.5.6 The side gable end of 35 Bishops Road has existing second floor habitable room windows. The southern end of the main block closest to the flank wall of 35 Bishops Road has been designed to incorporate obscure glazed second floor windows to avoid any loss of privacy to residential property.

6.5.7 The properties at Nos. 37 to 43 Talbot Road enjoy a number of semi-mature and mature trees to the end of their rear gardens, which in turn, would act as a natural screen between the rear of these terraced properties and the new mews block development. In addition, the separation distance between the opposite rear windows of the Talbot Road properties and the mews block ranging

between 32m and 34m is wholly acceptable in order to avoid any material levels of overlooking or loss of privacy.

- 6.5.8 The closest habitable rooms at 411 Archway Road are located over 23m away from the western wing of the main block. This distance is acceptable to ensure the existing levels of privacy of this residential unit will not be impacted by the siting and scale of the proposed development.
- 6.5.9 The main block will maintain the existing urban grain within Bishops Road so as to not incur any significant loss of privacy to occupants residing in the flatted development at Nos. 1 to 8 Bloomfield Court on Bishops Road. The presence of dense planting and large mature trees situated along the western boundary at Bloomfield Court facing the application site provide natural screening. The living conditions of the residents at Nos. 1 to 8 Bloomfield Court would therefore not be affected.
- 6.5.10 Similarly, the proposal will preserve the existing urban grain between opposite properties on Archway Road; between 21m (Olisa Court) and 25m (Arlington Court) to achieve acceptable separation distances between opposite building blocks. As such there will be no material levels of overlooking issues between the new and existing buildings on Archway Road.

Noise and disturbance

- 6.5.11 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.
- 6.5.12 Archway Road, by nature of being a principal borough road, experiences a high level of ambient noise during the day and evening directly as a result of the high number of vehicular and pedestrian movements. In contrast, Bishops Road and Church Road are residential streets with low background noise which is more evident as the site is currently vacant. When occupied, the former Magistrates' Court, Police Station and Telfer House would have attracted a significant number of trip generations. As such, the residential proposal is unlikely to cause any noise and disturbance impacts to surrounding residential properties.
- 6.5.13 The imposition of an environmental code condition to the decision on any grant of planning permission would ensure that the construction of the new development on the site would have a minimal impact upon the living conditions in terms of noise and dust on nearby residential units. Such details required would be wheel washing, appropriate screening, etc in accordance to the London Code of Construction Practice.

6.6 Housing

Affordable housing

- 6.6.1 The Council's Planning Policies as set out in Local Plan Policy SP2 requires that, *"Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms"*. This stance aligns with London Plan Policy 3.8 which requires the provision of affordable family housing, where London Plan Policy 3.11 sets out the strategic affordable housing targets as it, *"seek to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London"*.
- 6.6.2 London Plan Policy 3.12 states that Boroughs should seek, *"the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes"*, having regard to: *their affordable housing targets; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability"*.
- 6.6.3 The policy further continues to say that, *"negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements"*.
- 6.6.4 Paragraph 173 of the NPPF seeks to ensure viability, so that, *"the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, 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"*.
- 6.6.5 In the case of this application comprising the former Highgate Police Station, Haringey Magistrates' Court and Telfer House, this would equate to 119 affordable habitable rooms when assessed against the total number of habitable rooms proposed on the site.
- 6.6.6 The developer has offered 26 affordable units or 72 habitable rooms out of a total of 239 habitable rooms. The proposed tenure split is:

	1 Bed	2 Bed	3 Bed	Total
Private	8	41	7	56 (68%)
Intermediate	3	6	0	9 (11%)
Social/affordable rented	7	6	4	17 (21%)
Total	18	53	11	82

- 6.6.7 The social rented units will be located on the ground, first, second and third floors of the south-western wing of the apartment block, where the 1 bedroom

and 2 bedroom shared ownership units will be exclusively confined to the mews block.

- 6.6.8 Haringey’s Housing Team reviewed the housing mix proposed and initially recommended a mix of less 1 bedroom units for the affordable rent and some 3 bed units allocated for the intermediate. However, the current offer has been pragmatically accepted because a change to the mix would impact on the scheme’s viability and reduce the overall level of affordable housing. In this instance given the need for affordable housing of all sizes the quantum of units has been prioritised over the mix.
- 6.6.9 The number of affordable units provided equates to 32% affordable housing which is below the local and London 50% affordable housing target. However, the applicant has submitted an economic viability assessment to justify the level of on-site affordable units offered. The report has been independently reviewed by Officers and concludes the scheme is viable at 32% when measured against the benchmark land value, and this is considered the maximum level of affordable housing that the site can viably support.

Housing mix

- 6.6.10 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.6.11 Officers need to be convinced that the private and affordable housing dwelling mix for all residential development proposals in the borough is acceptable in order to mixed sustainable and cohesive communities. Each individual scheme should be considered in its local context, availability of subsidy and viability.
- 6.6.12 The proposal is for 82 residential units. The general housing mix is as follows:

No. of bedrooms	No. of units	% of units
1 bed units	18	22
2 bed units	53	65
3 bed units	11	13
TOTAL	82	100

- 6.6.13 Although the proposed housing mix has a larger number of 2 bedroom units, this is offset by the quantum of family housing offered (13%) and mix of residential accommodation overall. Furthermore, the Council has identified a shortage of family sized housing in the west of the borough and this development therefore addresses this by providing a number of larger family units on the site. Therefore, on balance the proposed mix of housing units is considered acceptable.

6.7 Living conditions for future occupants

Space standards

- 6.7.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development:

Unit type	Minimum GIA (sqm)
1 bedroom 1 person	37
1 bedroom 2 persons	50
2 bedroom 3 persons	61
2 bedroom 4 persons	70
3 bedroom 5 persons	86
3 bedroom 6 persons	95

- 6.7.2 In assessing the proposal against these requirements, all 82 flats will comply with the above standards. The London Plan also sets out the minimum space standards for individual rooms. Again, all the individual rooms will be compliant to the London Plan minima to result in acceptable living conditions for future occupiers of the new development.
- 6.7.3 All the flats with the exception of Units 14, 18 and 19 will have access to private balconies and in line with the London Plan amenity standards. Those units that do not benefit from external balconies and all the flats in general, have access to the private courtyard and are also within easy reach of Highgate Wood, a designated open space located on the opposite side of Archway Road.
- 6.7.4 An objection was received with regard to the low floor-to-ceiling heights and its failure to meet the London Plan standards (2.5m). Officers have carried out an assessment in order to calculate the distance between the finished floor level to finished ceiling level of the apartment and mews blocks. The assessment reveals all the units (min. 2.6m) throughout the new development will achieve the London Plan 2.5m minimum requirement.

Daylight/sunlight

- 6.7.5 The applicant has provided a daylight/sunlight BRE report which demonstrates that the majority of the rooms in the new development will be within BRE guidance. BRE daylight standards consist of 3 elements: Vertical Sky Component (VSC) – facing windows; Average Daylight Factor (ADF) – taken from within the room; and Daylight Distribution (DDR) – daylight uniformity.
- 6.7.6 121 out of 131 rooms (92%) passed the ADF test or have a negligible shortfall over the recommended level; and 126 out of 131 (96%) rooms passed the DDR test or have a negligible shortfall over the recommended level. This indicates that the majority of the rooms will meet the BRE guidelines. Of those which fall below the standards, these units have been designed to be deep open plan, living/kitchen/dining rooms, which are spacious in order to offset the shortfall and mitigate the impacts.

- 6.7.7 It is worth noting that the BRE standards are not policy but are universally recognised guidance which is used in order to determine the acceptability of levels of daylight/sunlight within new development.
- 6.7.8 In the BRE guidelines, it states that if the VSC at the centre of a window is more than 27%, then the diffuse daylighting of the building will not be adversely affected. Based on the daylight/sunlight report 168 out of 266 windows will pass the BRE VSC standard or have a negligible shortfall. It should be noted however that the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. In applying this methodology, the total number of windows which would receive an acceptable level of direct light from the sky increases to 203 out of 266 (76%).
- 6.7.9 More importantly, the ADF assessment is a true measure of whether a room achieves an acceptable level of daylight. 11 units in total have rooms that don't meet the ADF guidelines as such 87% of units include a room that does meet the ADF guidelines. 1 of the units not meeting these guidelines is social rent and 1 is shared ownership. As the results indicate above, 92% of the rooms will either achieve the BRE ADF guidance or just below to a level that would not be discernible to occupants of the individual units.
- 6.7.10 In terms of the sunlight assessment, 81 out of 107 windows tested in the initial proposal achieved the BRE guidance levels. In order to address the shortfall, additional windows have been included for the units which are below the BRE guidance and now all of the windows meet the BRE sunlight guidance. In conclusion, the proposal will achieve an acceptable level of daylight/sunlight in accordance with the BRE guidance to provide satisfactory living conditions for future occupiers of the new development.

Layout

- 6.7.11 The orientation of the Bishops Road and Church Road main blocks and the mews block have been designed and sited in such a manner so as to avoid any direct overlooking impact between opposite units surrounding the courtyard. Instead, the relationship between the habitable windows of the facing units is at an oblique angle so there will be no front-on views.
- 6.7.12 It should be noted that the cluster of 3 adjacent windows on the apex and the first, second, third, fourth and fifth floors of the main residential block belong to the same flat on each of these floors respectively (Units 13, 31, 49, 63 and 72).
- 6.7.13 In terms of layout, no flats proposed are single-aspect, north-facing. Instead, the units have been designed and laid out to be dual-aspect with some of the larger units being triple-aspect to afford in an acceptable level of outlook, daylight and naturally ventilated rooms.

Children's play space

- 6.7.14 Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards 2009, where London Plan Policy 3.6 and Local Plan Policy SP13 underline the need to make provision for children's informal or formal play space. The provision of play space should integrate with the public realm without compromising the amenity needs/enjoyment of other residents and encourage children to play.
- 6.7.15 The development includes informal play spaces in the form of the private courtyard area and the land south of the mews block which equates to approximately 480 sqm. The play spaces are centrally located with the units facing the courtyard offering natural surveillance. Based on the housing and tenure mix, the provision of play space significantly would exceed the total play space required based on the GLA's target of 10 sqm benchmark (226.6 sqm) and the Haringey's Open Space Standards SPD (68 sqm) minimum target of 3 sqm.
- 6.7.16 Overall, the quality of residential accommodation of the new flatted development is acceptable for prospective occupants in meeting the policy aims and objectives of Local Plan Policies SP2 and SP13, London Plan Policies 3.5 and 3.6 and the Mayor's Housing Supplementary Planning Guidance.

Air quality

- 6.7.17 The fact that there are only 3 balconies fronting onto Archway Road serving 3 of 82 flats in the development as a whole would not make it reasonable for the Local Planning Authority to refuse the application on the grounds suggested by the Environmental Health team. Such a stance would also potentially prohibit all forms of external balconies facing major roads in the borough and London and would be a major constraint on development. This is not a defensible position. The remaining issues raised are dealt with by conditions as recommended by the Environmental Health team.

6.8 Parking and highway safety

- 6.8.1 Local Plan Policy SP7 recognises the need to minimise congestion and addressing the environmental impacts of travel. London Plan Policy 6.3 requires development proposal to the impacts on transport capacity and the network should be taken into account.
- 6.8.2 The application site has a public transport accessibility level (PTAL) of 4 which is indicative of medium accessibility to local public transport services, and is within Highgate Station control parking zone (CPZ) subject to on-street parking controls between Mondays to Fridays 10:00 to 14:00.
- 6.8.3 The site also falls in the Archway Road Restricted Conversion Area, as per saved UDP Policy HSG11, which means the site has been identified as experiencing problems of extreme parking pressure to the detriment of local

residential amenity. Owing to the existing parking pressures, the proposed development will need to provide the recommended minimum parking as required in Policy M10 and Appendix 1 of Haringey's saved UDP. The saved UDP parking standards are 0.33 spaces per 1 bedroom unit and 1 space per 2 or more bedroom unit.

- 6.8.4 Given the existing parking pressures around the site; local residents and amenity groups have strongly objected to the proposal as they anticipate the cumulative effect of the number of the units and associated vehicles proposed on the site would exacerbate current parking conditions.
- 6.8.5 The applicant has provided a transport assessment in line with the requirements of the NPPF, Local Plan Policy SP7 and London Plan Policy 6.3, as developments that generate significant amounts of movement are required to be supported by a Transport Statement or Transport Assessment. The applicant's transport assessment has assessed the trips that are likely to be generated by the proposed development using similar sites namely; Merrywather Place in Greenwich, Sewardstone Road in Tower Hamlets. According to the analysis, the proposal would generate approximately 54 trip generations during the AM peak and 35 persons trip in the PM peak, within which 17% of these trips will be by car drive/car passenger, 3% by motorcycle and the remaining 80% by sustainable modes of transport.
- 6.8.6 Importantly, when comparing the proposed generated trips to the existing use: Magistrates Court, Police Station and Probation office, the proposed development would result in 45 fewer two-way trips in the AM peak and 48 less two-way trips during the PM peak. Although the proposed development will result in generating less vehicular traffic during the network peak operational hours, the peak demand for parking will occur outside of this period.
- 6.8.7 41 off-street basement and undercroft car parking spaces located in the centre of the site are offered for the proposed 82 units. This quantum of parking means that 50% of the units will be allocated with a designated parking space.
- 6.8.8 A parking survey in line with the accepted Lambeth Methodology was conducted by the applicant's team. The results of survey concluded that although there is 25% and 29% spare parking capacity within 200 metres of the site (123 and 129 no. of available spaces), three of the roads closest to the site are experiencing high parking pressures namely: Archway Road, Talbot Road and Bishops Road. As such, it is the opinion of Officer's that this development proposal is required to be a car capped and secured under a legally binding S106 Agreement. This means future residents of the new development including those who have been allocated an off-street space within the development will not be entitled to apply for on-street car parking permits. This mechanism ensures that the new development will not cause any parking overspill or additional stress within the surrounding highway network.
- 6.8.9 To implement the car capped development, Haringey Council will be required to review the existing CPZ to ensure adequate operation hours can be provided to restrain future residents of the proposed development the ability to park within

the surrounding highway network. Any changes to the existing CPZ operational hours will be subject to local consultation in order to ensure that the proposal will not exacerbate the existing parking conditions. To facilitate the review, a financial contribution will be sought from the applicant and secured under legally binding S106 agreement. In light of the above evaluation and given the public transport accessibility level of the site and the site's connectivity, the quantum of parking proposed is considered acceptable by Officers, and thus is in accordance to London Plan Policy 6.1 and saved UDP Policy M10.

- 6.8.10 Vehicular access into the proposed development will be obtained from Bishops Road via a newly constructed access point which is 4.9m wide. This is capable of accommodating two-way traffic movements, i.e. cars leaving and entering the site in forward gear at the same time. The layout proposed will provide multiple pedestrian access points on Bishops Road, Archway Road and Church Road. The existing vehicular access points on Church Road and Bishops Road will have to be removed, and the footways reconstructed. The new access vehicular access point on Bishops Road will also have to be constructed and to the cost of the applicant and be secured under a Section 278 agreement.
- 6.8.11 118 secured and covered cycle parking spaces are proposed which would promote a sustainable mode of travel over the private motor vehicle in accordance to the NPPF, London Plan Policy 6.9 and Local Plan Policy SP7.
- 6.8.12 In terms of the waste arrangements, the refuse points will be located on Church Road and Bishops Roads. The applicant will be required to provide a delivery and service plan to demonstrate how the proposed development will be serviced to avoid vehicle obstructions and awkward manoeuvres and bins being stored on the adjacent public highway to the detriment of the safe and free flow of pedestrian traffic on Church Road and Bishops Roads.
- 6.8.13 The applicant has submitted a draft Travel Plan to encourage and monitor sustainable modes of travel of prospective residents. The NPPF recognises it as a key tool to facilitate the use and uptake of sustainable transport modes for the movement of goods or people. To ensure its effectiveness and for monitoring purposes, the travel plan will be secured under a Section 106 Agreement.

6.9 Accessibility

- 6.9.1 The NPPF and London Plan Policies 3.8 and 7.2 and Local Plan Policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.9.2 The applicant has shown its commitment towards creating an inclusive environment within its design and access statement to demonstrate the individual residential units will meet the requirements of the Lifetime Homes standards.

- 6.9.3 The individual and communal door entrances are wide enough and level (Criterion 3 and 4), to facilitate ease of entry for disabled users and those with mobility difficulties'. A 300mm leading edge has been achieved to all doors and all doors/hallways will achieve the minimum effective clear widths within the individual units (Criterion 4 and 6). A level entry WC which has the potential for showering facilities has been provided for the individual flats (Criterion 10). The bedroom and bathroom of the units have the potential for future fitting of hoists (Criterion 13). The bathrooms have been designed for ease of access (Criterion 14). The full height living room windows also mean occupiers are able to have a reasonable outlook when seated. (Criterion 15).
- 6.9.4 The proposal makes provision for 9 units across the main (Units 1, 2, 16, 17, 40, 58 and 60) and mews (Unit 74) blocks that are capable of being adapted in line with wheelchair accessible requirements. Each unit has been designed to the GLA Wheelchair Accessible Housing 'Best Practice Guidance' document. The total number of 9 accessible units provided exceeds the 10% Local Plan and London Plan requirement in order to meet the needs of needs of future wheelchair occupants. The wheelchair accessible units have been designed to include a dedicated charging point/parking at the entrance and an accessible bathroom to facilitate a 1500mm turning circle which is also adjacent to a bedroom for a future potential door.
- 6.9.5 It is worth noting that the proposed number of disabled parking bay should be increased from 4 to 9 in accordance to the London Plan standards so that each accessible unit is allocated with a single disabled bay. A condition to this effect should be imposed for any planning consent.
- 6.9.6 The London Plan states that it is desirable for four or more storey residential development to make provision for at least one lift. Lifts have been provided within the main block which would benefit both disabled and able-bodied occupants of the new development.

6.10 Trees

- 6.10.1 The site lies within a conservation area and as such all trees within the curtilage of the site are protected. The supporting text to Local Plan Policy SP13 recognises, "*trees play a significant role in improving environmental conditions and people's quality of life*", where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.10.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.10.3 There are currently 34 trees of different species (Lime, Horse Chestnut, Snowy Mespil, Silver Birch, Medlar, Apple, Japanese Cherry, Sycamore, Wild Cherry, Rowan, and Laburnum), heights and ages on the site. The proposal seeks to retain a majority of the existing trees: T4 to T14 situated in the centre of the site

and those along Church Road and Archway Road, and T19 to T34 located on Bishops Road, Church Road and the south-west corner of the site.

6.10.4 It is also proposed to remove 6 trees (T1 to T3 within the site and T15 to T18 on the corner of Archway Road and Bishops Road) to facilitate the construction of the new development. These trees are deemed poor or low quality with the exception of Horse Chestnut T3 which is of moderate quality. The loss of these trees, although regrettable, is considered acceptable as their removal will be mitigated by the planting of new trees which would form part of a comprehensive landscaping scheme in order to maintain the visual amenity of the general area in meeting Local Plan Policy SP13, saved UDP Policy UD3 and UDP Policy OS17.

6.11 Impact on Ecology

6.11.1 Local Plan Policy SP13 states that, *“all development shall protect and improve sites of biodiversity and nature conservation”*. London Plan Policy 7.19 cites, *“development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity”* (Part a), and *“not adversely affect the integrity of European sites, and be resisted where they have significant adverse impact... on the population or conservation status of a protected species, or a priority species or habitat identified in a UK”*.

6.11.2 It should be noted that the site has no biodiversity or nature conservation designation within the Proposals Map, but the strip of land opposite and on the north-east side of Archway Road is designated as an ecological corridor.

6.11.3 Bats are protected by law and the Council has a legal obligation to determine whether bats are likely to be affected by any development proposals.

6.11.4 The applicant carried out a Phase 1 habitat survey which concluded no evidence of protected species was found during the inspection on the site. It further states that bats are unlikely to be present when the buildings are demolished; therefore no further survey work for bats is recommended. The applicant has suggested installing one Schwegler 1WQ bat box and two Schwegler 1HE brick bird boxes within the new development to provide similar bat roosting opportunities to those within the existing site, and to replace bird nesting opportunities lost by the clearance of the existing scrubs and trees. These mitigation measures secured by the imposition of a condition are considered acceptable by Officers.

6.11.5 With regard to the enhancement of site's low ecological value, a number of recommendations are proposed by the applicant namely; reusing logs from soft felled trees in new planting beds or underneath boundary vegetation; the use of wildlife friendly planting; and installation two insect houses, one Schwegler 2GR bird box, and one Schwegler 1FF bat box within the site. Such measures would enhance the ecological value of the site in accordance to Local Plan Policy SP13 and London Plan Policy 7.19.

6.12 Flood Risk

6.12.1 Local Plan Policy SP5 and London Plan Policy 5.12 seek to address current and future flood issues and minimise risks in a sustainable and cost effective way.

6.12.2 London Plan Policy 5.13 sets out the drainage hierarchy for Sustainable Drainage Systems (SUDS) so greenfield run-off rates are achieved and that surface water run-off is managed as close to its source as possible:

1. store rainwater for later use;
2. use infiltration techniques, such as porous surfaces in non-clay areas;
3. attenuate rainwater in ponds or open water features for gradual release;
4. attenuate rainwater by storing in tanks or sealed water features for gradual release;
5. discharge rainwater direct to a watercourse;
6. discharge rainwater to a surface water sewer/drain; and
7. discharge rainwater to the combined sewer

6.12.3 The site predominantly falls within flood risk zone 1 which indicates low probability of flooding which comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

6.12.4 Officers consider that the development by reason of being located within flood risk zone 1, the existing buildings and hardstanding and the comprehensive landscaping scheme proposed will not increase flood risk on or off the site in accordance with Local Plan Policy SP5 and London Plan Policy 5.12.

6.12.5 Thames Water has set out that it has been unable to determine the waste water infrastructure needs of this application given the information submitted. It requested that the Local Planning Authority include a 'Grampian Style' condition- "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. This and the other conditions requested by Thames Water have been included on the draft decision notice.

6.13 Sustainability

6.13.1 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 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far residential development proposals meet the Code for Sustainable Homes Level 4 criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.

- 6.13.2 London Plan Policy 5.2 requires major residential proposals are required to attain a 40 per cent carbon dioxide emissions improvement on 2010 Building Regulations Part L, and such major developments should include an energy assessment to demonstrate how the carbon dioxide emissions reduction targets are met.
- 6.13.3 A number of renewable technologies were considered by the applicant, and many of them were initially discounted due to: the environmental constraints of the site (wind turbines, biomass heating and hot water); development layout and orientation (PV panels); insufficient available ground (ground source heat pumps); and the absence of existing district heating systems in the locality.
- 6.13.4 The preferred renewable technology opted by the applicant was a single, central combined heat and power (CHP) unit which would serve the main and mews blocks. This decision was based on the density of use, maintenance, distribution and cost effectiveness of the CHP unit, and thereby in sum, the applicant's energy report demonstrates the new development would exceed the 40% reduction in carbon dioxide emissions, and a minimum Code Level 4 in conforming to the above policy framework.
- 6.13.5 The imposition of conditions on any grant of planning permission would ensure the energy measures as outlined within the applicant's energy report will meet the minimum policy energy requirements.

6.14 Conclusion

- 6.14.1 This current planning application is for the creation of 82 residential flats comprising 18 x 1 bedroom 53 x 2 bedroom and 11 x 3 bedroom units, and is considered to be acceptable in principle. The proposed development would provide much required family-sized residential dwellings and additional housing generally whilst contributing to the Boroughs housing targets as set out in Haringey's Local Plan and the London Plan.
- 6.14.2 The proposal is of an acceptable density for the site as it falls within the appropriate density range as set out in the London Plan for this part of the Borough. The development has been located on the site appropriately, and would be built to a scale and form which would not cause any significant loss of amenity to surrounding residents (Church Road, Bishops Road and Talbot Road) in terms of loss of outlook/daylight/sunlight, excessive overshadowing, noise and disturbance.
- 6.14.3 Bearing in mind the current building forms and heights on site, the design quality of the proposed development and associated materials the development will serve to enhance the appearance of the site and its setting within the conservation area and adjacent listed structure. The less than significant harm to the conservation area has been given significant weight and is considered to be outweighed by the overall enhancement of the conservation area. There is no harm to the listed structure, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6.14.4 The proposal would be inclusively designed to Lifetime Homes standards and would provide 10% wheelchair accessible units to meet the needs of the wider community.
- 6.14.5 The proposal would provide 41 off-street parking spaces, which would ensure that existing road conditions are not materially affected with regards to vehicular movement and obstruction within Archway Road, Church Road, Bishops Road and the surrounding local road network generally, and would not have an adverse impact on the safe and free flow of pedestrian traffic.
- 6.14.6 The proposed development would regrettably result in the loss of a mature tree and a number of other trees on the site. However subject to the imposition of conditions on any grant of planning permission, further tree planting is required to compensate for the loss of trees and further conditions are imposed in order to protect the roots of the retained trees. Therefore, it is considered compensatory tree planting and the retention of the majority of existing trees on the site will support and safeguard the important amenity value trees have on the site, and will preserve the character and appearance of the conservation area and the locality generally.
- 6.14.7 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

7.0 CIL

- 7.1 Based on the information given on the plans, the Mayor's CIL charge will be £89,880 (2,568 sqm x £35) and the Haringey CIL charge will be £680,520 (2,568 sqm x £265). 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 and subject to sec. 106 Legal Agreement.

Applicant's drawing No.(s)

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of 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 including fenestration, bricks, mortar and cladding 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. No development shall commence until details of a scheme for the reconstruction of the footways and construction of a new vehicular access on Bishops Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to protect the visual amenity of the locality.

5. Within 3 months prior to construction work commencing on-site of the development hereby approved, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by Local Planning Authority. The plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on the Church Road, Bishops Road, Archway Road. 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.

6. No development shall hereby approved commence until a service and delivery plan (DSP) has been submitted to, and approved in writing by the Local Planning Authority.

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

7. No development shall hereby approved commence until a Car Parking Management Plan have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed parking provision is adequately managed.

8. No development shall hereby approved commence until a final layout for 20% active and 20% passive electric vehicle charging points (EVCP) in line with London Plan and TfL requirements have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide residential charging facilities for electric vehicles and to encourage the uptake of electric vehicles.

9. No development shall hereby approved commence until a final layout for 9 disabled parking bays in line with London Plan and TfL requirements have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that people with disabilities are not excluded from using the proposed development.

10. No development hereby approved shall commence until full details of both hard and soft landscape works, including the angled sections at the edge of the tower have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme).

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area

11. No development hereby approved shall commence until details of proposed 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.

12. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water shall be submitted to, 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 20 mg/kWh.

Reason: To protect local air quality.

13. Prior to commencement of the development hereby approved, evidence must show that the combustion plant to be installed meets an emissions standard of 40mg/kWh be submitted to, approved in writing by the Local Planning Authority. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided.

Reason: To protect local air quality.

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

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

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and

- the development of a Method Statement detailing the remediation requirements.

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

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

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

15. 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.

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

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

17. No impact piling of the development hereby approved shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water 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 water utility infrastructure. Piling has the potential to impact on local underground water 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.

18. No development hereby approved shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

19. Prior to the occupation of the units hereby approved, a final Code Certificate certifying that Code Level 4 has been achieved shall be submitted to, and approved in writing by the Local Planning Authority.

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

20. The development hereby permitted shall be built in accordance with the approved energy assessment ref. N950-14-16877, and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources.

21. 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 trees within and adjacent to the site 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.

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.

22. No development hereby approved shall commence until a site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, and the Planning Officer to confirm the protection measures to be implemented. All protective measures must be installed by the Council Arboriculturist and thereafter be retained in place until the works are complete.

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.

23. No development hereby approved shall commence until details and the locations of 1 x bat box and 2 x bird boxes have been submitted to, and approved in writing by the Local Planning Authority. Such approved details shall be thereafter retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide bat roosting and bird nesting opportunities within the existing site.

24. No demolition works of the development hereby approved shall commence until a minimum of Level 3 recording of the Highgate Magistrate's Court and a minimum of Level 2 recording of the Highgate Police Station and Telfer House as per English Heritage's guidance to 'Understanding Historic Buildings: A guide to good recording practice' has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that there is evidence that the structure appears on Council's records.

25. Prior to the occupation of the development hereby permitted, the obscure glazed second floor windows to the south and west elevations, and obscure frosted glass panel second floor balcony to the west elevation of the main block as shown on drawing ref. 00822_E_01 rev P1, shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties

Informatives

a) The NPPF

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) CIL

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £89,880 (.2,568 x £35) and the Haringey CIL charge will be £680,520 (2,568 x £265). 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.

c) Street naming

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489

d) *Asbestos*

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

e) *Hours of construction*

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.

f) *Thames Water*

Waste - 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 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.

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 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.

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.

Water Comments

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

Supplementary Comments

Thames Water requires a foul water and surface water drainage strategy that indicate the existing flow off the site (as well as their connection points) and the proposed flow off the site. This data can then be used to determine the impact on the public sewer system.

9.0 APPENDICES:
Appendix 1: Plans and images



Existing north west view along Archway Road and Archway Road/Bishops Road junction



Existing south east view along Archway Road and Archway Road/Church Road junction



Existing south view on Church Road



Existing north view on Church Road



Existing south view on Bishops Road



Existing north view on Bishops Road



Proposed ground floor plan and basement car parking

For Sub Committee

OFFREPC
Officers Report



Proposed first floor plan and ground floor plan of Mews Block

For Sub Committee

OFFREPC
Officers Report



Proposed second floor plan and first floor plan of Mews Block

For Sub Committee

OFFREPC
Officers Report



Proposed third floor plan and second floor plan of Mews Block

For Sub Committee

OFFREPC
Officers Report



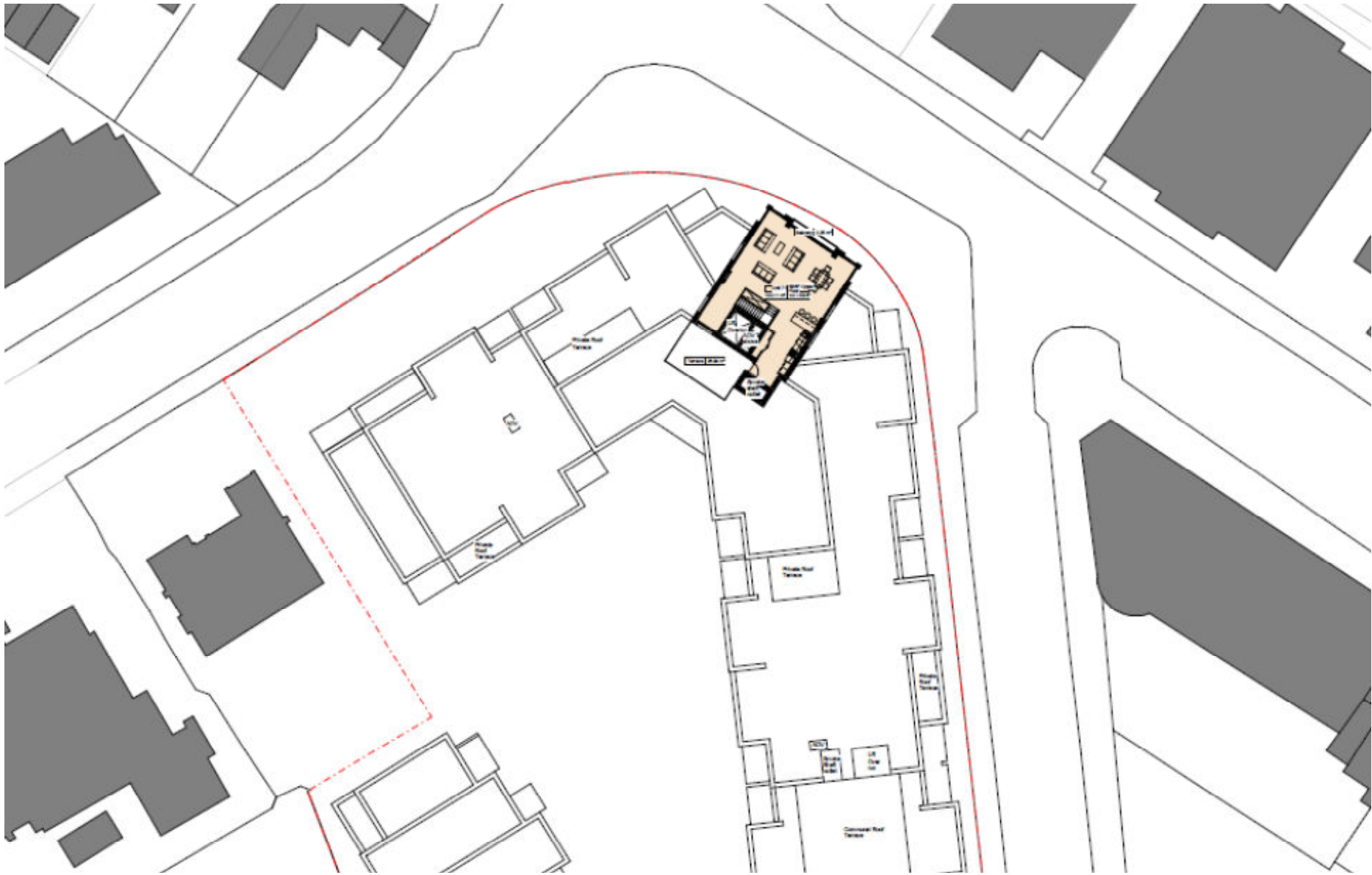
Proposed fourth floor plan

For Sub Committee

OFFREPC
Officers Report



Proposed fifth floor plan



Proposed sixth floor plan

For Sub Committee

OFFREPC
Officers Report



Proposed roof plan

For Sub Committee

OFFREPC
Officers Report

Schedule of Accommodation						
Unit Number	Tenure	Unit Type	Level	Area (sq.m)	Area (sq.ft)	Habitable Rooms
01	Social Rent	2B3P WCH	Church Road 00	78.10 m ²	840.6 ft ²	3
02	Social Rent	1B2P WCH	Church Road 00	69.29 m ²	738.2 ft ²	2
03	Social Rent	1B2P	Church Road 00	60.22 m ²	649.6 ft ²	2
04	Social Rent	1B2P	00	61.39 m ²	663.2 ft ²	2
05	Private	2B4P	00	77.80 m ²	835.3 ft ²	3
06	Private	2B4P	00	78.47 m ²	844.6 ft ²	3
07	Social Rent	3B5P	Church Road 01	90.17 m ²	970.6 ft ²	4
08	Social Rent	3B5P	Church Road 01	88.54 m ²	953.0 ft ²	4
09	Social Rent	1B2P	Church Road 01	60.22 m ²	649.6 ft ²	2
10	Social Rent	1B2P	Church Road 01	60.21 m ²	649.5 ft ²	2
11	Social Rent	2B4P	01	70.18 m ²	755.5 ft ²	3
12	Private	2B4P	01	79.69 m ²	857.7 ft ²	3
13	Private	2B4P	01	89.42 m ²	962.5 ft ²	3
14	Private	2B4P	01	86.48 m ²	920.9 ft ²	3
15	Private	2B4P	01	80.75 m ²	868.2 ft ²	3
16	Private	1B2P WCH	01	61.52 m ²	662.2 ft ²	2
17	Private	1B2P WCH	01	65.19 m ²	701.7 ft ²	2
18	Private	1B1P	Bishops Road 01	47.69 m ²	513.3 ft ²	2
19	Private	1B2P	Bishops Road 01	61.08 m ²	659.6 ft ²	2
20	Private	1B2P	Bishops Road 01	60.70 m ²	655.8 ft ²	2
21	Private	2B4P	Bishops Road 01	70.00 m ²	753.5 ft ²	3
22	Private	2B3P WCH	Bishops Road 01	89.91 m ²	967.5 ft ²	3
23	Private	2B4P	Bishops Road 01	71.19 m ²	766.3 ft ²	3
24	Private	2B4P	Bishops Road 01	71.19 m ²	766.3 ft ²	3
25	Social Rent	3B5P	Church Road 02	90.17 m ²	970.6 ft ²	4
26	Social Rent	3B5P	Church Road 02	88.54 m ²	953.0 ft ²	4
27	Social Rent	1B2P	Church Road 02	60.22 m ²	649.6 ft ²	2
28	Social Rent	1B2P	Church Road 02	60.21 m ²	649.5 ft ²	2
29	Social Rent	2B4P	02	70.18 m ²	755.5 ft ²	3
30	Private	2B4P	02	79.69 m ²	857.7 ft ²	3
31	Private	2B4P	02	89.42 m ²	962.5 ft ²	3
32	Private	2B4P	02	86.48 m ²	924.3 ft ²	3
33	Private	2B4P	02	80.75 m ²	868.2 ft ²	3
34	Private	2B4P	02	71.19 m ²	766.3 ft ²	3
35	Private	2B4P	02	74.86 m ²	805.6 ft ²	3
36	Private	2B4P	Bishops Road 02	71.19 m ²	766.3 ft ²	3
37	Private	2B4P	Bishops Road 02	74.58 m ²	802.7 ft ²	3
38	Private	1B2P	Bishops Road 02	60.70 m ²	655.8 ft ²	2
39	Private	2B4P	Bishops Road 02	70.01 m ²	753.5 ft ²	3
40	Private	2B3P WCH	Bishops Road 02	89.91 m ²	967.5 ft ²	3
41	Private	2B4P	Bishops Road 02	73.33 m ²	789.4 ft ²	3
42	Private	2B4P	Bishops Road 02	71.19 m ²	766.3 ft ²	3
43	Private	2B4P	Bishops Road 02	73.30 m ²	789.0 ft ²	3
44	Social Rent	2B3P	Church Road 03	82.87 m ²	894.6 ft ²	3
45	Social Rent	2B3P	Church Road 03	81.26 m ²	869.4 ft ²	3
46	Social Rent	2B4P	Church Road 03	74.09 m ²	797.5 ft ²	3
47	Private	3B5P	03	98.88 m ²	1064.3 ft ²	4
48	Private	2B4P	03	74.83 m ²	805.4 ft ²	3
49	Private	2B4P	03	75.92 m ²	817.2 ft ²	3
50	Private	2B4P	03	85.72 m ²	922.7 ft ²	3
51	Private	2B4P	03	80.75 m ²	868.2 ft ²	3
52	Private	2B4P	03	71.19 m ²	766.3 ft ²	3
53	Private	2B4P	03	74.86 m ²	805.6 ft ²	3
54	Private	2B4P	03	71.19 m ²	766.3 ft ²	3
55	Private	2B4P	03	72.45 m ²	779.9 ft ²	3
56	Private	1B2P	03	60.70 m ²	655.8 ft ²	2
57	Private	3B5P	Bishops Road 03	86.63 m ²	932.5 ft ²	4
58	Private	2B3P WCH	Bishops Road 03	88.62 m ²	958.6 ft ²	3
59	Private	2B4P	Bishops Road 03	70.06 m ²	754.2 ft ²	3
60	Private	3B6P WCH	Bishops Road 03	108.26 m ²	1165.5 ft ²	4
61	Private	3B5P	04	96.80 m ²	1042.0 ft ²	4
62	Private	2B4P	04	71.86 m ²	773.7 ft ²	3
63	Private	2B4P	04	75.92 m ²	817.2 ft ²	3
64	Private	2B4P	04	85.72 m ²	922.7 ft ²	3
65	Private	2B4P	04	77.80 m ²	837.4 ft ²	3
66	Private	2B4P	04	71.19 m ²	766.3 ft ²	3
67	Private	2B4P	04	72.70 m ²	782.5 ft ²	3
68	Private	2B4P	Bishops Road 04	70.07 m ²	754.2 ft ²	3
69	Private	3B6P	Bishops Road 04	125.00 m ²	1345.5 ft ²	4
70	Private	1B2P	Bishops Road 04	60.05 m ²	648.6 ft ²	2
71	Private	3B6P Lower Floor	05	86.63 m ²	932.5 ft ²	4
71	Private	3B6P Upper Floor	06	100.11 m ²	1077.6 ft ²	4
72	Private	3B6P	05	110.72 m ²	1191.7 ft ²	4
73	Private	2B4P	05	81.35 m ²	875.7 ft ²	3
74	Shared Ownership	2B3P WCH	Mews 00	88.30 m ²	946.1 ft ²	3
75	Shared Ownership	1B2P	Mews 00	60.75 m ²	658.2 ft ²	2
76	Shared Ownership	2B4P	Mews 00	72.37 m ²	779.0 ft ²	3
77	Shared Ownership	2B4P	Mews 01	74.71 m ²	804.2 ft ²	3
78	Shared Ownership	1B2P	Mews 01	60.69 m ²	655.7 ft ²	2
79	Shared Ownership	2B4P	Mews 01	72.37 m ²	779.0 ft ²	3
80	Shared Ownership	2B4P	Mews 02	74.71 m ²	804.2 ft ²	3
81	Shared Ownership	1B2P	Mews 02	60.75 m ²	658.2 ft ²	2
82	Shared Ownership	2B4P	Mews 02	72.37 m ²	779.0 ft ²	3
				6076.50 m ²	65407.1 ft ²	



Storey height diagram

For Sub Committee

OFFREPC
 Officers Report



01. East elevation - Bishop's Road
1:200



02. North west elevation - Church Road
1:200



03. West Elevation - Internal View
1:200



04. South east elevation - Internal View
1:200

Main block elevations 1



05. North Elevation - Archway Road
1:200



06. South Flank Elevation - Church Road
1:200



07. West Flank Elevation - Bishop's Road
1:200

Main block elevations 2



08. Mews Block East Elevation
1:100



09. Mews Block West Elevation
1:100



10. Mews Block South Elevation
1:100



11. Mews Block North Elevation
1:100

Mews block elevations

For Sub Committee

OFFREPC
Officers Report



01: Archway Road 1:500



02: Bishop's Road 1:500



03: Church Road 1:500

Proposed street elevations



04. Section Through Tower
1 : 200



05. Section through Bishop's Road
1 : 200

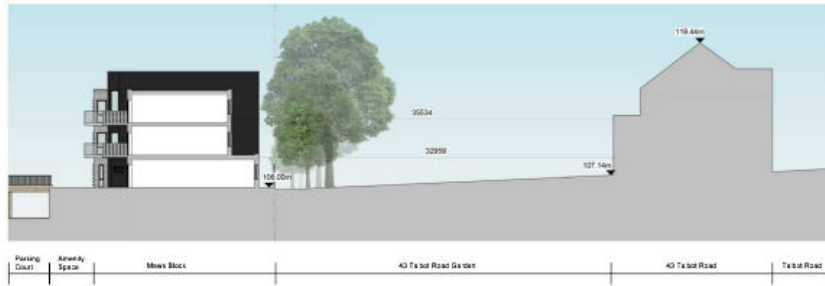


06. Section through Vehicular Access Ramp
1 : 200

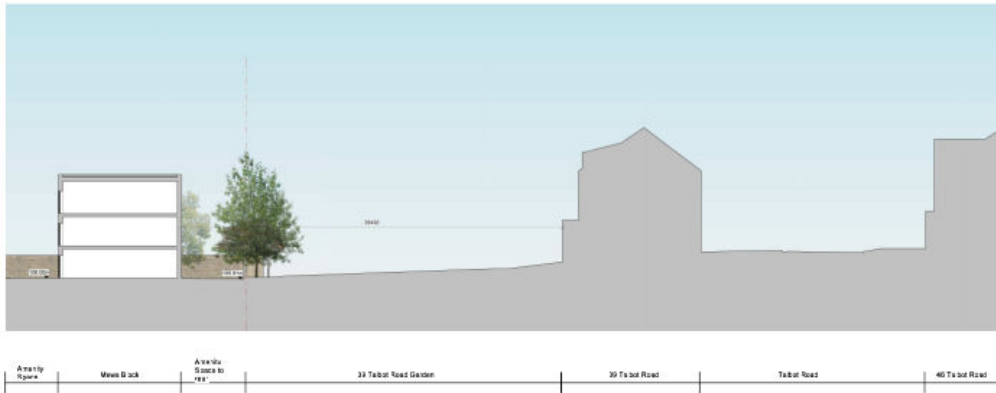
Proposed sections

For Sub Committee

OFFREPC
Officers Report



07. Section through Mews Block and 43 Talbot Road
1:200



08. Section through Mews Block and 39 Talbot Road
1:200



09. Section through Mews Block and Vicage
1:200

Proposed sections – Mews Block

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 1 – Archway Road & Bishops Road

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 2 – Archway Road & Church Road

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 3 – Bishops Road

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 4 – Mews Block

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 5 – Courtyard



Proposed CGI 6 – Archway Road (East)

For Sub Committee

OFFREPC
Officers Report



Proposed CGI 7 – Archway Road (West)

For Sub Committee

OFFREPC
Officers Report



Proposed winter view from Highgate Wood



Proposed summer view from Highgate Wood

Appendix 2: Comment on objections

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH – Environmental Health	In summary Strongly suggests that there are no exposed balconies onto Archway Road. No objection to the energy and contamination issues subject to conditions. Recommends refusal on basis that the development does not meet London Plan policy. Conditions are recommended. A S106 planning obligation or CIL is also sought towards environment and health improvement.	Conditions included as requested.
3	LBH – Design	In summary they raise no objection.	Noted.
4	LBH – Conservation	In summary they raise no objection. Conditions requested.	<p>Conditions included as requested.</p> <ol style="list-style-type: none"> 1) No demolition works should be undertaken unless a minimum of Level 3 recording of the Highgate Magistrate’s Court and a minimum of Level 2 recording of the Highgate Police Station as per English Heritage’s guidance to ‘Understanding Historic Buildings: A guide to good recording practice’ has been submitted and agreed to with the Council. 2) Details of all materials including fenestration, bricks, mortar and cladding should be submitted to the Council for further approval. 3) Further details of the landscape treatment of the angled sections at the edge of the tower should be submitted. 4) Any public realm improvement around the listed Cattle trough would be encouraged and should be secured as part of Sec 106 agreement.

No.	Stakeholder	Comments	Response
5	LBH – Housing Investment & Sites Team	Raises an objection but has pragmatically accepted the offer.	The current offer has been accepted because a change to the mix would impact on the scheme's viability and reduce the overall level of affordable housing.
5	LBH – Nature Conservation	In summary they raise no objection.	Noted.
6	LBH – Energy Officer	In summary they raise no objection.	Noted.
7	LBH – Waste Management	In summary they raise no objection.	Noted.
8	Designing Out Crime Officer	In summary they raise no objection.	Noted.
9	London Fire Brigade	No objection	Noted.
10	Thames Water	In summary they raise no objection subject to the imposition of conditions.	Noted.
11	Transport for London	In summary they raise no objection.	Noted.
12	Environment Agency	In summary they raise no objection.	Noted.
13	City of London Corporation	Objection to the impact on Highgate Wood	See below.
14	Local Residents & amenity groups	<ul style="list-style-type: none"> i) Overdevelopment/density ii) Parking and highway impact iii) Loss of trees; iv) Loss of privacy and overlooking; 	<p>The development falls within the London Plan density standards.</p> <p>Occupants of the new development will be prohibited of applying for a car parking permit.</p> <p>Replacement trees are proposed and the protection of the existing trees is imposed as per Condition 19</p> <p>Obscure glazing is proposed to affected windows and imposed as per Condition 22.</p>

No.	Stakeholder	Comments	Response
		<p>v) Loss of light and overshadowing;</p> <p>vi) Design and impact on conservation area and Highgate Wood;</p> <p>vii) Concept of gateway/landmark development</p> <p>viii) Quality of habitable accommodation</p> <p>ix) Unacceptable provision of amenity space</p> <p>x) Inadequate refuse provision</p> <p>xi) Noise and disturbance</p> <p>xii) Accessibility</p> <p>xiii) Pressure on local infrastructure</p> <p>xiv) The lack of an environmental statement</p> <p>xv) Ecology impact</p> <p>xvi) Lack of affordable housing;</p>	<p>The development generally meets the BRE guidelines.</p> <p>The design is an improvement over the existing vacant buildings and would not have a significant impact on the conservation area, listed structure and nearby Highgate Wood.</p> <p>The tower is considered acceptable in its local context</p> <p>The majority of the living accommodation meets the London Plan space standards.</p> <p>As above</p> <p>The size and location refuse provision is acceptable and contained within the blocks.</p> <p>Noted and imposed as per Condition 14.</p> <p>The proposal meets the requirements of Lifetime Homes standards and provides 10% wheelchair accessibility housing. Condition 8 seeks the provision of 10% disabled parking.</p> <p>The application would be subject to Haringey CIL to help raise funds to support the delivery of the infrastructure that is required as a result of new development</p> <p>The site area of the development is less than the 0.5 hectare screening threshold.</p> <p>There is no known ecological impact arising from the development. Bat and bird boxes are proposed as part of the proposal.</p> <p>A viability report has been submitted to support the level of affordable housing offered. The report has been independently assessed and considered acceptable by Officers.</p>

No.	Stakeholder	Comments	Response
		<p>xvii) Contrary to Haringey's Site Allocation Consultation Document;</p> <p>xviii) Drainage and sewerage impact (Officer Comment:</p> <p>xix) Loss of employment and community work;</p> <p>xx) Lack of children's play space;</p> <p>xxi) The financial viability assessment unreasonably withheld</p>	<p>This document is in draft form and has no weight in determining the application.</p> <p>Noted and imposed as per Conditions 15 and 16.</p> <p>The site is currently vacant and a S106 contribution is sought for the loss of the employment-generating floorspace (Telfer House). The site is not a community facility.</p> <p>The communal amenity provided accords to the GLA play space standards.</p> <p>A redacted copy of the applicant's viability report was released following several Freedom of Information (FOI) requests.</p>

This page is intentionally left blank



Haringey Council

Report for:	Planning Sub Committee Date: 19th January 2015	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.

SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE				
Site	Description	Timescales/comments	Case Officer	Manager
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 reported to Members of the Planning Sub Committee on 15 th December 2014 who resolved to grant planning permission subject to conditions and the signing of a section 106 legal agreement. Expires 20 th January 2015	Valerie Okeiyi	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 accomodate new flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	Planning application submitted on 5 th January 2015. Proposal acceptable in principle. However, issues relating to design, scale and impact on locally listed building and the conservation area	Anthony Traub	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Highgate Magistrates Court, Highgate Police Station, Tefler	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	Development Management Forum held on 4 th September 2014. Viability report has been independently assessed.	Aaron Lau	John McRory

<p>House Corner of Bishops Road & Church Road, N6 4HS</p>	<p>parking with 41 spaces, and comprehensive landscaping of the site</p>	<p>No ES required as development site is less than 0.5ha.</p> <p>FOI requests to view the viability report and pre-application discussions have been issued.</p> <p>Significant number of objections received from local residents, amenity groups and The City of London.</p> <p>Application to be reported to Members of the Planning Sub – Committee at January meeting with a recommendation to approve subject to a section 106 legal agreement</p>		
<p>Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8 (AF)</p>	<p>Demolition of existing buildings and comprehensive redevelopment of the site with a mix use scheme (Revised application with minor reduction of residential dwellings)</p>	<p><u>TO NOTE ONLY</u> Judicial Review process now halted.</p>	<p>Adam Flynn</p>	<p>John McRory</p>
<p>St Ann's Hospital Site</p>	<p>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>	<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.</p> <p>Likely to be reported to Members of the Planning Sub-Committee in February.</p>	<p>Anthony Traub</p>	<p>John McRory</p>

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 kitchen and staff change to former self contained flat. (amended description)	Transportation raises no objections. It has been agreed with the Chair that this application can be decided under delegated powers. Legal have been instructed and the application expected to be determined by end of January 2015	Valerie Okeiyi	John McRory
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 planning to discuss with Chair of Planning whether S73 can be determined under delegated authority. Application expires mid January – extension of time to be secured if necessary	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	Application 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. Decision issued 8 January 2015. Previous planning application reference HGY/2014/1727 is subject to an appeal,	Anthony Traub	John McRory

	bed flats) and associated works.	which has been lodged with the Planning Inspectorate for non determination. Despite the determination of the other application the applicant is continuing with the appeal in order to pursue the issue of the application of an off-site affordable housing contribution.		
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 Okeyi	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 Okeyi	John McRory
Lee Valley Techno Park	The change of use and extension of the existing building on the site from	In pre-application discussions. Application expected to be submitted shortly.	Robbie McNaugher	John McRory

	B1 and B8 to a 'through' school (primary, secondary and sixth form)			
			Anthony Traub	John McRory
IN PRE-APPLICATION DISCUSSIONS				
168 Park View Road	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed flats and 3 x 3 bed flats.	Acceptable in principle subject to scale, massing and mitigation measures regarding noise levels from adjacent railway	Tobias Finlayson	John McRory
123-124 High Road	Conversion of upper floors from office to hotel	Supported in principle	Anthony Traub	John McRory
45,47,49 and 63 Lawrence Road	Residential scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle as land use but issues with regards to loss of employment floor space and the general layout	Valerie Okeiyi	John McRory
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. (Pocket)	Concerns over the vehicular access onto the site. Currently not acceptable.	Adam Flynn	John McRory
Keston Centre (AF)	Pre-application discussion for residential scheme. (Galliard)	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 ongoing.	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 lead mix use scheme	Early discussions – formal pre-application on expected January 2015	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	On -going discussions		John McRory

	new cornices, architraves and mouldings) 2C (Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing 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 the 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	Conditions to be discharged relating to rear boundary and drainage are under discussion		Adam Flynn	Neil McClellan
Hornsey Depot (AF)	Number of conditions currently under consideration.		Adam Flynn	John McRory
Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and	Landscaping and verification details to be finalised.	Adam Flynn	John McRory

	surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190			
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



Haringey Council

Report for:	Planning Sub Committee 19.1.14	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 1 December – 31 December 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 01/12/2014 AND 31/12/2014

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****FUL Applications Decided: 4**Application No: **HGY/2014/2534** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 03/12/2014

Location: Ground Floor Flat 38 Harcourt Road N22 7XW

Proposal: Erection of single storey rear extension

Application No: **HGY/2014/2766** Officer: William Story

Decision: GTD Decision Date: 05/12/2014

Location: 19 Rosebery Road N10 2LE

Proposal: Enlargement of existing rear dormer, insertion of 3 x conservation area style roof lights, insertion of bi-folding doors & new doors to rear elevation and removal of door on flank elevation and new window

Application No: **HGY/2014/2953** Officer: Aaron Lau

Decision: GTD Decision Date: 11/12/2014

Location: 6 Curzon Road N10 2RA

Proposal: Modifications to existing rear extension

Application No: **HGY/2014/2976** Officer: Adam Flynn

Decision: REF Decision Date: 09/12/2014

Location: 77 Albert Road N22 7AG

Proposal: Loft conversion with rear dormer extension and four roof lights to front roof slope

LCD Applications Decided: 2Application No: **HGY/2014/3053** Officer: Danni Briggs

Decision: GTD Decision Date: 19/12/2014

Location: 149-153a Alexandra Park Road N22 7UL

Proposal: Replacement PVCu Windows and doors

Application No: **HGY/2014/3092** Officer: William Story

Decision: GTD Decision Date: 15/12/2014

Location: 91+ 91A Dukes Avenue N10 2QD

Proposal: Replacement of timber windows and doors

TPO Applications Decided: 1Application No: **HGY/2014/3190** Officer: Matthew Gunning

Decision: GTD Decision Date: 31/12/2014

Location: 67 Palace Gates Road N22 7BW

Proposal: Tree works to include reduction back to positions close to previous reduction points and leaving of as many side shoots or buds as possible with natural flowing outline to 1 x Lime tree.

Total Applications Decided for Ward: 7WARD: **Bounds Green****ADV Applications Decided: 1**

Application No: **HGY/2014/3081** Officer: Robert Smith
 Decision: GTD Decision Date: 31/12/2014
 Location: The Starting Gate Public House Station Road N22 7SS
 Proposal: Display of 3 x externally illuminated fascia signs, 2 x externally illuminated hanging signs, 4 x other signs, 1 no. non-illuminated sign written house name and 3 x non-illuminated display cases

CLDE Applications Decided: 1

Application No: **HGY/2014/2978** Officer: Malachy McGovern
 Decision: REF Decision Date: 12/12/2014
 Location: 143 Bounds Green Road N11 2ED
 Proposal: Certificate of lawfulness for single storey rear kitchen extension and single storey outbuilding retention

COND Applications Decided: 1

Application No: **HGY/2014/2805** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/12/2014
 Location: Land Rear of Corbett Grove N22
 Proposal: Non-Material amendment following consent of planning permission HGY/2014/0558 to allow minor change in elevations and roof plans

FUL Applications Decided: 10

Application No: **HGY/2014/2278** Officer: Paul Roberts
 Decision: GTD Decision Date: 01/12/2014
 Location: First Floor Flat 19 Thorold Road N22 8YE
 Proposal: Replacement of stairway from 1st floor back door to area of garden at ground level.

Application No: **HGY/2014/2568** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 12/12/2014
 Location: 111 Myddleton Road N22 8NE
 Proposal: Change of use of rear of premises from hair dressing salon (A1) to self-contained flat (C3)

Application No: **HGY/2014/2824** Officer: William Story
 Decision: GTD Decision Date: 01/12/2014
 Location: 136 + 138 Woodfield Way N11 2NU
 Proposal: Conversion of existing unused garages at No. 136 & 138 into home offices and erection of new link extension at No. 138

Application No: **HGY/2014/2866** Officer: Robert Smith
 Decision: GTD Decision Date: 03/12/2014
 Location: 122 Myddleton Road N22 8NQ
 Proposal: Increase of depth to existing basement from 2m maximum existing depth to 2.350m maximum depth, and from 0.75m at rear to 2.350m including rear lightwell to create storage space for existing shop (retrospective application)

Application No: **HGY/2014/2947** Officer: Malachy McGovern
 Decision: REF Decision Date: 12/12/2014
 Location: 2 Natalie Mews 87A Marlborough Road N22 8ND
 Proposal: Erection of two storey rear extension

Application No:	HGY/2014/2986	Officer:	Aaron Lau	Decision Date:	15/12/2014
Decision:	GTD				
Location:	14 Truro Road N22 8EL				
Proposal:	Loft conversion with rear dormer extension with roof lights to front roof slope				
Application No:	HGY/2014/3020	Officer:	Robbie McNaugher	Decision Date:	19/12/2014
Decision:	GTD				
Location:	24 Eastern Road N22 7DD				
Proposal:	Proposed change of use into 1 x 2 bed room flat on ground floor and 1 x 3 bedroom flat on first floor and second floor level.				
Application No:	HGY/2014/3068	Officer:	William Story	Decision Date:	17/12/2014
Decision:	GTD				
Location:	124B Whittington Road N22 8YL				
Proposal:	Formation of rear dormer and insertion of front rooflights				
Application No:	HGY/2014/3179	Officer:	Valerie Okeiyi	Decision Date:	31/12/2014
Decision:	GTD				
Location:	Flat 7 Ringwood, 62 Truro Road N22 8DR				
Proposal:	Installation of uPVC double glazing windows.				
Application No:	HGY/2014/3252	Officer:	Tobias Finlayson	Decision Date:	30/12/2014
Decision:	GTD				
Location:	Flat C 80 Palmerston Road N22 8RF				
Proposal:	Installation of UPVC double glazed windows				
LBC	Applications Decided:	1			
Application No:	HGY/2014/3082	Officer:	Robert Smith	Decision Date:	31/12/2014
Decision:	GTD				
Location:	The Starting Gate Public House Station Road N22 7SS				
Proposal:	Listed building coinsent for display of 3 x externally illuminated fascia signs, 2 x externally illuminated hanging signs, 4x other signs, 1no. non-illuminated sign written house name and 3 x non-illuminated display cases				
LCD	Applications Decided:	2			
Application No:	HGY/2014/2837	Officer:	William Story	Decision Date:	01/12/2014
Decision:	GTD				
Location:	355A & B High Road N22 8JA				
Proposal:	Replacement PVCu Windows and doors.				
Application No:	HGY/2014/2842	Officer:	Malachy McGovern	Decision Date:	01/12/2014
Decision:	GTD				
Location:	89 Nightingale Road N22 8PT				
Proposal:	Replacement of Timber Windows and Doors (householder application).				

WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No: **HGY/2014/2981** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/12/2014
 Location: 515 High Road N17 6SB
 Proposal: Display of 4 x externally illuminated fascia signs and 1 x externally illuminated hanging sign

CLUP Applications Decided: 2

Application No: **HGY/2014/2904** Officer: Robert Smith
 Decision: PERM DEV Decision Date: 05/12/2014
 Location: 58 Broadwater Road N17 6ET
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

Application No: **HGY/2014/3097** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 16/12/2014
 Location: 170 Arnold Road N15 4JH
 Proposal: Certificate of lawfulness for construction of outbuilding in rear garden

FUL Applications Decided: 4

Application No: **HGY/2014/2895** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/12/2014
 Location: 122a The Avenue N17 6TG
 Proposal: Erection of rear side extension to the ground floor flat

Application No: **HGY/2014/3006** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/12/2014
 Location: 185-187 Lordship Lane N17 6XF
 Proposal: Alterations to convert two shops into single unit, comprising internal and external alterations to shop front including new canopy to the front of shop.

Application No: **HGY/2014/3084** Officer: Robert Smith
 Decision: GTD Decision Date: 23/12/2014
 Location: First Floor Flat 52 Dongola Road N17 6EE
 Proposal: Construction of loft conversion with rear dormer extension

Application No: **HGY/2014/3088** Officer: Sarah Madondo
 Decision: REF Decision Date: 24/12/2014
 Location: 1A St Loys Road N17 6UB
 Proposal: Retrospective application for change of use from A1 (retail) to C3 (residential)

Total Applications Decided for Ward: 7WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2014/2757** Officer: William Story
 Decision: GTD Decision Date: 12/12/2014
 Location: 31 Topsfield Parade Tottenham Lane N8 8PT
 Proposal: Replacement of 3 x self adhesive vinyl mounted signs on existing internally lit canopy and 1 externally lit hanging sign.

CLUP Applications Decided: 1

Application No: **HGY/2014/3051** Officer: Malachy McGovern
 Decision: PERM DEV Decision Date: 16/12/2014
 Location: 22 Tregaron Avenue N8 9EY
 Proposal: Certificate of lawfulness for construction of rear roof extension

COND Applications Decided: 1

Application No: **HGY/2014/2442** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/12/2014
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2011/2016 to extend basement flat under front entrance, use balconies as terraces with associated balustrading, raise parapet wall by 300mm with front balustrade set back behind, apply rendered finish to building, and replace water tank to centre of rear roof

FUL Applications Decided: 7

Application No: **HGY/2014/2579** Officer: Malachy McGovern
 Decision: GTD Decision Date: 02/12/2014
 Location: 26 Tivoli Road N8 8RE
 Proposal: Removal of existing windows and doors into ground floor rear and replacement with colour coated aluminium doors

Application No: **HGY/2014/2931** Officer: Adam Flynn
 Decision: GTD Decision Date: 05/12/2014
 Location: 11 Fairfield Road N8 9HG
 Proposal: Construction of a single storey outbuilding in the rear garden to be used as office/ storage room

Application No: **HGY/2014/2950** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 17/12/2014
 Location: 69 Priory Gardens N6 5QU
 Proposal: Formation of rear loft conversion with dormer extension and Juliette balcony

Application No: **HGY/2014/3023** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/12/2014
 Location: 66 Avenue Road N6 5DR
 Proposal: Formation of extension to side of property and semi basement to be excavated to provide additional storey to rear

Application No: **HGY/2014/3052** Officer: Malachy McGovern
 Decision: GTD Decision Date: 18/12/2014
 Location: 3 Middle Lane N8 8PJ
 Proposal: Construction of dormer sash window in rear roof slope

Application No: **HGY/2014/3103** Officer: Malachy McGovern
 Decision: REF Decision Date: 18/12/2014
 Location: 33 Bryanstone Road N8 8TN
 Proposal: Loft extension with rear dormer

Application No: **HGY/2014/3198** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/12/2014
 Location: 1 Cecile Park N8 9AX
 Proposal: Levelling the garden to bring it to a single level over its length. The proposed new level is the ground floor level of the house, and the maximum dig will be 1.6m which will occur at the rear of the garden

LCD Applications Decided: 3

Application No: **HGY/2014/2892** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/12/2014
 Location: Garton House 119 Hornsey Lane N6 5XB
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2014/2896** Officer: Aaron Lau
 Decision: GTD Decision Date: 04/12/2014
 Location: 39 Tivoli Road N8 8RE
 Proposal: Replacement of timber windows and doors.

Application No: **HGY/2014/3206** Officer: William Story
 Decision: GTD Decision Date: 22/12/2014
 Location: 1 Gladwell Road N8 9AA
 Proposal: Replacement PVCu Windows and doors

RES Applications Decided: 3

Application No: **HGY/2014/3024** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 09/12/2014
 Location: 1 & 2, 44 - 46 Coleridge Road N8 8ED
 Proposal: Approval of details pursuant to condition 6 (soundproofing) attached to planning permission HGY/2012/2208

Application No: **HGY/2014/3025** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 09/12/2014
 Location: 1 & 2, 44 - 46 Coleridge Road N8 8ED
 Proposal: Approval of details pursuant to condition 7 (Travel Plan) attached to planning permission HGY/2012/2208

Application No: **HGY/2014/3145** Officer: Aaron Lau
 Decision: GTD Decision Date: 30/12/2014
 Location: Rosebery House 165 Tottenham Lane N8 9BY
 Proposal: Approval of details pursuant to condition 3 (risk assessment) attached to planning permission HGY/2013/1984

Total Applications Decided for Ward: 16WARD: **Fortis Green**

ADV Applications Decided: 1

Application No: **HGY/2014/3226** Officer: William Story
 Decision: GTD Decision Date: 23/12/2014
 Location: 223 Muswell Hill Broadway N10 1DD
 Proposal: Display of 2 x internally illuminated fascia signs and 1 x internally illuminated hanging sign

CLUP Applications Decided: 2

Application No: **HGY/2014/2909** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 05/12/2014
 Location: 3 Fortis Green Cottages Fortis Green N2 9HH
 Proposal: Certificate of lawfulness for erection of rear extension

Application No: **HGY/2014/3221** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 17/12/2014
 Location: 30 Hill Road N10 1JG
 Proposal: Certificate of lawfulness for erection of single storey rear extension and loft conversion

FUL Applications Decided: 12

Application No: **HGY/2014/1781** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/12/2014
 Location: Chester House 30 Pages Lane N10 1PR
 Proposal: Change of use of east wing to nursery with ancillary office/kitchen/storage including insertion of new external door

Application No: **HGY/2014/2549** Officer: Aaron Lau
 Decision: GTD Decision Date: 09/12/2014
 Location: 185 Creighton Avenue N2 9BN
 Proposal: Erection of rear ground and two storey side extension and changes to front landscaping

Application No: **HGY/2014/2726** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: 62 Greenham Road N10 1LP
 Proposal: Erection of single storey rear extension

Application No: **HGY/2014/2834** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/12/2014
 Location: 148 Osier Crescent N10 1RF
 Proposal: Replacement of existing conservatory with single storey extension within the same footprint (householder application).

Application No: **HGY/2014/2836** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/12/2014
 Location: 19 Twyford Avenue N2 9NU
 Proposal: Conversion of garage into utility/storage room (householder application).

Application No:	HGY/2014/2870	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/12/2014
Location:	21 Dukes Avenue N10 2PS		
Proposal:	Demolition of existing ground floor extensions and replacement with new single extension to create new kitchen / dining / living room spaces		
Application No:	HGY/2014/2894	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/12/2014
Location:	21 Dukes Avenue N10 2PS		
Proposal:	Amendments to the existing roof including new conservatory rooflights to the front elevation and a new dormer to the rear elevation		
Application No:	HGY/2014/2922	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/12/2014
Location:	27 Eastern Road N2 9LB		
Proposal:	Replacement of existing rear conservatory with new single storey rear extension		
Application No:	HGY/2014/3040	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/12/2014
Location:	1 Osier Crescent N10 1QQ		
Proposal:	Erection of first floor side, single storey rear, single storey side extensions and front gate		
Application No:	HGY/2014/3104	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/12/2014
Location:	12 Lanchester Road N6 4TA		
Proposal:	Refurbishment and extension to first floor side elevation including roof dormer. Alterations to rear terrace and replacement of windows and doors		
Application No:	HGY/2014/3133	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/12/2014
Location:	1 Greenfield Drive N2 9AF		
Proposal:	Alteration of existing roof, including the addition of a dormer window and rooflights, to create an additional bedroom and bathroom		
Application No:	HGY/2014/3196	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	30/12/2014
Location:	42 Ringwood Avenue N2 9NS		
Proposal:	Erection of timber framed flat roofed 10sqm garden room, to link to existing garden room, in rear garden		

PNE Applications Decided: 2

Application No:	HGY/2014/3184	Officer:	Robbie McNaugher
Decision:	PN NOT REQ	Decision Date:	16/12/2014
Location:	30 Hill Road N10 1JG		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.129m and for which the height of the eaves would be 3m		
Application No:	HGY/2014/3292	Officer:	Robbie McNaugher
Decision:	PN NOT REQ	Decision Date:	18/12/2014
Location:	94 Barrenger Road N10 1JA		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.		

RES Applications Decided: 6

Application No:	HGY/2014/0028	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/12/2014
Location:	Eden Primary, 79 Creighton Avenue N10 1NR		
Proposal:	Approval of details pursuant to condition 9 (acoustic fence) attached to planning permission HGY/2011/1166 to erect a 2.4m high acoustic fence positioned 250 mm in from existing fence and boxed 250 mm around existing trees.		
Application No:	HGY/2014/1802	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/12/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Variation of Condition 14 attached to Planning Permission HGY/2012/0706 to allow works on site to be permitted on Saturdays between the hours of 0800 to 1300, in line with LB Haringey Environmental Health (Noise Control) Guidelines.		
Application No:	HGY/2014/2923	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/12/2014
Location:	229 Muswell Hill Broadway N10 1DE		
Proposal:	Approval of details pursuant to condition 5 (disabled toilet) attached to planning permission HGY/2013/1260		
Application No:	HGY/2014/2924	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/12/2014
Location:	229 Muswell Hill Broadway N10 1DE		
Proposal:	Approval of details pursuant to condition 6 (mechanical ventilation) attached to planning permission HGY/2013/1260		
Application No:	HGY/2014/2925	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/12/2014
Location:	229 Muswell Hill Broadway N10 1DE		
Proposal:	Approval of details pursuant to condition 7 (grease trap / grease digester system) attached to planning permission HGY/2013/1260		
Application No:	HGY/2014/2927	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	12/12/2014
Location:	188 Creighton Avenue N2 9BJ		
Proposal:	Approval of details pursuant to Condition 3 (building materials) attached to planning permission HGY/2007/1108		

TEL Applications Decided: 1

Application No:	HGY/2014/3106	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/12/2014
Location:	Verge Adjacent To 64 Aylmer Road N2 0PL		
Proposal:	Installation of 1no 15m high street furniture design telecommunications monopole with 1no equipment cabinet at ground level and development ancillary thereto		

Total Applications Decided for Ward: 24WARD: **Harringay****ADV Applications Decided: 1**

Application No: **HGY/2014/3169** Officer: William Story
 Decision: GTD Decision Date: 19/12/2014
 Location: 483 Green Lanes N4 1AJ
 Proposal: Display of 1 x internally illuminated projection sign and 1 x internally illuminated box sign

FUL Applications Decided: 12

Application No: **HGY/2014/2113** Officer: Aaron Lau
 Decision: GTD Decision Date: 16/12/2014
 Location: 2-3 Salisbury Promenade Green Lanes N8 0RX
 Proposal: Retrospective application for a canopy to provide outdoor seating area for the restaurant

Application No: **HGY/2014/2885** Officer: William Story
 Decision: GTD Decision Date: 04/12/2014
 Location: 23b Falkland Road N8 0NS
 Proposal: Conversion of loft space into habitable children's room.

Application No: **HGY/2014/2944** Officer: Adam Flynn
 Decision: GTD Decision Date: 05/12/2014
 Location: 32 Seymour Road N8 0BE
 Proposal: Installation of rear double / bi-folding doors and two new rear windows

Application No: **HGY/2014/2965** Officer: William Story
 Decision: GTD Decision Date: 23/12/2014
 Location: 58B Cavendish Road N4 1RS
 Proposal: Loft conversion comprising rear box dormer and 2 front rooflights

Application No: **HGY/2014/2997** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/12/2014
 Location: 46 Wightman Road N4 1RU
 Proposal: Alterations to front facade and general improvements

Application No: **HGY/2014/2998** Officer: Adam Flynn
 Decision: REF Decision Date: 11/12/2014
 Location: 54 Wightman Road N4 1RU
 Proposal: Retrospective planning application to retain the existing two self contained flats at ground and lower ground floors

Application No: **HGY/2014/3060** Officer: Tobias Finlayson
 Decision: REF Decision Date: 22/12/2014
 Location: 25 Effingham Road N8 0AA
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2014/3073** Officer: Malachy McGovern
 Decision: GTD Decision Date: 18/12/2014
 Location: 93 Turnpike Lane N8 0DY
 Proposal: Erection of rear dormer roof extension to facilitate loft conversion

Application No:	HGY/2014/3117	Officer:	Adam Flynn	Decision Date:	24/12/2014
Decision:	GTD				
Location:	Shop 483 Green Lanes N4 1AJ				
Proposal:	Alterations to existing shop front				
Application No:	HGY/2014/3160	Officer:	William Story	Decision Date:	18/12/2014
Decision:	GTD				
Location:	Basement and Ground Floor 16 Lothair Road South N4 1EL				
Proposal:	Insertion of timber windows at lower ground level on front elevation				
Application No:	HGY/2014/3192	Officer:	Adam Flynn	Decision Date:	30/12/2014
Decision:	GTD				
Location:	445A Green Lanes N4 1HA				
Proposal:	Reconfiguration of 7 approved residential units to enlarge smaller units by joining bedsits and create 5 residential units to comply with HMO requirements for minimum floor space				
Application No:	HGY/2014/3194	Officer:	Tobias Finlayson	Decision Date:	30/12/2014
Decision:	GTD				
Location:	33 Turnpike Lane N8 0EP				
Proposal:	Construction of rear single storey extension				

Total Applications Decided for Ward: 13

WARD: **Highgate**

CLDE Applications Decided: 3

Application No:	HGY/2014/3007	Officer:	Valerie Okeiyi	Decision Date:	22/12/2014
Decision:	GTD				
Location:	Flat 3 6 Milton Road N6 5QD				
Proposal:	Use of property as a self-contained flat (certificate of lawfulness for an existing use)				
Application No:	HGY/2014/3013	Officer:	Valerie Okeiyi	Decision Date:	23/12/2014
Decision:	GTD				
Location:	Flat 1 6 Milton Road N6 5QD				
Proposal:	: Use of property as a self-contained flat (certificate of lawfulness for an existing use)				
Application No:	HGY/2014/3014	Officer:	Valerie Okeiyi	Decision Date:	23/12/2014
Decision:	GTD				
Location:	Basement Flat 6 Milton Road N6 5QD				
Proposal:	Use of property as a self-contained flat (certificate of lawfulness for an existing use)				

FUL Applications Decided: 9

Application No:	HGY/2014/1838	Officer:	Gareth Prosser	Decision Date:	16/12/2014
Decision:	REF				
Location:	22A Broadlands Road N6 4AG				
Proposal:	Demolition of 2-storey building (School's Car Club garages with flat above) and brown brick side extension to No.24 (former boarding house) and replacement with a 3-storey and attic new villa containing a pair of semi-detached houses of similar height and scale to the other buildings in the street				

Application No:	HGY/2014/1843	Officer:	Gareth Prosser	Decision Date:	16/12/2014
Decision:	REF				
Location:	22 Broadlands Road N6 4AG				
Proposal:	Construction of a new 5-bedroom, detached house in a part of the rear garden.				
Application No:	HGY/2014/2256	Officer:	Aaron Lau	Decision Date:	05/12/2014
Decision:	REF				
Location:	28 Sheldon Avenue N6 4JT				
Proposal:	Demolition of existing house on the site and the construction of a new single dwelling, consisting of 2 storeys, attic rooms and basement housing plant and leisure facilities. The house will have an attached garage at ground level and a further parking space via car stacker in the basement.				
Application No:	HGY/2014/2864	Officer:	Tobias Finlayson	Decision Date:	02/12/2014
Decision:	GTD				
Location:	290 Archway Road N6 5AU				
Proposal:	Loft conversion incorporating a rear dormer.				
Application No:	HGY/2014/2876	Officer:	Abiola Oloyede	Decision Date:	03/12/2014
Decision:	GTD				
Location:	Third Floor Flat 258 Archway Road N6 5AX				
Proposal:	Retrospective application for new dormer-conservatory / window to provide light and air to kitchen				
Application No:	HGY/2014/2908	Officer:	Tobias Finlayson	Decision Date:	09/12/2014
Decision:	GTD				
Location:	2 Wood Lane N6 5UB				
Proposal:	Erection of side extension over 3 floors, new enlarged dormer to rear and new conservation rooflights to front				
Application No:	HGY/2014/3049	Officer:	Robbie McNaugher	Decision Date:	18/12/2014
Decision:	REF				
Location:	18 Stormont Road N6 4NL				
Proposal:	Demolition of existing dwellinghouse and outbuildings and erection of replacement single detached dwellinghouse, including basement and landscaping				
Application No:	HGY/2014/3050	Officer:	Tobias Finlayson	Decision Date:	19/12/2014
Decision:	GTD				
Location:	Pavilion Cafe Highgate Wood Muswell Hill Road N6				
Proposal:	Provision of temporary ice cream kiosk on the west side of the pavilion cafe and temporary bar serving area in the garden of the cafe				
Application No:	HGY/2014/3167	Officer:	William Story	Decision Date:	31/12/2014
Decision:	GTD				
Location:	43 Southwood Lane N6 5ED				
Proposal:	Conversion of loft including alterations to roof hip, installation of rear dormer and installation of 3no. conservation rooflights as well as minor internal alterations and removal of split level to rear garden.				

Application No: **HGY/2014/2838** Officer: Robbie McNaugher
 Decision: REF Decision Date: 03/12/2014
 Location: 23 Denewood Road N6 4AQ
 Proposal: Partial demolition of 23 Denewood Road and new extension behind retained front facade including roof to the front main pitch, partial flank wall elevations and chimneys, the extension of the existing basement, the removal and replacement of the existing garage and the erection of a two storey dwelling with one storey above ground plus basement level and associated garage to the rear, and other associated works including landscaping

LCD Applications Decided: 9

Application No: **HGY/2014/2937** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/12/2014
 Location: 19-42 Tudor Close N6 5PR
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/2938** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 10/12/2014
 Location: 1-18 Tudor Close N6 5PR
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3046** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2014
 Location: 4 Fire Station Cottages North Road N6 4BQ
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3047** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2014
 Location: 1, 2, 3 Fire Station Cottages North Road N6 4BQ
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3048** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2014
 Location: Springfield Cottages 159-191 North Hill N6 4ED
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3098** Officer: William Story
 Decision: GTD Decision Date: 15/12/2014
 Location: 30 Muswell Hill Road N6 5UL
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3101** Officer: William Story
 Decision: GTD Decision Date: 19/12/2014
 Location: 19-25a & 26-32a Summersby Road N6 5UH
 Proposal: Replacement of timber windows and doors.

Application No: **HGY/2014/3176** Officer: William Story
 Decision: GTD Decision Date: 19/12/2014
 Location: 34 Muswell Hill Road N6 5UL
 Proposal: Replacement of timber windows and doors.

Application No: **HGY/2014/3208** Officer: William Story
 Decision: GTD Decision Date: 16/12/2014
 Location: 1 Yeatman Road N6 4DS
 Proposal: Replacement of timber windows and doors

TEL Applications Decided: 1

Application No: **HGY/2014/3109** Officer: Gareth Prosser
 Decision: GTD Decision Date: 23/12/2014
 Location: Out side Electricity Sub Station Adjoining 154 Archway Road N6 5BH
 Proposal: Replacement of the existing 12.5m high street furniture design telecommunication monopole with a new 15m high street furniture design telecommunication monopole; the installation of 1 no. equipment cabinet at ground level and development ancillary thereto

TPO Applications Decided: 2

Application No: **HGY/2014/2679** Officer: Malachy McGovern
 Decision: GTD Decision Date: 09/12/2014
 Location: 24 Stormont Road N6 4NP
 Proposal: Tree works to include reduce over-long branches to natural canopy outline, thin remainder by approximately 20%, remove deadwood, and lift canopy to uniform height, prune from building to give 1-2m clearance to 1 x Oak tree

Application No: **HGY/2014/3177** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2014
 Location: 9 View Road N6 4DJ
 Proposal: Tree works to include crown reduce by 3m 1 x Copper Beech tree

Total Applications Decided for Ward: 25WARD: **Hornsey****ADV Applications Decided: 1**

Application No: **HGY/2014/3032** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/12/2014
 Location: 69 Tottenham Lane N8 9BE
 Proposal: Display of 1 x externally illuminated fascia sign

CLUP Applications Decided: 4

Application No: **HGY/2014/2935** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 02/12/2014
 Location: 75 Nightingale Lane N8 7RA
 Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2014/3061** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 22/12/2014
 Location: 26 Elmfield Avenue N8 8QG
 Proposal: Certificate of lawfulness for formation of new single storey rear extension

Application No: **HGY/2014/3065** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 23/12/2014
 Location: 31 Rectory Gardens N8 7PJ
 Proposal: Certificate of lawfulness for erection of single storey rear extension

Application No: **HGY/2014/3248** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 30/12/2014
 Location: 99 Nightingale Lane N8 7QY
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

FUL Applications Decided: 7

Application No: **HGY/2014/2447** Officer: Adam Flynn
 Decision: GTD Decision Date: 09/12/2014
 Location: 67 Tottenham Lane N8 9BE
 Proposal: Change of use of the rear of the restaurant from A3 to C3 use (self contained flat) and the front of the restaurant from A3 to A1.

Application No: **HGY/2014/2452** Officer: Adam Flynn
 Decision: GTD Decision Date: 09/12/2014
 Location: 45 Glebe Road N8 7DA
 Proposal: Demolition of existing single storey rear extension and construction of replacement single storey rear extension, installation of double doors to rear elevation at ground floor level

Application No: **HGY/2014/2604** Officer: Malachy McGovern
 Decision: GTD Decision Date: 12/12/2014
 Location: 8 Priory Road N8 7RD
 Proposal: Change of Use from A1 (retail) to D2 (yoga studio)

Application No: **HGY/2014/2912** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/12/2014
 Location: 15 Rathcoole Gardens N8 9ND
 Proposal: Erection of single storey rear extension with flat roof design and skylight, and single storey side extension with pitched roof and skylights

Application No: **HGY/2014/2920** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/12/2014
 Location: 129 Rathcoole Gardens N8 9PH
 Proposal: Erection of a ground floor rear extension

Application No: **HGY/2014/3070** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/12/2014
 Location: 39A Priory Road N8 8LP
 Proposal: Formation of loft conversion with roof lights, alterations to existing first floor windows and creation of Juliet balconies

Application No: **HGY/2014/3125** Officer: Aaron Lau
 Decision: GTD Decision Date: 22/12/2014
 Location: 39 Ashford Avenue N8 8LN
 Proposal: Reversion of property from two flats to a a single family dwelling

PNC Applications Decided: 1

Application No: **HGY/2014/3111** Officer: Aaron Lau
 Decision: PN REFUSED Decision Date: 31/12/2014
 Location: 61-63 Tottenham Lane N8 9BE
 Proposal: Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

Total Applications Decided for Ward: 13WARD: **Muswell Hill****CLUP Applications Decided: 5**

Application No: **HGY/2014/2877** Officer: William Story
 Decision: PERM DEV Decision Date: 03/12/2014
 Location: 6 Warner Road N8 7HD
 Proposal: Certificate of lawfulness for the part reconstruction and alteration of existing rear extension and addition of new roof light to the rear extension

Application No: **HGY/2014/2881** Officer: William Story
 Decision: PERM DEV Decision Date: 03/12/2014
 Location: 3 Farrer Road N8 8LD
 Proposal: Certificate of lawfulness for alteration of roof from hip to gable, formation of rear dormer with Juliet balconies and insertion of front rooflights

Application No: **HGY/2014/3011** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 17/12/2014
 Location: 32 Connaught Gardens N10 3LB
 Proposal: Certificate of lawfulness for conversion of loft and erection of rear dormer extension with roof light to front roof slope

Application No: **HGY/2014/3067** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 23/12/2014
 Location: 10 Topsfield Road N8 8SN
 Proposal: Certificate of lawfulness for erection of side single storey extension to the rear of the building

Application No: **HGY/2014/3153** Officer: Abiola Oloyede
 Decision: PERM DEV Decision Date: 22/12/2014
 Location: 8 Priory Avenue N8 7RN
 Proposal: Certificate of lawfulness for excavation of existing basement to lower the floor level, changing UPVC windows to double glazed timber sash window and changing existing single glazed timber sash windows to double glazed timber sash windows

FUL Applications Decided: 7

Application No: **HGY/2014/2754** Officer: William Story
 Decision: GTD Decision Date: 01/12/2014
 Location: 40 Danvers Road N8 7HH
 Proposal: Retrospective application for creation of roof terrace.

Application No: **HGY/2014/2900** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 16/12/2014
 Location: 111 - 117 Muswell Hill Road N10 3HS
 Proposal: Tables and chairs to pavement

Application No: **HGY/2014/2966** Officer: Robert Smith
 Decision: GTD Decision Date: 11/12/2014
 Location: 10 Wood Vale N10 3DP
 Proposal: Replacement of existing single storey rear extension, and internal alterations

Application No: **HGY/2014/3010** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/12/2014
 Location: Dental Practice 41 Kings Avenue N10 1PA
 Proposal: Erection of rear extension with basement excavation

Application No: **HGY/2014/3033** Officer: Adam Flynn
 Decision: REF Decision Date: 16/12/2014
 Location: 119 Cranley Gardens N10 3AG
 Proposal: Creation of vehicle crossover to a classified road

Application No: **HGY/2014/3041** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/12/2014
 Location: 1 + 3 Palace Road N8 8QH
 Proposal: Erection of single storey rear extensions to both properties with additional enlargements to cellar and ancillary storage space / garden room to 3 Palace Road

Application No: **HGY/2014/3183** Officer: William Story
 Decision: GTD Decision Date: 23/12/2014
 Location: 3 Farrer Road N8 8LD
 Proposal: Demolition of conservatory and construction of new single storey rear extension including replacement of rear elevation doors and windows

LCD Applications Decided: 1

Application No: **HGY/2014/3099** Officer: William Story
 Decision: GTD Decision Date: 16/12/2014
 Location: Basement flat, 57A, 57B, 57C, 57D Woodland Rise N10 3UN
 Proposal: Replacement PVCu windows and doors.

PNC Applications Decided: 1

Application No: **HGY/2014/3110** Officer: Matthew Gunning
 Decision: PN REFUSED Decision Date: 31/12/2014
 Location: 222 Muswell Hill Broadway N10 3SH
 Proposal: Prior approval for change of use from A1 / A2 (retail) to C3 (dwellinghouse)

RES Applications Decided: 2

Application No: **HGY/2014/0816** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/12/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to conditions 9 (details of extract fans or flues) attached to planning permission HGY/2013/1169

Application No: **HGY/2014/3332** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/12/2014
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Approval of details pursuant to condition 3 (materials) and 13 e. (doors windows and rainwater goods) attached to planning permission HGY/2013/1169 and Condition 3 e. (doors windows and rainwater goods) of HGY/2013/1170

Total Applications Decided for Ward: 16WARD: **Noel Park****ADV Applications Decided: 2**

Application No: **HGY/2014/2954** Officer: Malachy McGovern
 Decision: GTD Decision Date: 12/12/2014
 Location: Opposite 102 High Road N22 6HE
 Proposal: Display of 2 x internally illuminated aluminum enclosed units with glass doors for a bus passenger shelter

Application No: **HGY/2014/2955** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/12/2014
 Location: Outside 26 High Road N22 6BY
 Proposal: Display of 2 x internally illuminated aluminium enclosed units with glass doors for a bus passenger shelter

FUL Applications Decided: 5

Application No: **HGY/2014/2742** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/12/2014
 Location: 141 Morley Avenue N22 6NP
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2014/2890** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 04/12/2014
 Location: 12 Turnpike Lane N8 0PT
 Proposal: Loft conversion with rear dormer extension and roof light to front roof slope

Application No: **HGY/2014/2960** Officer: Anthony Traub
 Decision: GTD Decision Date: 09/12/2014
 Location: 162 High Road N22 6AW
 Proposal: Retention of 2no. awnings and a canopy to the external elevations

Application No: **HGY/2014/3134** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/12/2014
 Location: 52 Turnpike Lane N8 0PS
 Proposal: Creation of vehicle crossover and 1 x off street parking

Application No: **HGY/2014/3210** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 30/12/2014
 Location: First Floor Flat B 37 Burghley Road N8 0QG
 Proposal: Formation of rear dormer roof extension

Total Applications Decided for Ward: 7

WARD: **Northumberland Park**

ADV Applications Decided: 1

Application No: **HGY/2014/3095** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/12/2014
 Location: Public House 724 High Road N17 0AG
 Proposal: Display of 2x externally illuminated fascia signs and 3x externally illuminated housing sign and 3x other signs, plastic lockable poster frame, foamax panel with digitally printed logo and aluminium gable panel with vinyl print

FUL Applications Decided: 4

Application No: **HGY/2014/2583** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/12/2014
 Location: 143 Northumberland Park N17 0TR
 Proposal: Amendment to existing planning permission (HGY/2012/0620) for the construction of an additional storey at top of the main building and a ground and first floor extension to north-west elevation, with ancillary facilities and alterations, to increase accommodation from 146 Bedrooms to 180 bedrooms

Application No: **HGY/2014/2886** Officer: Robert Smith
 Decision: GTD Decision Date: 04/12/2014
 Location: Unit 18 Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: The use of not more than 150sqm of floorspace for the cutting and bending of aluminium (Use Class B2, General Industrial) within the existing building (Use Class B8, Storage and Distribution)

Application No: **HGY/2014/3085** Officer: Anthony Traub
 Decision: GTD Decision Date: 19/12/2014
 Location: 2 Farningham Road N17 0PP
 Proposal: Erection of two storey side extension including enlargement of existing roof

Application No: **HGY/2014/3159** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/12/2014
 Location: 1 Trulock Road N17 0PH
 Proposal: Erection of single storey rear extension

LCD Applications Decided: 1

Application No: **HGY/2014/2318** Officer: Paul Roberts
 Decision: GTD Decision Date: 08/12/2014
 Location: Charles Bradlaugh House Haynes Close N17 0RD
 Proposal: Erection of a pre cast concrete shed within council estate to facilitate the storage and collection of bulk rubbish for the benefit of the estate

NON Applications Decided: 1

Application No: **HGY/2014/3140** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/12/2014
 Location: Unit 11 Mowlem Trading Estate Leaside Road and land fronting Watermead Way, N17 0QJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/1792 to replace wording of condition 10 in order to amend BREEAM condition

RES Applications Decided: 7

Application No: **HGY/2014/0460** Officer: Aaron Lau
 Decision: GTD Decision Date: 19/12/2014
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Partial discharge pursuant to condition 4 (Desktop Study) attached to planning permission HGY/2013/1792

Application No: **HGY/2014/1129** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/12/2014
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition 58 (part 1: Risk Assessment, part 2: Site Investigation & part 3: Remediation Strategy, only) attached to planning permission HGY/2010/1000.

Application No: **HGY/2014/1134** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/12/2014
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition 37 (Ground Contamination, Soil Remediation and Disposal Strategy) for Phase 2 of planning permission HGY/2010/1000.

Application No: **HGY/2014/1135** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/12/2014
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition 36 (Ground Conditions) attached to planning permission HGY/2010/1000.

Application No: **HGY/2014/2845** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: Brook House 881 High Road N17 8EY
 Proposal: Approval of details pursuant to condition 25 (play space) attached to planning permission HGY/2012/2128

Application No: **HGY/2014/2846** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: 881 High Road N17 8EY
 Proposal: Approval of details pursuant to condition 34 (parking management) attached to planning permission HGY/2012/2128

Application No: **HGY/2014/3076** Officer: Anthony Traub
 Decision: REF Decision Date: 16/12/2014
 Location: 818 High Road N17 0EY
 Proposal: Approval of details pursuant to condition 5 (schedule of works, methodology statement, detailed plans and drawings) attached to planning permission HGY/2014/1889.

TPO Applications Decided: 1

Application No: **HGY/2014/2941** Officer: Malachy McGovern
 Decision: GTD Decision Date: 10/12/2014
 Location: 51 Coniston Road N17 0EX
 Proposal: Tree works to include 30% reduction, 15% thin and removal of epicormic growth to 2 x Ash tree

Total Applications Decided for Ward: 15WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2014/3121** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/12/2014
 Location: 28 Ida Road N15 5JE
 Proposal: Use of property as 4 self-contained studio flats

CLUP Applications Decided: 1

Application No: **HGY/2014/2862** Officer: Danni Briggs
 Decision: PERM DEV Decision Date: 01/12/2014
 Location: 116 Rutland Gardens N4 1JR
 Proposal: Certificate of Lawfulness for alteration of hip to gable, formation of rear dormer and insertion of front roof lights.

FUL Applications Decided: 4

Application No: **HGY/2014/1747** Officer: Malachy McGovern
 Decision: GTD Decision Date: 12/12/2014
 Location: 56 Rutland Gardens N4 1JP
 Proposal: Erection of a single storey rear extension, with a dormer extension with balustrade and two roof lights to front roof to create 2 self-contained flats.

Application No: **HGY/2014/2128** Officer: Robert Smith
 Decision: GTD Decision Date: 17/12/2014
 Location: 339 St Anns Road N15 3TL
 Proposal: Conversion of a 4 bed house into 2 no. self contained flats 1x1 bed, on ground floor and 1x2 bed on the first floor and loft, loft conversion with dormer extension and two roof lights to front roof slope

Application No: **HGY/2014/2841** Officer: Anthony Traub
 Decision: REF Decision Date: 08/12/2014
 Location: 30 Woodlands Park Road N15 3RT
 Proposal: Enlargement of existing rear dormer and construction of loft over rear original extension

Application No: **HGY/2014/2968** Officer: Aaron Lau
 Decision: REF Decision Date: 16/12/2014
 Location: 1 Grand Parade N4 1JX
 Proposal: Change of use from A1 use (shop) to A3 use (restaurant) with the flue ducting on side elevation (retrospective)

LCD Applications Decided: 1

Application No: **HGY/2014/3215** Officer: Anthony Traub
 Decision: GTD Decision Date: 19/12/2014
 Location: 17-36 Sturrock Close N15 5JA
 Proposal: Replacement PVCu windows and doors.

RES Applications Decided: 1

Application No: **HGY/2014/3156** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/12/2014
 Location: 1 South Grove N15 5QJ
 Proposal: Approval of details pursuant to condition 9 (demolition and construction dust / Considerate Contractors Scheme) attached to planning permission HGY/2013/1869

Total Applications Decided for Ward: 8WARD: **Seven Sisters****FUL Applications Decided: 12**

Application No: **HGY/2014/1829** Officer: Paul Roberts
 Decision: GTD Decision Date: 01/12/2014
 Location: 60 Plevna Crescent N15 6DW
 Proposal: Section 73 application consisting of the minor amendment to condition 2 of HGY 2013/1996 comprising of the addition of a rear dormer.

Application No: **HGY/2014/2760** Officer: Robert Smith
 Decision: GTD Decision Date: 05/12/2014
 Location: 103 Craven Park Road N15 6AH
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2014/2785** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: 20 Wellington Avenue N15 6AS
 Proposal: Erection of type 3 loft extension

Application No:	HGY/2014/2808	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/12/2014
Location:	125 Gladesmore Road N15 6TJ		
Proposal:	Type 3, full 2nd floor extension with loft accommodation at 3rd floor level possible within pitched roof and first floor rear extension		
Application No:	HGY/2014/2901	Officer:	Anthony Traub
Decision:	REF	Decision Date:	04/12/2014
Location:	67 Wellington Avenue N15 6AX		
Proposal:	Erection of first floor rear extension plus new second floor extension to replace existing front and rear dormers with new pitched roof over.		
Application No:	HGY/2014/2903	Officer:	Anthony Traub
Decision:	REF	Decision Date:	04/12/2014
Location:	132 Wargrave Avenue N15 6UA		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2014/2932	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	09/12/2014
Location:	29 Eade Road N4 1DJ		
Proposal:	Erection of ground floor and first floor rear extension		
Application No:	HGY/2014/3018	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	18/12/2014
Location:	24 Eade Road N4 1DH		
Proposal:	Erection of rear extension, alteration of roof from hip to gable, loft conversion with full width rear dormer and creation of 2nd floor balcony and escape route from loft conversion		
Application No:	HGY/2014/3034	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	19/12/2014
Location:	120 + 122 Wargrave Avenue N15 6UA		
Proposal:	Erection of rear extension at ground and first floor level to 120 Wargrave Avenue, and at first floor level over existing ground floor extension to 122 Wargrave Avenue		
Application No:	HGY/2014/3035	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/12/2014
Location:	120 + 122 Wargrave Avenue N15 6UA		
Proposal:	Erection of additional storey with pitched roof to 120 and 122 Wargrave Avenue, as per "Type 3" outlined by South Tottenham residential extensions SPD		
Application No:	HGY/2014/3094	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	23/12/2014
Location:	23 Grovelands Road N15 6BT		
Proposal:	Erection of additional storey 'Type 3' and two storey side extension.		
Application No:	HGY/2014/3149	Officer:	Anthony Traub
Decision:	REF	Decision Date:	18/12/2014
Location:	64-70 High Road N15 6JU		
Proposal:	Rear extension to accommodate new ancillary offices		

Application No:	HGY/2014/3003	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	05/12/2014
Location:	120 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2014/3233	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	18/12/2014
Location:	16 Wargrave Avenue N15 6UD		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.85m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2014/3295	Officer:	Paul Roberts
Decision:	PN NOT REQ	Decision Date:	23/12/2014
Location:	20 Wellington Avenue N15 6AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2014/2843	Officer:	Robert Smith
Decision:	GTD	Decision Date:	08/12/2014
Location:	Gladesmore Community School Crowland Road N15 6EB		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2014/0806		

Total Applications Decided for Ward: 16WARD: **Stroud Green****CLDE Applications Decided: 9**

Application No:	HGY/2014/2969	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	16/12/2014
Location:	Flat 9 8 Oakfield Road N4 4NL		
Proposal:	Use of property as a self-contained flat.		
Application No:	HGY/2014/2987	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	16/12/2014
Location:	Flat 3 8 Oakfield Road N4 4NL		
Proposal:	Use of property as a self-contained flat.		
Application No:	HGY/2014/2988	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	16/12/2014
Location:	Flat 4 8 Oakfield Road N4 4NL		
Proposal:	Use of property as a self-contained flat		
Application No:	HGY/2014/2990	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	16/12/2014
Location:	Flat 5 8 Oakfield Road N4 4NL		
Proposal:	Use of property as a self-contained flat.		

Application No: **HGY/2014/2991** Officer: Malachy McGovern
 Decision: GTD Decision Date: 16/12/2014
 Location: Flat 6 8 Oakfield Road N4 4NL
 Proposal: Use of property as a self-contained flat

Application No: **HGY/2014/2992** Officer: Malachy McGovern
 Decision: GTD Decision Date: 16/12/2014
 Location: Flat 7 8 Oakfield Road N4 4NL
 Proposal: Use of property as a self-contained flat

Application No: **HGY/2014/2993** Officer: Malachy McGovern
 Decision: GTD Decision Date: 16/12/2014
 Location: Flat 8 8 Oakfield Road N4 4NL
 Proposal: Use of property as a self-contained flat

Application No: **HGY/2014/3012** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/12/2014
 Location: 56 Woodstock Road N4 3EX
 Proposal: Certificate of lawfulness for use of property as three self contained flats

Application No: **HGY/2014/3180** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 23/12/2014
 Location: 84 Stroud Green Road N4 3EN
 Proposal: Certificate of Lawfulness for use of property as a restaurant and takeaway unit

COND Applications Decided: 2

Application No: **HGY/2014/2975** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/12/2014
 Location: 23 Cornwall Road N4 4PH
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permissions HGY/2014/1035 and HGY/2014/1641 in order to introduce door instead of window to basement

Application No: **HGY/2014/3178** Officer: Robbie McNaugher
 Decision: NOT DEV Decision Date: 19/12/2014
 Location: 104 Stroud Green Road N4 3EN
 Proposal: Variation of condition 3 (hours of opening) attached to planning permission HGY/2011/2199 to operate Monday - Saturday 10a.m. to 10p.m. and Sundays from 11a.m. to 8p.m.

FUL Applications Decided: 7

Application No: **HGY/2014/1278** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/12/2014
 Location: Ground Floor Garden Flat 92 Stapleton Hall Road N4 4QA
 Proposal: Retrospective application for resurfacing of front area, demolition of internal non original 450mm high garden wall, and change of level to original external level to free up blocked air-bricks. Replacement of 6 timber casement windows at the front elevation with original timber sash windows and refurbishment of 2 fixed panel leaded windows at ground level only

Application No: **HGY/2014/2426** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/12/2014
 Location: 98 Ridge Road N8 9NR
 Proposal: Conversion of existing loft space into a 1 bedroom flat with dormer and rooflights to rear and rooflights to front

Application No: **HGY/2014/2865** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/12/2014
 Location: Flat 1 Farnfields Court Oakfield Road N4 4LA
 Proposal: Replacement of timber framed single glazed windows to double glazed uPVC

Application No: **HGY/2014/2917** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/12/2014
 Location: Flat C 4 Oakfield Road N4 4NL
 Proposal: Creation of a second floor roof terrace

Application No: **HGY/2014/2951** Officer: Danni Briggs
 Decision: GTD Decision Date: 03/12/2014
 Location: 12A Victoria Terrace N4 4DA
 Proposal: Change of use of a live/work unit comprising 2no two bed flats and workshops, to 2no. two bed flats and 1no. one bed flat.

Application No: **HGY/2014/3135** Officer: Malachy McGovern
 Decision: GTD Decision Date: 18/12/2014
 Location: 33 Osborne Road N4 3SD
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2014/3217** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/12/2014
 Location: 22A Ferme Park Road N4 4ED
 Proposal: Erection of rear ground floor conservatory extension (retrospective application)

LCD Applications Decided: 4

Application No: **HGY/2014/2891** Officer: Anthony Traub
 Decision: GTD Decision Date: 02/12/2014
 Location: 52 Denton Road N8 9NT
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2014/2899** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/12/2014
 Location: 6, 6a, 8a + 10a Mount View Road N4 4SL
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2014/3054** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 19/12/2014
 Location: 15, 15a, 16, 16a, 28, 28a, 43, 43a, 47, 47a, 64, 64a, 65, 65a, 66, 66a, 82, 82a, 83, 83a Uplands Road N8 9NL
 Proposal: Replacement PVCu Windows and doors

Application No: **HGY/2014/3056** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 19/12/2014
 Location: 8 + 8a Oxford Road N4 3HA
 Proposal: Replacement of timber windows and doors

NON Applications Decided: 1

Application No: **HGY/2014/3071** Officer: Danni Briggs
 Decision: REF Decision Date: 01/12/2014
 Location: 35 Florence Road N4 4DJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/0507 to join the two proposed dormers into a single dormer to the rear elevation.

PNC Applications Decided: 1

Application No: **HGY/2014/2934** Officer: Gareth Prosser
 Decision: PN REFUSED Decision Date: 10/12/2014
 Location: 49A Oxford Road N4 3EY
 Proposal: Prior approval for change of use from B1(a) (offices) to C3 (dwelling house)

RES Applications Decided: 1

Application No: **HGY/2014/2526** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/12/2014
 Location: 92 Stapleton Hall Road N4 4QA
 Proposal: Approval of details pursuant to condition 3 (Materials), attached to planning permission HGY/2014/0697

Total Applications Decided for Ward: 25WARD: **Tottenham Green****FUL Applications Decided: 4**

Application No: **HGY/2014/2907** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/12/2014
 Location: 61A Beaconsfield Road N15 4SH
 Proposal: Loft extension including addition of a dormer to the rear and new rooflights

Application No: **HGY/2014/2930** Officer: Anthony Traub
 Decision: GTD Decision Date: 09/12/2014
 Location: 21 Hanover Road N15 4DL
 Proposal: Demolition of existing outbuilding to create a single storey ground floor rear extension

Application No: **HGY/2014/3005** Officer: Anthony Traub
 Decision: GTD Decision Date: 09/12/2014
 Location: 86 Seaford Road N15 5DT
 Proposal: Construction of hip to gable extension with rear dormer.

Application No: **HGY/2014/3207** Officer: Anthony Traub
 Decision: GTD Decision Date: 19/12/2014
 Location: 27 Earlsmead Road N15 4DA
 Proposal: Formation of rear dormer and replacement of existing conservatory with new single storey rear extension.

LBC Applications Decided: 1

Application No: **HGY/2014/2889** Officer: Anthony Traub
 Decision: GTD Decision Date: 02/12/2014
 Location: Bernie Grant Performing Arts Centre Town Hall Approach Road N15 4RY
 Proposal: Listed Building Consent for minor alterations to the partitioning and internal plumbing etc, within the Bernie Grant Arts Centre to make the premises suitable for use by the Music Theatre Academy

LCD Applications Decided: 1

Application No: **HGY/2014/2906** Officer: Sarah Madondo
 Decision: GTD Decision Date: 05/12/2014
 Location: 18 + 18a Wakefield Road N15 4NL
 Proposal: Replacement PVCu Windows and Doors

PNC Applications Decided: 1

Application No: **HGY/2014/2801** Officer: Sarah Madondo
 Decision: PN REFUSED Decision Date: 02/12/2014
 Location: 11-13 Lawrence Road N15 4EN
 Proposal: Prior approval for change of use from A1/A2 (retail) to C3 dwelling house)

Total Applications Decided for Ward: 7WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No: **HGY/2014/3204** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/12/2014
 Location: Unit 2 Ferry Island Retail Park Station Road N17 9FR
 Proposal: Display of 2 x internally illuminated fascia signs, 1 x externally illuminated fascia sign, 1 x internally illuminated hanging sign, 2 x internally illuminated other signs and 1 x externally illuminated other sign

CLDE Applications Decided: 1

Application No: **HGY/2014/2802** Officer: Anthony Traub
 Decision: REF Decision Date: 02/12/2014
 Location: 21 Hale Road N17 9LB
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

CLUP Applications Decided: 1

Application No: **HGY/2014/3141** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 18/12/2014
 Location: 11 Parkhurst Road N17 9RB
 Proposal: Certificate of lawfulness for erection of single storey rear extension

FUL Applications Decided: 1

Application No: **HGY/2014/2939** Officer: Robert Smith
 Decision: GTD Decision Date: 11/12/2014
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Retrospective application for fire escape along the western elevation of Block W, Hale Village

PNE Applications Decided: 1

Application No: **HGY/2014/3016** Officer: Robert Smith
 Decision: PN NOT REQ Decision Date: 08/12/2014
 Location: 19 Whitbread Close N17 0YA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the house by 4m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

RES Applications Decided: 4

Application No: **HGY/2014/2076** Officer: Robert Smith
 Decision: GTD Decision Date: 22/12/2014
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to condition 6 (samples of materials) attached to planning permission HGY/2010/1897 in respect of Pavilion 6 of the Hale Village Masterplan.

Application No: **HGY/2014/2080** Officer: Robert Smith
 Decision: GTD Decision Date: 19/12/2014
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to condition 59 (water efficiency measures) attached to planning permission HGY/2010/1897.

Application No: **HGY/2014/2361** Officer: Robert Smith
 Decision: GTD Decision Date: 23/12/2014
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to condition 4 (samples of materials) attached to planning permission HGY/2012/0799 in respect of Pavilion 6 of the Hale Village Masterplan.

Application No: **HGY/2014/2949** Officer: Anthony Traub
 Decision: GTD Decision Date: 03/12/2014
 Location: 624 High Road N17 9TL
 Proposal: Approval of details pursuant to condition 11 (central dish/aerial system) attached to planning permission HGY/2009/1532

Total Applications Decided for Ward: 9WARD: **West Green****CLUP Applications Decided: 1**

Application No: **HGY/2014/2857** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 01/12/2014
 Location: 65 Langham Road N15 3LR
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer extension with two roof lights to front roof slope.

FUL Applications Decided: 4

Application No: **HGY/2014/2632** Officer: Robert Smith
 Decision: GTD Decision Date: 04/12/2014
 Location: 13A Carlingford Road N15 3ED
 Proposal: Erection of detached building at the rear to provide 3 no. parking spaces

Application No: **HGY/2014/2731** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: 230 Sirdar Road N22 6QX
 Proposal: Convert from a 4 bedroom dwelling into two x 2 bedroom flats

Application No: **HGY/2014/2964** Officer: Malachy McGovern
 Decision: REF Decision Date: 12/12/2014
 Location: 161A Westbury Avenue N22 6RX
 Proposal: Alteration of conservatory walls from brick / glass to brick, and of roof to suitable extension material. Rear wall to have exterior door and windows, new window to north wall, and insertion of two new rooflights

Application No: **HGY/2014/3162** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/12/2014
 Location: 66 Downhills Park Road N17 6PB
 Proposal: Erection of single storey rear extension to existing dwelling

LBC Applications Decided: 1

Application No: **HGY/2014/2893** Officer: Anthony Traub
 Decision: GTD Decision Date: 02/12/2014
 Location: Turnpike Lane Underground Station Green Lanes N15 3NX
 Proposal: Listed building consent for installation of new dry riser inlet box to façade, top up tank, new outlet box at ticket hall level, two new outlet boxes at platform level, replacement of existing landing valves at platform level, and associated works and pipe work.

LCD Applications Decided: 1

Application No: **HGY/2014/2905** Officer: Anthony Traub
 Decision: GTD Decision Date: 02/12/2014
 Location: 19 + 19a Stanmore Road N15 3PR
 Proposal: Replacement PVCu Windows and Doors

PNE Applications Decided: 2

Application No: **HGY/2014/2983** Officer: Danni Briggs
 Decision: PN NOT REQ Decision Date: 03/12/2014
 Location: 20 Graham Road N15 3NL
 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/2014/3182** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 19/12/2014
 Location: 9 Mannock Road N22 6AT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6.0 and 4.5m, for which the maximum height would be 4.0m and for which the height of the eaves would be 2.8m

TEL Applications Decided: 1

Application No: **HGY/2014/3090** Officer: Malachy McGovern
 Decision: REF Decision Date: 23/12/2014
 Location: Land at Downhills Park Road N17 6NY
 Proposal: Installation of a new 15m street works pole supporting 6no. antennas, 4no. equipment cabinets and development ancillary thereto

Total Applications Decided for Ward: 10WARD: **White Hart Lane****CLDE Applications Decided: 1**

Application No: **HGY/2014/2982** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/12/2014
 Location: 143 Norfolk Avenue N13 6AL
 Proposal: Retention of 2 residential flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 1

Application No: **HGY/2014/3118** Officer: Robert Smith
 Decision: PERM DEV Decision Date: 24/12/2014
 Location: 51 Rivulet Road N17 7JT
 Proposal: Certificate of lawfulness for erection of single storey rear extension, hip to gable extension and rear dormer

FUL Applications Decided: 1

Application No: **HGY/2014/2497** Officer: Robert Smith
 Decision: GTD Decision Date: 16/12/2014
 Location: 46 Awlfield Avenue N17 7DB
 Proposal: Erection of single storey rear and side extension

PNE Applications Decided: 3

Application No: **HGY/2014/3015** Officer: Sarah Madondo
 Decision: PN NOT REQ Decision Date: 04/12/2014
 Location: 71 Rivulet Road N17 7JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the house by 6m, for which the maximum height would be 2.88m and for which the height of the eaves would be 2.88m

Application No: **HGY/2014/3100** Officer: Paul Roberts
 Decision: PN NOT REQ Decision Date: 08/12/2014
 Location: 40 Fryatt Road N17 7BN
 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 4m and for which the height of the eaves would be 3m

Application No: **HGY/2014/3296** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/12/2014
 Location: 306 White Hart Lane N17 8LA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.1m, 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/2014/3170** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/12/2014
 Location: The Old Library Compton Crescent N17 7JU
 Proposal: Approval of details pursuant to condition 3 (travel plan) attached to planning permission HGY/2013/1977

Application No: **HGY/2014/3171** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/12/2014
 Location: The Old Library Compton Crescent N17 7JU
 Proposal: Approval of details pursuant to condition 6 (car parking management plan) attached to planning permission HGY/2013/1977

TEL Applications Decided: 2

Application No: **HGY/2014/2788** Officer: Robert Smith
 Decision: GTD Decision Date: 09/12/2014
 Location: Footway off Compton Crescent N17 7LZ
 Proposal: Prior approval for upgrade of existing telecommunications base station comprising the removal of 15.00m high column, replacement with 17.50m high column and associated works

Application No: **HGY/2014/3113** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/12/2014
 Location: Verge Adjacent to White Hart Lane N17 8JP
 Proposal: Replacement of the existing 12.5m high street furniture design telecommunications monopole with a new 15m high telecommunication monopole in the same position. The addition of 1 no. new equipment cabinet adjacent the existing equipment cabinets with development ancillary thereto

TPO Applications Decided: 1

Application No: **HGY/2014/2943** Officer: Anthony Traub
 Decision: REF Decision Date: 10/12/2014
 Location: 97 Peabody Cottages Lordship Lane N17
 Proposal: Tree works to include felling of 1 x Silver Birch Tree

Total Applications Decided for Ward: 11WARD: **Woodside****CLUP Applications Decided: 2**

Application No: **HGY/2014/3008** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 11/12/2014
 Location: 21 Sylvan Avenue N22 5JA
 Proposal: Certificate of Lawfulness for erection of rear dormer extension and hip to gable conversion

Application No: **HGY/2014/3107** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 19/12/2014
 Location: 73 Eldon Road N22 5ED
 Proposal: Certificate of Lawfulness for erection of a ground floor side extension and a loft conversion with rear dormer extension and Juliet balcony, 2 roofs light to front roof slope

FUL Applications Decided: 8

Application No: **HGY/2014/2800** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/12/2014
 Location: 28 Sandford Avenue N22 5EH
 Proposal: Formation of rear dormer with Juliet balcony (householder application).

Application No: **HGY/2014/2856** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 01/12/2014
 Location: 104 Sylvan Avenue N22 5HY
 Proposal: Change of use from HMO to 2 x 2 bedroom flats.

Application No: **HGY/2014/2879** Officer: Robert Smith
 Decision: GTD Decision Date: 03/12/2014
 Location: 30 New Road N22 5ET
 Proposal: Erection of conservatory to rear to replace existing conservatory

Application No: **HGY/2014/2918** Officer: Anthony Traub
 Decision: GTD Decision Date: 08/12/2014
 Location: 89 Maryland Road N22 5AR
 Proposal: Proposed single storey rear extension

Application No: **HGY/2014/3029** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/12/2014
 Location: 35 Ewart Grove N22 5NY
 Proposal: Loft conversion with dormer extension and three roof lights to front roof slope

Application No: **HGY/2014/3108** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/12/2014
 Location: 73 Eldon Road N22 5ED
 Proposal: Ground floor single storey full width extension and first floor extension to the side of property

Application No: **HGY/2014/3157** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 18/12/2014
 Location: 11 Barratt Avenue N22 7EZ
 Proposal: Refurbishment of interior, new ground floor extension and loft conversion to bedroom

Application No: **HGY/2014/3256** Officer: Robbie McNaugher
 Decision: REF Decision Date: 18/12/2014
 Location: 143 Perth Road N22 5QH
 Proposal: Erection of rear ground floor extension

LCD Applications Decided: 5

Application No: **HGY/2014/2871** Officer: Robert Smith
 Decision: GTD Decision Date: 01/12/2014
 Location: 97-107 Pellatt Grove N22 5NT
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2014/2872** Officer: Robert Smith
 Decision: GTD Decision Date: 01/12/2014
 Location: 51 Pellatt Grove N22 5NP
 Proposal: Replacement of timber windows and doors.

Application No: **HGY/2014/2873** Officer: Anthony Traub
 Decision: GTD Decision Date: 01/12/2014
 Location: 23 Stuart Crescent N22 5NN
 Proposal: Replacement of timber windows and doors.

Application No: **HGY/2014/2874** Officer: William Story
 Decision: GTD Decision Date: 01/12/2014
 Location: Irving Court Eldon Road N22 5DY
 Proposal: Replacement PVCu Windows and Doors.

Application No: **HGY/2014/2875** Officer: Robert Smith
 Decision: GTD Decision Date: 01/12/2014
 Location: 1-12 + 41-64 Bracknell Close N22 5RF
 Proposal: Replacement PVCu Windows and Doors

PNE Applications Decided: 2

Application No: **HGY/2014/2994** Officer: Robert Smith
 Decision: PN GRANT Decision Date: 01/12/2014
 Location: 5 Glendale Avenue N22 5AH
 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 2.9m.

Application No: **HGY/2014/3112** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/12/2014
 Location: 146 Perth Road N22 5QP
 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 3.5m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2014/1375** Officer: Aaron Lau
 Decision: GTD Decision Date: 09/12/2014
 Location: New River Sports Centre White Hart Lane N22 5QW
 Proposal: Approval of details pursuant to condition 5 (Tennis Dome Lighting Details) attached to planning permission HGY/2014/0053

Application No: **HGY/2014/1380** Officer: Aaron Lau
 Decision: GTD Decision Date: 12/12/2014
 Location: New River Sports Centre White Hart Lane N22 5QW
 Proposal: Approval of details pursuant to condition 10 (Continuity of Existing Sports Use) attached to planning permission HGY/2014/0053

Total Applications Decided for Ward: 19

WARD: Not Applicable - Outside Borough

OBS Applications Decided: 1Application No: **HGY/2014/3220**

Officer: Matthew Gunning

Decision: RNO

Decision Date: 01/12/2014

Location: Land to the rear of Hornbeams the Bishops Avenue N2

Proposal: Variation of condition 1 (Plan Numbers) of planning permission reference F/02673/11 dated 19 August 2011 for 'Erection of 2 No. two storey detached houses with rooms in the basement and roofspace with associated access road and altered vehicular access onto The Bishops Avenue'. Variation to include changes to previously approved proposals/drawings following further design development comprising alteration to roof and the relocation/positioning of property B as indicated by dotted line on proposed drawings (observations to L.B. Barnet)

Total Applications Decided for Ward: 1

Total Number of Applications Decided: 265
