



**Haringey** Council

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

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

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





**Haringey** Council

---

## Special Planning Sub Committee

---

TUESDAY, 30TH SEPTEMBER, 2014 at **19:15 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**

It being a special meeting of the Committee, under Part Four, Section B, Paragraph 17, of the Council's Constitution, no other business shall be considered at the meeting.

### **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. 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.

### **5. 35-39 THE BROADWAY N8 8DU (PAGES 1 - 40)**

Construction of 3 residential apartments on the roof of 35-39 The Broadway, comprising 2 x two bed flats and 1 x two bed + study flat, with amenity spaces

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

### **6. 814A + B HIGH ROAD N17 0DH (PAGES 41 - 72)**

Demolition of existing building and erection of 1 x3 storey building with A1 (retail) space on ground floor and 2 x 2bed and 2 x 1bed flats on upper floors (Revised Drawings)

RECOMMENDATION: grant permission subject to conditions.

### **7. 2A TALBOT ROAD N15 4DH (PAGES 73 - 118)**

Erection of 4 new dwellings to include 3x single storey with basement 2 bedroom terraced dwellings with lightwells to the front and rear, and 1 x2 storey 2 bedroom detached dwelling, with provision of refuse /recycling store and bicycle store

RECOMMENDATION: grant permission subject to conditions and subject to s106 and s278 legal agreements

**8. 10 ALEXANDRA HOUSE STATION ROAD N22 7TR (PAGES 119 - 130)**

Provision of a new smoking shelter building.

RECOMMENDATION: grant permission subject to conditions.

**9. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 131 - 220)**

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

**10. UPDATE ON MAJOR PROPOSALS (PAGES 221 - 226)**

To advise on major proposals in the pipeline include those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the s106 agreement; applications submitted and awaiting determination; and proposals being discussed at pre-application stage.

**11. DATE OF NEXT MEETING**

Special Planning Cttee 7 October.

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](mailto:maria.fletcher@haringey.gov.uk)

Monday, 22 September 2014

This page is intentionally left blank

Planning Sub Committee 30/09/2014 Item No.  
(deferred from 15/9/14)

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/1619	<b>Ward:</b> Crouch End
<p><b>Address:</b> 35-39 The Broadway N8 8DU</p> <p><b>Proposal:</b> Construction of 3 residential apartments on the roof of 35-39 The Broadway, comprising 2 x two bed flats and 1 x two bed + study flat, with amenity spaces</p> <p><b>Applicant:</b> Mr George Georgallis Newbrook Properties Ltd</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Robbie McNaugher</p> <p><b>Site Visit Date:</b> 16/06/2014</p>	
<p><b>Date received:</b> 05/06/2014 <b>Last amended date:</b> NA</p> <p><b>Drawing number of plans:</b> PL/100, 110 B, 200, 210, 211 Rev D, 213, 214, 215, 216, 217 S/P 01</p>	
<p><b>1.1</b> This application is reported to the Committee following a request from Councillors Arthur and Doron.</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <p>Policy SP10 encourages housing development in town centres, providing it complements the essential retail element within the centre, therefore the proposal is acceptable in principle.</p> <p>The proposed design is considered to be a high quality which will preserve and enhance the Crouch End Conservation Area and will not be detrimental to the setting of the Listed Clock Tower.</p> <p>The development would provide a good standard of accommodation for future residents, cause no significant harm to residential amenity and meets the required standards for sustainability. The impact on traffic and parking will be mitigated by conditions and S106 agreement requiring the development to be 'car free'.</p> <p>The Council has consulted widely and responses were taken into account by officers. The detailed assessments outlined in this report demonstrate that there is strong planning policy support for this proposal embodied in the Local Development Plan and backed by Regional and National Planning Guidance. Therefore, subject to appropriate conditions and S106 contributions the application should be approved.</p>	

## 2. RECOMMENDATION

(1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to a sec. 106 Legal Agreement

(2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 6th October 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and

(3) That, following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted subject to the attachment of the following conditions:

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Construction Management Plan (dust etc.)
- 5) Considerate Constructors
- 6) Construction Management Plan
- 7) Green Roof
- 8) Combustion and Energy Plant
- 9) Code for sustainable homes

### Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Land ownership
- 5) Thames Water
- 6) Naming and numbering
- 7) Building Control
- 8) Sprinkler systems
- 9) Green roof

(4) That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons;

- i. That in the absence of an amendment to the Traffic Management Order to ensure the development is 'car free' and membership of a local Car Club the proposed development would have an unacceptable impact on parking which would restrict the free flow of traffic in the area and would be contrary to Local Plan Policy SP7



5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Section 106 Heads of Terms:

- 1) The residential units are defined as “car free”.
- 2) A contribution of £1000 towards the amendment of the Traffic Management Order.
- 3) Two years free membership to a local Car Club for residents.

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

<b>TABLE OF CONTENTS</b>	
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: Consultation Responses Appendix 2 : Plans and images Appendix 3 : Floor space standards

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

This is an application for the construction of 3 residential apartments on the roof of 35-39 The Broadway, comprising 2 x two bed flats and 1 x two bed + study flat, with amenity spaces. The extension takes the form of a single storey glazed structure with coloured glass panels and an aluminium fascia. There would be 2 terraced areas to the rear and terraces along the front of the building.

#### **3.2 Site and Surroundings**

The site is located on a prominent corner within Crouch End Conservation Area and consists of a 3 storey 1950s building previously occupied by Woolworths and now Waitrose with other ground floor retail and residential above. The Broadway itself is characterised by 3 storey terraces with retail on the ground floor and flats above. The site is adjacent to the grade II listed Hornsey Clock Tower and the grade II\* listed Hornsey Town Hall and the grade II listed annexe buildings are a short distance to the south of the site.

#### **3.3 Relevant Planning and Enforcement history**

OLD/1952/0062 GTD 22-10-52 Rebuilding bombed shop premises.

OLD/1956/0067 GTD 01-03-56 Redevelopment of site by erection of shops and offices over.

HGY/1998/0348 GTD 30-06-98 35-39 The Broadway London Conversion of second floor (top Flat) from office use (B1) to 8 x 1 bed roomed self contained flats and associated alterations.

HGY/1999/0201 GTD 20-04-99 Woolworths Plc 35-39 The Broadway London Erection of new lift shaft behind existing stairwell. Re use of boiler rooms as lift lobby, motor room and refuse store.

HGY/2000/0053 GTD 18-04-00 21-35 The Broadway London Erection of third floor extension to provide additional two bedflats to those approved by application HGY 57204.

HGY/2008/2287 GTD 20-01-09 Erection of 1 x 2 bed flat to the roof level.

HGY/2009/1310 GTD 15-09-09 Conversion of first floor to residential comprising 2 x two bed flats and 1 x one bed flat.

HGY/2013/0065 WDN 28-05-2013 Erection of roof top addition to provide 3 residential apartments.

### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

LBH Transportation  
LBH Conservation Officer  
LBH Building Control

LBH Waste Management  
London Fire Brigade  
Thames Water  
Crouch End Residents Association  
Hornsey CAAC  
Ward Councillors

The following responses were received :

Internal:

1) LBH Conservation

By appearing contrasting in design, the new extension would preserve the existing building within the conservation area. The new extension's visibility is limited from the Hornsey Town Hall and the adjacent Annexe buildings and as such its impact on these buildings would be limited. It would, however, be visible within the setting of the listed Clock Tower. Again, the extension's elegant design would be considered to enhance its setting and would be acceptable in this instance. The proposal would enhance the character of the conservation area and would preserve the appearance of the existing building and would be acceptable. In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would preserve as well as enhance the appearance of the heritage assets and provide wider benefits that would comply with existing legislation and policies. It is, therefore, acceptable.

2) Transportation

No objections subject to the imposition of the following S106 obligations and conditions:

S106 obligations:

1. The applicant/developer is required to enter into a Section 106 Agreement to ensure that the residential units are defined as "car free" and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.

Reason: To militate against any parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network.

2. The applicant/developer must offer all new residents of the proposed development two years free membership to a local Car Club. Evidence that each unit has been offered free membership to the Car Club must be submitted to the Local Planning Authority.

Reason: To reduce the demand for parking, which in turn reduces congestion on the highways network.

Condition:

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

3) Building Control

No objections.

4) Commercial Environmental Health (Pollution)

No objections subject to conditions relating to construction dust, Combustion and Energy Plant and green roofs.

5) Waste Management

This application advises existing doors to the bin chamber require widening. Access for the waste collection vehicle should be adequate to allow the vehicle to collect waste without the need to reverse.

External:

6) London Fire Authority

No objections.

7) Thames Water

No objection subject to informatives.

**5. LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 190 letters.

5.2 The number of representations received from neighbours, local groups in response to notification and publicity of the application were as follows:

No of individual responses: 6

Objecting: 6

5.3 The issues raised in representations that are material to the determination of the application and are set out in Appendix 1 and addressed in the next section of this report, the main point are as follows:

- Design and impact on the Conservation Area

- Impact on neighbouring amenity
- Parking

5.4 The following issues raised are not material planning considerations:

- Procedural matters - The developers have conveniently ignored to show south side existing and proposed elevations and impact the proposals will have on existing developments on this side (Officer Comment: Amended plans have now been received showing all elevations).

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the conservation area and the Setting of the Listed Buildings
3. Layout and standard of accommodation
4. The impact on the amenity of adjoining occupiers
5. Parking and highway safety

### **6.2 Principle of the development**

6.2.1 The site lies within the Crouch End Town Centre, Local Plan (2012) Policy SP10 states that wherever possible, housing development will also be encouraged in the town centres, providing it complements the essential retail element within the centre, intensifying residential development in town centres can have positive benefits by reducing pressure for more residential areas and creating natural surveillance.

6.2.2 Therefore the principle of extending the building and provision of additional residential accommodation is acceptable subject to a high quality design which provides a good standard of accommodation for potential occupants and does not adversely impact on residential amenity, the Conservation Area, and the Setting of the Listed Buildings or have a significant impact on transport and highways.

### **6.3 Character and appearance of the conservation area and the Setting of the Listed Buildings**

6.3.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.

6.3.2 Local Plan Policy SP11 'Design' states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place Planning Officer Delegated Report and identity. With regard to development within Conservation Areas, The London Plan

2011 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

- 6.3.2 Concerns have been raised with regard to the design and the impact on the proposal on the Conservation Area including the Clock Tower and other buildings in the area. The Council's Conservation Officer has advised that given its location, the extension would be visible from the cross roads and from longer distance views within the conservation area and would be considered to have an impact on its character and appearance particularly on the adjacent Clock Tower.
- 6.3.3 The Crouch End Conservation Area Character Appraisal (2010) notes the importance of the clock tower (para 4.3) and the subject building in para 4.11:

*The two notable landmarks that contribute significantly to the identity of Crouch End Town Centre are the tower of the former Town Hall and the Clock Tower.*

*Nos. 35 to 39 (odd) on the south side of the junction with Crouch Hall Road were redeveloped in 1957 as a three storey Woolworths building with a stone clad projecting ground floor shopfront built in the corporate style of this period and 22 beige/pinkish brick upper floors with vertically proportioned two storey stone window surrounds. The ground floor has now been sympathetically converted to a Waitrose supermarket. The materials and elevational treatment of this building complement those of the listed buildings forming the town hall complex on the opposite side of The Broadway and make a positive contribution to this part of the conservation area.*

- 6.3.4 The Council's Conservation Officer has advised that from a conservation point of view, the proposed extension has been designed in an elegant contemporary style with the fenestration pattern relating well with the existing building. The contemporary style is in strong contrast to the existing building, yet respects its character and scale. The extensive use of glass reduces its bulk considerably creating a lighter addition. As such, the development would be considered to enhance the appearance of the conservation area and would ensure long term use of the existing site. By appearing contrasting in design, the new extension would also preserve the existing building within the conservation area. In addition, the new extension's visibility is restricted from the Hornsey Town Hall and the adjacent Annexe buildings and as such its impact on these buildings would be limited. It would, however, be visible within the setting of the listed Clock Tower. Again, the extension's elegant design would be considered to enhance its setting and would be acceptable in this instance.
- 6.3.5 Overall, it is considered that the proposal would enhance the character of the conservation area and would preserve the appearance of the existing building and not cause harm to the setting of the Listed Buildings. In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this

instance, it is felt that the proposed development would preserve as well as enhance the appearance of the heritage assets and would not harm any of these heritage assets and would provide wider benefits that would comply with existing legislation and policies. It is, therefore, acceptable.

#### **6.4 Layout and standard of accommodation**

- 6.4.1 London Plan Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor's Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.4.2 The proposed flats would exceed with the floorspace minima set out in the Major's Housing SPG as set out in Appendix 2. It is noted that there is a study room shown (with a bed space shown on the plans) in Flat 3, this would be only 5sq.m. and is not large enough to be treated as an additional bedroom, therefore this unit has been treated as a 2 bedroom flat. If this room were treated as an extra single bedroom the flat would require an additional 3 sq.m. of overall space, however given overall quality of the unit and the generous outdoor space in any event this flat is considered to provide a good standard of accommodation. The Mayor's Housing SPG also recommends that the floor-to-ceiling height should be 2.6 m, or at least 2.5 m to maximise natural daylight, the proposed dwellings would have a ceiling height in excess of 2.5 metres throughout with a height of 3.6 in the main body of the apartments. The applicant has provided a Lifetime Homes statement which illustrates that Lifetime Homes Standards will be achieved. Overall the proposal is considered to provide reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.
- 6.4.3 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection following amendments. The Council's waste management team has confirmed that the waste arrangements are acceptable.

#### **6.5 Impact on the amenity of adjoining occupiers**

- 6.5.1 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.
- 6.5.2 Concerns have been raised that the proposal would impact on the amenity of the neighbouring residents. With regard to the impact on the adjoining Village Apartments, the extensions at the front of the site would be in line with the rear elevation of this building so would not impact on sunlight, daylight or be overbearing to this property. The extension further to the rear of site would be a sufficient distance from this property to ensure that it would also not impact on amenity. Concerns have been raised that the proposed roof terraces would impact on the privacy of the Village Apartments. The outdoor patio to the rear of Flat 3 would be screened by the proposed building so would not result in a loss of privacy to the rear windows of the Village Apartments. The outdoor terrace serving flat 1 would



largely look south onto the parking area at the rear of the Village Apartments and would have a 1.8 metre screen along the eastern edge of the terrace so would not impact on the privacy of the adjacent properties.

- 6.5.3 The set back of the extension from the outdoor walls of the existing building and the separation distance from the other buildings in the area ensure that the proposal would not impact on the amenity of any other neighbouring properties.
- 6.5.4 Overall the proposal is not considered to result in significant harm to neighbouring amenity in accordance with London Plan Policy 7.6 and Saved Policy UD3.

## **6.6 Parking and highways**

- 6.6.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport and adopting maximum car parking standards and car free housing wherever feasible.
- 6.6.2 Concerns have been raised that the proposal lacks adequate parking and would add to parking stress in the area. The Council's Transportation Team have been consulted and advise that the application site has a medium PTAL of 3/4 and is served by the 41, 91, W3, W5 and W7 bus routes. These routes operate with a combined frequency of 131 buses per hour and provide frequent links to Turnpike Lane, Archway, Harringay and Harringay Green Lanes underground and rail stations. The site also falls within the Crouch End (B) controlled parking zone (CPZ), which operates Monday to Friday between 14:00pm – 16:00pm and provides a degree of on-street parking control. It is considered that the prospective residents will have a good level of access to sustainable transport modes for journeys to and from the site.
- 6.6.3 They note that the application site does not benefit from any on-site parking provision. The site falls within the Crouch End restricted Conversion Area as identified within the Haringey Council adopted Unitary Development Plan (saved policies 2013) and therefore has a requirement for 4 off-street parking spaces.
- 6.6.4 The Transportation Team note that the applicant has commissioned Alpha Parking Ltd to undertake a parking stress survey, which indicates that overnight the area surrounding the site does not suffer from an unacceptable level of on-street parking stress. The Transportation team note that the applicant has assumed that prospective occupants will utilise on-street parking facilities within the area, citing the results of the submitted parking survey as evidence. They advise that the survey does not take into account the town centre location and therefore will not have captured the parking displacement caused by the times of conflict when residents are returning home to find parking spaces occupied by visitors to commercial premises such as restaurants etc. They advise that should prospective residents be eligible for on-street parking permits, it would be likely that the increased requirement for on-street parking provision would have a negative impact upon on-street parking stress during times of high demand.

- 6.6.5 They also note that allowing the prospective residents to gain on-street parking permits in this case would mean having to support other similar applications that also rely on on-street parking provision to meet their parking demands. The cumulative effect of which would result in a negative impact upon the surrounding highway network as parking demand increases. The Transportation team therefore require that the development be designated as car-free in order to discourage prospective residents from owning private vehicles. It has been noted that the Crouch End (B) CPZ is only operational for two hours during week days. However, in light of the future review of the existing CPZ operation hours which will take place in connection with other major development proposals within the immediate area, it is considered that in this instance the car-free designation is considered as an effective mechanism to deter car ownership. Effectiveness is further strengthened by recent reviews to CPZ's adjacent to Crouch End (A), limiting opportunities for prospective residents of this development to park within these areas.
- 6.6.6 As further mitigation the Transportation Team require that the applicant supply each residential unit with two years paid membership to the car club operating within this area, with its nearest bay located within Hatherley Gardens. Both the developments status as car-free and the Car Club membership will need to be secured via a Section 106 Agreement. It has been noted that the proposal includes cycle storage to London Plan standards.
- 6.6.7 The Transportation Team conclude that should the above measures be put in place the proposed development is unlikely to result in any increase in parking pressure within the vicinity of the site or result in any significant adverse impact upon the surrounding highway network. Therefore, there are no highways and transportation objections to the above development proposal, a condition will be attached requiring a construction management plans and a section 106 legal agreement to ensure that the residential units are defined as "car free" and therefore no residents therein will be entitled to apply for a residents parking permit, a contribution of £1000 towards the amendment of the Traffic Management Order for this purpose and two years free membership to a local Car Club for residents.

## **6.7 Sustainability**

- 6.7.1 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Chapter 5 of the London Plan and Local Plan Policy SP4 require all new homes to meet Level 4 of the Code for Sustainable Homes.
- 6.7.2 The applicant has submitted a Sustainable Design and Construction Statement outlining the sustainability measures which would be incorporated into the proposed flats, a condition can be attached to ensure that the proposal will meet Code Level 4. The proposal is therefore considered acceptable in this respect.

## **6.8 Conclusions**

- 6.8.1 The proposal is acceptable in principle and residential development is encouraged within Town Centres. The proposed design is considered to be of a high quality

which will not cause harm to the Crouch End Conservation Area or the setting of the Listed Clock Tower which will preserve and enhance these heritage assets.

6.8.2 The development would provide a good standard of accommodation for future residents, cause no significant harm to residential amenity and meets the required standards for sustainability. The impact on traffic and parking will be mitigated by conditions and S106 agreement requiring the development to be 'car free'.

6.8.3 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. CIL APPLICABLE**

7.1 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,800 (280 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Registered No. HGY/2014/1619

Applicant's drawing No.(s) PL/100, 110 B, 200, 210, 211 Rev D, 213, 214, 215, 216, 217 S/P 01

Subject to the following condition(s)

### **IMPLEMENTATION**

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

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

### **DRAWINGS**

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

PL/100, 110 B, 200, 210, 211, 213, 214, 215, 216, 217 S/P 01

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

### **SAMPLES OF MATERIALS**

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

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

#### CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

4. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. The development shall be carried out in accordance with the approved report unless otherwise agreed in writing by the Local Planning Authority.

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

#### CONSIDERATE CONSTRUCTORS

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

Reason: In the interests of residential amenity.

#### CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

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

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

#### GREEN ROOF

7. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented

in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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

#### COMBUSTION AND ENERGY PLANT

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

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by UDP Policy ENV7 and The London Plan Policy 7.14.

#### CODE FOR SUSTAINABLE HOMES

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

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

#### INFORMATIVE: CIL

The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,800 (280 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

#### INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday

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

#### INFORMATIVE: Party Wall Act

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

#### INFORMATIVE: Land Ownership

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

#### INFORMATIVE: Thames Water

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

**INFORMATIVE: Street Naming and numbering**

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

**INFORMATIVE: Building Regulations**

This type of work will require a Building Regulations application to be made after Planning permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and we would be pleased to explain any of the services in more detail if required.

Please contact us with any queries you may have at: [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk)

**INFORMATIVE: The London Fire Authority: Sprinklers**

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

**INFORMATIVE: Green roof**

With regard to condition 7 the green roof submission must provide/comprise of the following information:

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

## Appendix 1 – Consultation response

No.	Stakeholder	Comments	Response
1.	Conservation	<p>The scheme proposes an additional storey on the building to accommodate three new flats. Given its location, the extension would be visible from the cross roads and from longer distance views within the conservation area and would be considered to have an impact on its character and appearance.</p> <p>From a conservation point of view, the extension has been designed in an elegant contemporary style with the fenestration pattern relating well with the existing building. The contemporary style is in strong contrast to the existing building, yet respects its character and scale. The extensive use of glass reduces its bulk considerably creating a lighter addition. As such, the development would be considered to enhance the appearance of the conservation area and would ensure long term use of the existing site. By appearing contrasting in design, the new extension would also preserve the existing building within the conservation area.</p> <p>In addition, the new extension's visibility is limited from the Hornsey Town Hall and the adjacent Annexe buildings and as such its impact on these buildings</p>	Noted

No.	Stakeholder	Comments	Response
		<p>would be limited. It would, however, be visible within the setting of the listed Clock Tower. Again, the extension's elegant design would be considered to enhance its setting and would be acceptable in this instance.</p> <p>Overall, the proposal would enhance the character of the conservation area and would preserve the appearance of the existing building and would be acceptable.</p> <p>In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would preserve as well as enhance the appearance of the heritage assets and provide wider benefits that would comply with existing legislation and policies. It is, therefore, acceptable.</p> <p>Conclusion: Acceptable</p>	
2.	Transportation	<p>The application site has a medium PTAL of 3/4 and is served by the 41, 91, W3, W5 and W7 bus routes. These routes operate with a combined frequency of 131 buses per hour and provide frequent links to Turnpike Lane, Archway, Harringay and Harringay Green Lanes underground and rail</p>	Noted, conditions and Section 106 attached as requested



No.	Stakeholder	Comments	Response
		<p>stations. The site also falls within the Crouch End (B) controlled parking zone (CPZ), which operates Monday to Friday between 14:00pm – 16:00pm and provides a degree of on-street parking control. It is considered that the prospective residents will have a good level of access to sustainable transport modes for journeys to and from the site.</p> <p>It has been noted that the application site does not benefit from any on-site parking provision. The site falls within the Crouch End restricted Conversion Area as identified within the Haringey Council adopted Unitary Development Plan (saved policies 2013) and therefore has a requirement for 4 off-street parking spaces.</p> <p>The applicants have commissioned Alpha Parking Ltd to undertake a parking stress survey, which indicates that overnight the area surrounding the site does not suffer from an unacceptable level of on-street parking stress. The applicants have assumed that prospective occupants will utilise on-street parking facilities within the area, citing the results of the submitted parking survey as evidence. However, the survey does not take into account</p>	

No.	Stakeholder	Comments	Response
		<p>the town centre location and therefore will not have captured the parking displacement caused by the times of conflict when residents are returning home to find parking spaces occupied by visitors to commercial premises such as restaurants etc. Should prospective residents be eligible for on-street parking permits, it would be likely that the increased requirement for on-street parking provision would have a negative impact upon on-street parking stress during times of high demand.</p> <p>Furthermore, allowing the prospective residents to gain on-street parking permits in this case would mean having to support other similar applications that also rely on on-street parking provision to meet their parking demands. The accumulative effect of which would result in a negative impact upon the surrounding highway network as parking demand increases. We will therefore require that the development be designated as car-free in order to discourage prospective residents from owning private vehicles.</p> <p>It has been noted that the Crouch End (B) CPZ is only operational for two hours during week days. However, in</p>	

No.	Stakeholder	Comments	Response
		<p>light of the future review of the existing CPZ operation hours which will take place in connection with other major development proposals within the immediate area, it is considered that in this instance the car-free designation is considered as an effective mechanism to deter car ownership. Effectiveness is further strengthened by recent reviews to CPZ's adjacent to Crouch End (A), limiting opportunities for prospective residents of this development to park within these areas.</p> <p>As further mitigation we will require that the applicant supply each residential unit with two years paid membership to the car club operating within this area, with its nearest bay located within Hatherley Gardens. Both the developments status as car-free and the Car Club membership will need to be secured via a Section 106 Agreement. It has been noted that the proposal includes cycle storage to London Plan standards.</p> <p>Should the above measures be put in place the proposed development is unlikely to result in any increase in parking pressure within the vicinity of the site or result in any significant</p>	

No.	Stakeholder	Comments	Response
		<p>adverse impact upon the surrounding highway network. Therefore, there are no highways and transportation objections to the above development proposal, subject to the imposition of the following S106 obligations and conditions:</p> <p>S106 obligations:</p> <p>1. The applicant/developer is required to enter into a Section106 Agreement to ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.</p> <p>Reason: To militate against any parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence</p>	

No.	Stakeholder	Comments	Response
		<p>reducing the congestion on the highways network.</p> <p>2. The applicant/developer must offer all new residents of the proposed development two years free membership to a local Car Club. Evidence that each unit has been offered free membership to the Car Club must be submitted to the Local Planning Authority.</p> <p>Reason: To reduce the demand for parking, which intern reduces congestion on the highways network.</p> <p>Condition:</p> <p>1. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch End Broadway, Crouch Hall Road and the surrounding roads is minimised. It is also requested that construction vehicle movements should</p>	

No.	Stakeholder	Comments	Response
		<p>be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> <p>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.</p>	
3.	Building Control	<p>This department has no objection to this application.</p> <p>This type of work will require a Building Regulation application to be made after Planning permission has been granted.</p>	Noted
4.	Commercial Environmental Health (Pollution)	<p>With reference to above application for the construction of 3 residential apartments on the roof of 35-39 The Broadway, comprising 2 x two bed flats and 1 x two bed + study flat, with amenity spaces; I recommend the following as conditions:</p> <p>Green Roof: Full details of an extensive green roof</p>	Noted, conditions and informative attached as requested

No.	Stakeholder	Comments	Response
		<p>shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:</p> <ul style="list-style-type: none"> <li>a) biodiversity based with extensive/semi-intensive soils</li> <li>b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.</li> <li>c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.</li> <li>d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates</li> <li>e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section</li> </ul> <p>The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme</p>	

No.	Stakeholder	Comments	Response
		<p>shall be permitted without the prior written consent of the Local Planning Authority.</p> <p>Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.</p> <p>Combustion and Energy Plant:</p> <p>Prior to installation details of the boiler to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by UDP Policy ENV7 and The London Plan Policy 7.14.</p> <p>Control of Construction Dust: No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of</p>	



No.	Stakeholder	Comments	Response
		<p>demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p>With regard to air pollution, I recommend that the proposed development is car-free in order that it works towards an 'air quality neutral development' as detailed in The London Plan, Policy 7.14.</p>	
5.	Waste Management	This application advises existing doors to the bin chamber require widening. Access for the waste collection vehicle should be adequate to allow the vehicle to collect waste without the need to reverse.	Noted, amended plans have been provided showing the widened door and this has been confirmed to be acceptable.
6.	London Fire Authority	<p>The Brigade is satisfied with the proposals.</p> <p>The Authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in buildings can significantly</p>	

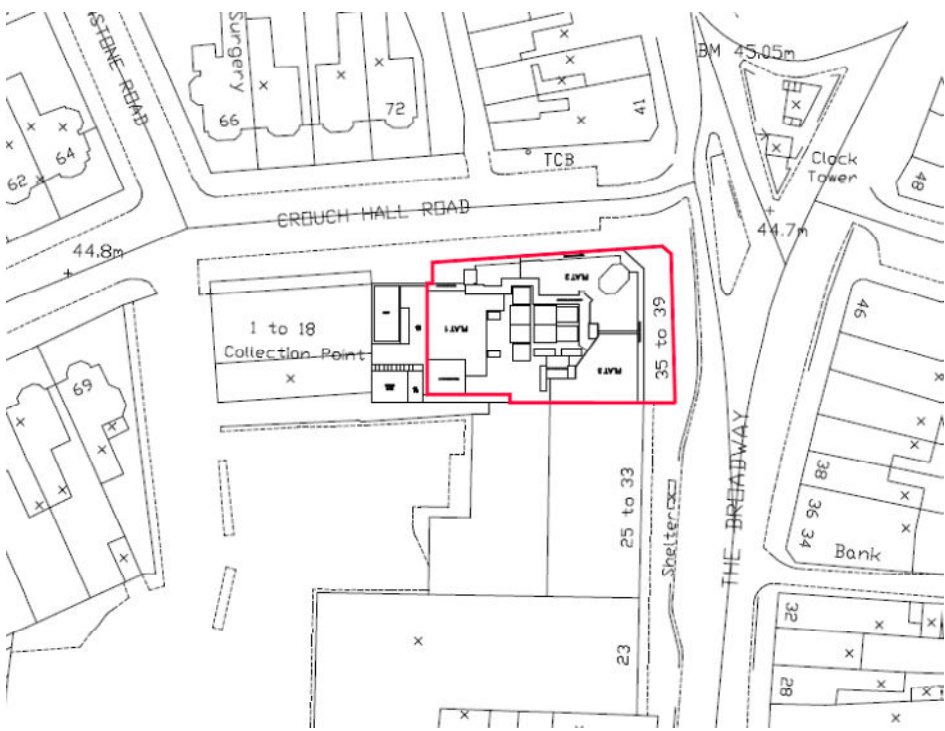
No.	Stakeholder	Comments	Response
		<p>reduce the damage cause by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of occupiers. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p>	
7.	Thames Water	<p>Waste Comments Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommend the</p>	Noted informative attached

No.	Stakeholder	Comments	Response
		<p>following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
8.	Local residents	<p><u>Design and impact on the Conservation Area</u></p> <ul style="list-style-type: none"> <li>• The height of the suggested building is taller the rest of this area of the Broadway and will therefore be out-of-character and overbearing</li> <li>• Over development</li> <li>• The scale of the development is out of character with the area and will overshadow the significance - historic and architectural - of our much loved Hornsey Town Hall</li> <li>• It will impact in an intrusive and oppressive manner upon the historic Bank Buildings opposite even if the added storeys are set back from the front elevation and they would overshadow the whole of the area as well as the Clock Tower and the entrance to the Parade</li> </ul> <p><u>Impact on neighbouring amenity</u></p>	<p>As noted in para 6.4.4 The proposed 'lightweight' glass design is not considered to dominate the area.</p> <p>The proposed design and layout is considered acceptable for this site</p> <p>As noted in para 6.4.4 the new extension's visibility is limited from the Hornsey Town Hall and the adjacent Annexe buildings and as such its impact on these buildings would be limited</p> <p>As noted in para 6.4.4 the extension would be visible within the setting of the listed Clock Tower however the extension's elegant design would be considered to enhance its setting and would not impact on the Bank Buildings opposite.</p> <p>As noted in para 6.5.2 the extensions would be in line with</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li>• We are concerned that the proposal will block out a significant portion of light into our property</li> <li>• Will be impairment of existing visual amenity and skyline</li> <li>• Terrace for proposed No 1 flat will directly overlook the existing Village Apartments in close proximity and harm privacy</li> <li>• Structural stability and integrity of existing building to take on a whole floor above and consequent effects on the adjoining properties.</li> <li>• my bedroom will look out onto a solid wall up to the proposed patio of one of these flats</li> <li>• If the low wall which currently surrounds the roof is left in place it will be possible to walk from these flats on to my balcony at Village Apartments with access to the whole of my flat</li> <li>• I will lose all privacy day and night as well as a certain amount of light</li> </ul> <p><u>Parking</u></p> <ul style="list-style-type: none"> <li>• The parking stress report seems to assert that it is ok to add another 16 vehicle permits to the immediate area, adding a development of this nature will even on their own</li> </ul>	<p>the rear of the neighbouring building so would not impact on light to these properties</p> <p>The rear of the extension would be sufficient distance from neighbouring properties to prevent a loss of visual amenity</p> <p>As noted in para 6.5.3 the terrace would have a 1.8 metre screen along the eastern edge of the terrace so would not impact on the privacy of the adjacent properties.</p> <p>This would be controlled through building regulations and the party wall act.</p> <p>As noted in para 6.5.2 the extensions would be in line with the rear of the neighbouring building so would not harm the outlook of the neighbouring properties</p> <p>There will be no roof terrace areas at the rear of the proposed flats the outdoor areas will be purely for access and maintenance</p> <p>The distances between the development and neighbouring properties is considered to prevent any loss of privacy of light.</p> <p>This has been noted and the Transportation Team have recommended that the proposal be made 'car free' to prevent increasing parking pressure</p>

No.	Stakeholder	Comments	Response
		<p>evidence bring the parking to over full capacity</p> <ul style="list-style-type: none"> <li>No provision shown of parking spaces needed for the proposed apartments, which could be 6 spaces at least and no spaces shown for guest parking. It is an irony to suggest use of disable spaces when there are frustrated Blue Badge holders looking for a place to park.</li> </ul> <p><u>Procedural matters</u></p> <ul style="list-style-type: none"> <li>The developers have conveniently ignored to show south side existing and proposed elevations and impact the proposals will have on existing developments on this side</li> </ul>	<p>As above.</p> <p>Amended plans have now been received showing all elevations</p>

**Appendix 2: Plans and images**



**Site Location Plan**



**View from the junction of The Broadway and Tottenham Lane**



**View from Weston Park Road**

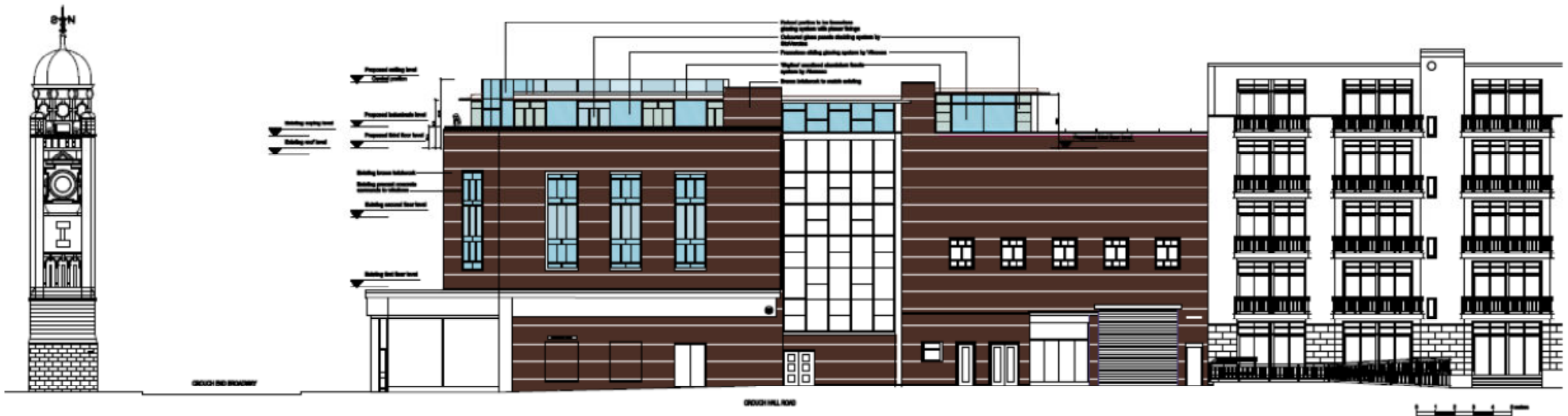


**View from Town Hall Square**

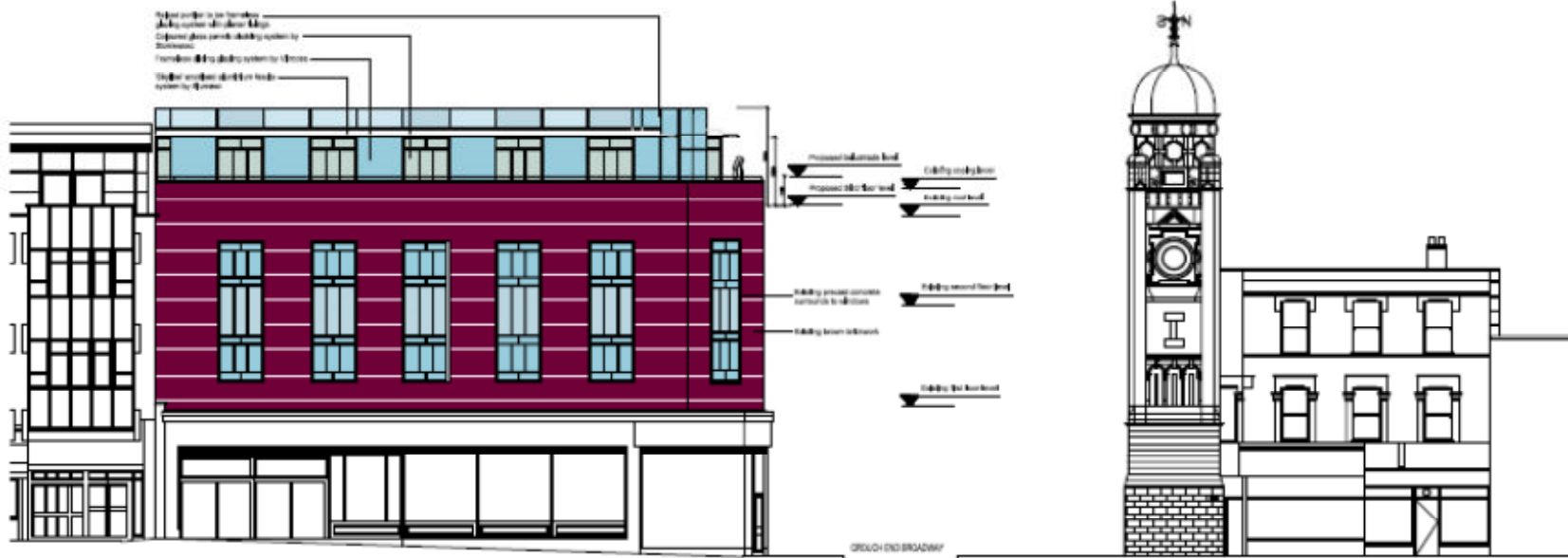


**View from Tottenham Lane**

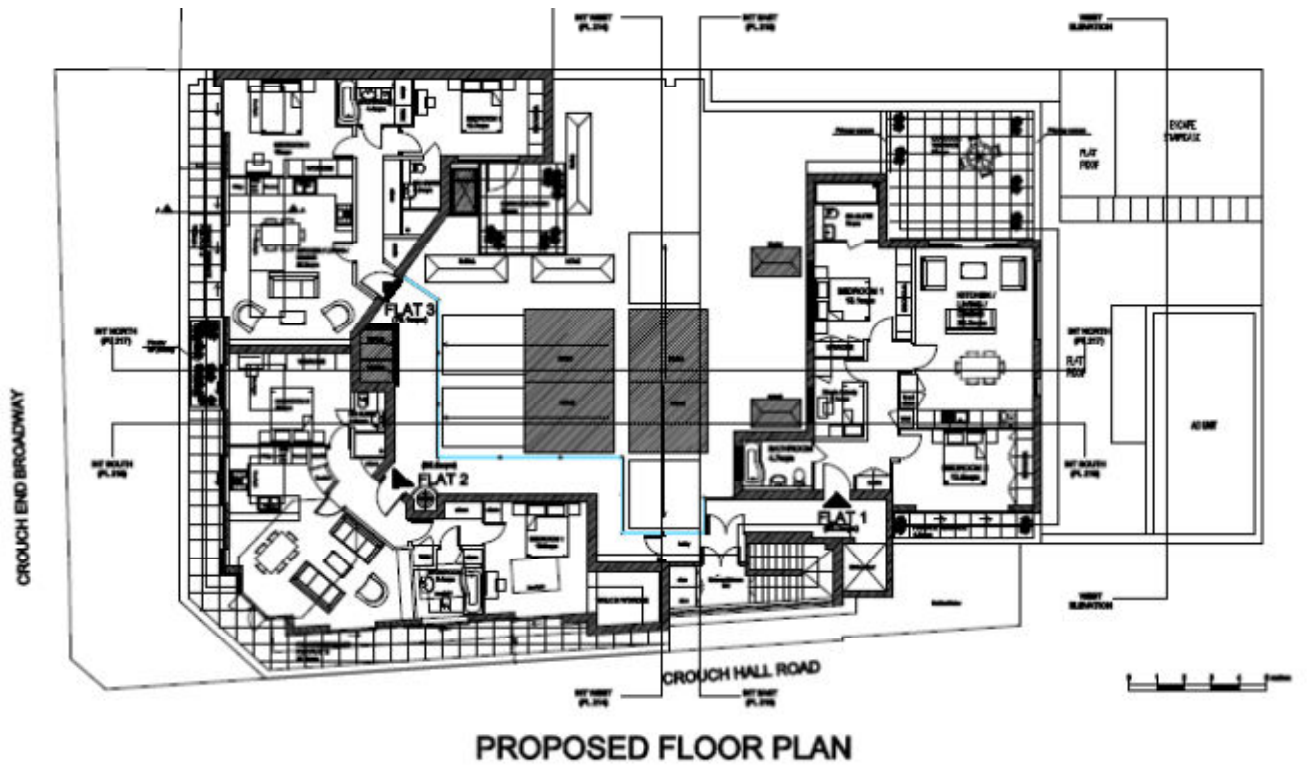
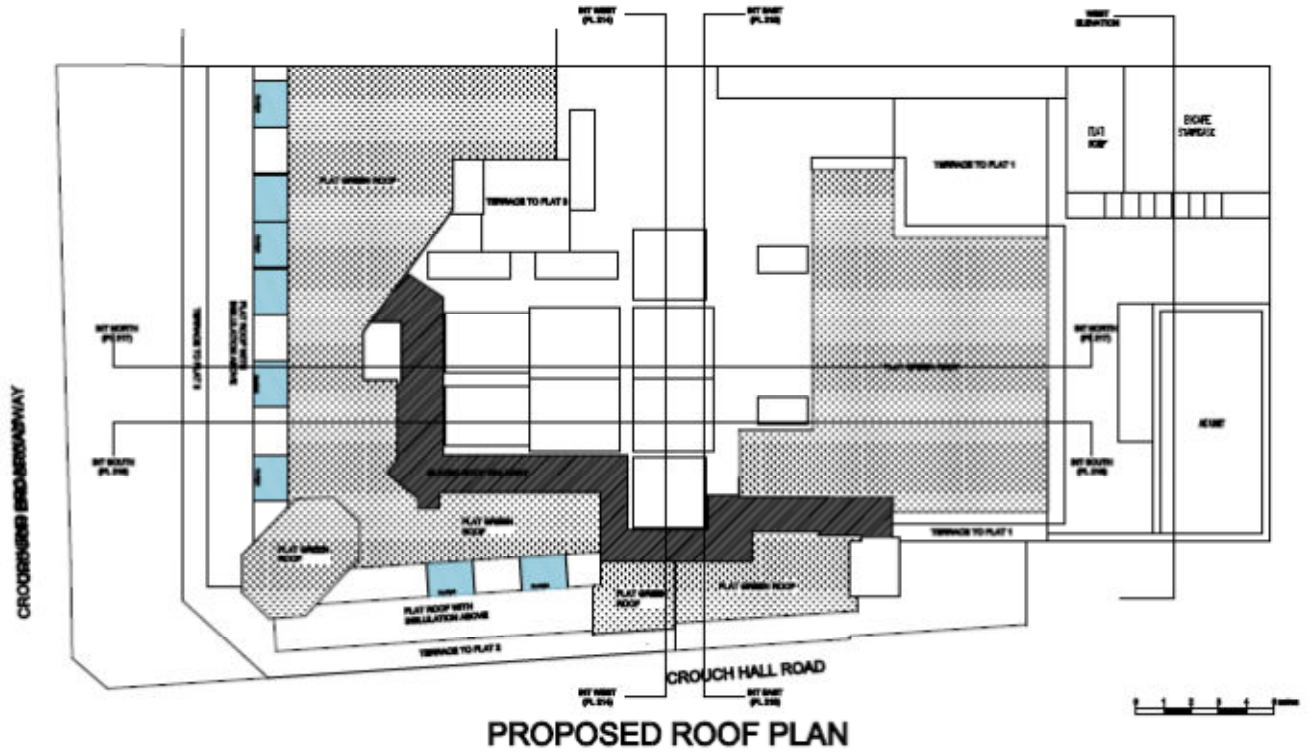




CROUCH HALL ROAD ELEVATION, 1/100



BROADWAY ELEVATION, 1/100





10.0.6 Proposed view towards the Clock Tower and the site



10.0.2 Proposed street view looking North towards The Broadway



10.0.7 View from Tottenham Lane towards the Clock Tower and the proposed development



View towards the rear of the proposed development

**Appendix 3 - Floor space standards**

<b>Flat 1</b>	2b4p		
Kitchen/Diner/Living Room	27	28	Yes
Bedroom 1	12	13	Yes
Bedroom 2	12	13	Yes
Total Floor Area	70	83	Yes
Private Amenity	7	31	Yes
<b>Flat 2</b>	2b4p		
Kitchen/Diner/Living Room	27	30	Yes
Bedroom 1	12	19	Yes
Bedroom 2	12	15	Yes
Total Floor Area	70	85	Yes
Private Amenity	7	27	Yes
<b>Flat 3</b>	2b3p		
Kitchen/Diner/Living Room	27	28	Yes
Bedroom 1	12	13	Yes
Bedroom 2	12	16	Yes
Total Floor Area	70	78	Yes
Private Amenity	7	10	Yes

Planning Sub Committee 30/09/2014  
(deferred from 15/9/14)

Item No.

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2013/2322	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> 814A + B High Road N17 0DH</p> <p><b>Proposal:</b> Demolition of existing building and erection of 1 x 3 storey building with A1 (retail) space on ground floor and 2 x two bed and 2 x one bed flats on upper floors (Revised Drawings)</p> <p><b>Applicant:</b> Mrs Gladys Wilson</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Ruma Nowaz</p> <p><b>Site Visit Date:</b> 18/02/14</p>	
<p><b>Date received:</b> 06/11/2013 <b>Last amended date:</b> 16/06/2014</p> <p><b>Drawing number of plans:</b> EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 &amp; 14H</p>	
<p><b>1.1</b> Due to Councillor objection to the proposal under the current scheme of delegation the application needs to go to committee for approval.</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• There would be no significant impact on parking</li> <li>• The proposed development would serve to protect and enhance the character of the North Tottenham High Road Conservation Area (part of the Tottenham High Road Historic Corridor). It would not cause harm to this heritage asset or the setting of listed buildings in the vicinity.</li> <li>• The proposal meets the standards outlined in the London Plan SPG Housing</li> <li>• The proposed mix of residential and retail is appropriate to this location</li> </ul>	

**2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Breeam Registration
- 5) Code 4 level for Sustainable homes
- 6) Archaeological condition
- 7) Space heating and domestic hot water
- 8) Control of construction dust
- 9) Green Roof/walls details
- 10) Removal of redundant vehicle crossover
- 11) Construction management plan
- 12) Privacy screen to roof terrace and rear balconies
- 13) Commercial storage and disposal of refuse
- 14) Storage and refuse provision for residential

Informatives

- 1) CIL liable
- 2) Party Wall Act
- 3) Waste and refuse collection set
- 4) Arrangements for collection of commercial waste
- 5) Thames water –Surface water drainage
- 6) Thames water- pressure
- 7) Asbestos survey
- 8) Naming and numbering

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

<b>TABLE OF CONTENTS</b>	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS
7.0	RECOMMENDATION
8.0	APPENDICES:
	Appendix 1: Consultation Responses
	Appendix 2 : Plans and images

**3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**



### **3.1 Proposed development**

3.1.1 This is an application for the demolition of the existing 2-storey building and erection of a 3-storey building with 140sq.m. of commercial space (Use Class A1) on the ground floor and four self-contained flats comprising 2 x 2 bed, 3-person self-contained flats (68sq.m.) and 2 x 1 bedroom, 2-person self contained flats (50sq.m.) on the first and second floors.

3.12 The revised proposal has resulted in a number of significant revisions to the originally submitted proposal. These include the following:-

- Use of brick rather than timber cladding
- Alteration to the window design to give vertical emphasis and rhythm and use of grey aluminium window frames
- Removal of balconies to the rear elevation
- The creation of a roof terrace to provide external amenity space for all the flats
- Alterations to the shop front to provide a more symmetrical frontage with clear signage zones
- Alteration to the massing, stepping up in very gradual steps from the height of 814 High Road to just below the height of the new supermarket
- Design and composition has been amended to give a more balanced composition with a clearly indicated entrance to the flats

### **3.2 Site and Surroundings**

3.2.1 The application site is situated to the rear of 814 High Road (site area 207 sq.m.) and was originally the rear of this building but is now a separate unit. The site is occupied by a 2-storey residential building containing 2 x 2 bedroom self-contained flats (currently vacant) and a parking area, both of which are accessed from Northumberland Park.

3.2.2 The site is bounded to the rear by the garden of 812 and 810 High Road (both Grade II\* listed buildings) and to the east by a large Sainsbury's store, part of the Tottenham Hotspur Northumberland Development Project. No. 814 High Road is a richly detailed two storey local listed building of Victorian origin. It is constructed of red brick and has white rendered fascia detailing with a decorative arched fanlight and projecting pediment surmount the main entrance and is well preserved.

3.2.3 Policy SP1 of the Haringey Local Development Plan identifies Northumberland Park as a Growth Area and an Area of Change. The site is located within the North Tottenham High Road Conservation Area (part of the Tottenham High Road Historical Corridor) and falls within an area of Archaeological significance. It is also located within a Local Employment Area (LEA) and close to a Local Shopping Centre.

### **3.3 Relevant Planning and Enforcement history**

- 3.3.1 The most recent application in 2006 (HGY/2006/0338) was for an additional floor on the main building 814 High Road and was refused permission in April 2006 on the grounds of external amenity and overdevelopment.
- 3.3.2 No relevant enforcement history although the two storey building existing on the site does not have any relevant planning history but has been there for a significant period of time.

#### **4.0 CONSULTATION RESPONSE**

- 4.1 The following were consulted regarding the application:

LBH - Tottenham Team  
LBH - Housing Renewal  
LBH - Cleansing  
LBH - Conservation & Design Team  
LBH - Building Control  
LBH - Transportation Group  
London Fire Brigade  
Tottenham CAAC  
Thames Water Utilities,  
Greater London Archaeology Advisory Service - English Heritage  
National Grid

The following responses were received:

- 4.2 Internal:-

#### **4.3 Conservation**

- 4.3.1 There is no objection to the demolition of the exiting building which makes no contribution to the character and appearance of the Conservation Area and its loss would not cause harm to the Conservation Area or to the setting of listed buildings.
- 4.3.2 The scale, massing and design of the proposed building is supported subject to conditions in respect of the proposed cladding.
- 4.3.3 The amended scheme addresses concerns raised previously with regards to timber cladding. The new proposal in brick with longer windows, is an improvement to the original design and would be considered as an enhancement to the conservation area.
- 4.3.4 The new building is also considered to be within the setting of the listed buildings 808-810. Given their distance, the proposed development would not be considered to have any adverse impact on the setting of the listed buildings.
- 4.3.4 As such the proposal is considered acceptable from a conservation point of view.

4.4 Design

4.4.1 The proposed design is acceptable subject to conditions requiring details of the materials are submitted to and approved by the Council.

4.5 Transport

4.5.1 No objections subject to conditions. The site does not fall in a restricted conversion area and there is no formal requirement for off-street parking in this accessible location (PTAL level 5).

4.6 Waste/Recycling:- Cleansing

4.6.1 The domestic refuse and recycling part of the application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.

4.6.2 Arrangements for scheduled collections with a commercial waste contractor required including internal or external storage of waste.

4.7 Commercial Environment Health

4.7.1 No objection subject to site investigations, the control of dust, air pollution, energy and green roof and wall.

4.8 Building Control

4.8.1 No objections

4.9 External:

4.10 Thames Water

4.10.1 No objections

4.11 English Heritage –Archaeology

4.11.1 No objection subject to condition.

4.12 English Heritage-London Division

4.12.1 The application should be determined in accordance with National and Local Policy Guidance and on the basis of the Council's specialist Conservation Advice.

**5.0 LOCAL REPRESENTATIONS**

5.1 The following were consulted: 50 Neighbouring properties and two site notices put up following amendments to plans.

5.2 The number of representations received in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 1

Supporting: 0

Others: 0

- Residential units: It does appear to be over-development.
- Commercial units: The right-hand one would have access to the interior of 814 High Road, which is a bookmaker. For security reasons that would seem to imply that there would be a close relationship between the businesses. Is there anything to prevent this new unit becoming another bookies?

5.3 The following local groups/societies made representations:

Tottenham CAAC had concerns over the use of timber cladding and the appearance of and the privacy provided by the balconies.

5.4 The following Councillor made representations:

Cllr Bevan:- Objection as the proposal does not comply with SPD Housing standards:-

- This application for 4 units and retail on the ground floor would be over development.
- Concerns as to the design in this conservation area.
- No amenity space will be available for the use of the residents.
- There could also be overlooking and loss of light issues.
- No parking spaces are available or will be provided concerning this application in an area that already suffers from parking stress,
- Wood cladding - it will be an eyesore within a few months.

5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:-

- Over development
- Design and impact on the character and appearance of the Conservation Area
- Private amenity space. Overlooking and loss of light
- Lack of parking in an area that already suffers from parking stress,
- Wood cladding - it will be an eyesore within a few months
- Concern that the retail units would become another bookmaker as the buildings at 814 High Road are linked.

## 6.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the conservation area and the setting of listed buildings
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants
5. Parking and highway safety

## 6.2 Principle of the development

6.2.1 The principle of making full re-use of previously developed and accessible land for housing purposes complies with NPPF and the London Plan Policy 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP0 Presumption in favour of sustainable development.

6.2.2 The proposal site falls within the Northumberland Park Area of Growth and Change (SP1 of the Local Development Plan 2013). The Tottenham Area Action Plan had its first consultation stage January-March 2014 and locates this part of the High Road, including 814 High Road, within a mixed retail and residential area and within a primary retail centre.

6.2.3 Local Plan Policies SP1 and SP2 Housing seek to maximise the supply of additional housing to meet future demand in the borough and in London as a whole. The existing two storey building containing two self contained flats and rear yard will be replaced by a three storey block comprising of four new residential units above 140sq.m. of retail floor space on the ground floor. The proposal would create 2 x 2 bedroom and 2 x 1 bedroom units on the first and second floors.

6.2.4 The vacant building and yard does not make a positive contribution to the Tottenham High Road Conservation Area. As such demolition of this building would be considered to be acceptable provided a good replacement scheme which would leave the character and appearance of the Conservation Area unharmed came forward.

## 6.3 Loss of an employment site within Employment Area- Employment Location

6.3.1 The land has been identified to fall within the borough's designated LEA 20 Local Employment Area - Employment Land (within the saved UDP). The existing site contains a two storey residential building. Local Plan Policy SP8 states, "*The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas*".

6.3.2 However, this area has now been re-developed (with the new Sainsbury's being built immediately to the east of this site) and falls within the Northumberland Park Area of Change (Growth Area in the Local Development Plan 2013) where

the Council will promote development that, amongst other matters, provides of a mix of land uses; appropriate residential use, including new build and renewal; and appropriate retail and leisure uses.

- 6.3.3 The supporting text to Policy SP8 (paragraph 5,1,13) states that Local Employment Areas will be treated more flexibly in terms of the form of employment on such sites, noting that, *“uses that generate employment not included in the B use class will be considered.”* In this case, the proposed mixed residential and retail use would complement the new Sainsbury Building and the Local Shopping Area on the High Road and also the mixed parade of shops and residential on the opposite side of Northumberland Park, whilst also introducing employment onto this site.
- 6.3.4 The proposal is therefore not in conflict with Policy SP8: Employment of the Local Development Plan and is consistent with policies SP1 Managing Growth and SP10 Town Centres which support new shopping uses within growth areas.
- 6.3.4 An objection was raised on the grounds of a potential link between the ground floor bookmaker at 814 High Road and this site. No link would exist and the proposed retail space is A1 non-food retail which does not include bookmakers. A change from class A1 to another retail use would require planning permission.

#### **6.4 Impact of the proposed development on the character and appearance of the conservation area and the setting of listed buildings**

- 6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.
- 6.4.2 NPPF chapter 12 ‘Conserving and enhancing the historic environment’ and London Plan policy 7.8 ‘Heritage Assets and Archaeology’ states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. The London Plan Policy 7.4 ‘Local character and 7.6 ‘architecture’ require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policy UD3 and SP11 Design and SP12 Conservation of the Local Development Plan continue this approach.
- 6.4.2 The surrounding area is a mix of residential and commercial uses and directly adjacent to the new large Sainsbury’s store, part of the Tottenham Hotspur Northumberland Development Project. Otherwise the area is comprised of a mixture of two and three storey properties of a mix age and style. In close proximity, located to the east of the site are Grade II\* listed buildings and a

locally listed building directly adjacent. The site is located within North Tottenham High Road Conservation Area (part of the Tottenham High Road Historic Corridor).

- 6.4.3 The existing structure is two storey red bricks with a flat roof. This is a later addition to the area, and whilst small in scale, does not make any particular contribution to the conservation area. As such, there would be no objections to its demolition.
- 6.4.4 The new building would be three storeys in height with retail on ground floor and residential flats on the upper floor. In terms of scale and massing, the building would sit appropriately between the older buildings on the High Road and the new Sainsbury's immediately to the east.
- 6.4.5 The contemporary design of the building is also welcomed. This would create a positive contrast with the traditional architectural styles prevalent within the North Tottenham High Road Conservation Area and would enhance its character and appearance.
- 6.4.6 The design has been amended since submission, removing the original timber cladding with brick to match the neighbouring building. The revisions also include changes to the windows and balconies being replaced to the rear of the site and a terrace on the roof of the development providing external amenity space to the flats. These amendments are welcome and improve design quality. The finished materials will be subject to control by planning condition to ensure quality is assured throughout the development process.
- 6.4.7 The site lies within the historic core of the Upper Edmonton White Hart Lane settlement, on or near the site of the medieval inn and farmhouse recorded on the Greater London HER. In view of the site's proximity to the historic route of the High Road. English Heritage-Archaeology advise that an archaeological watching brief on ground works would be appropriate and that a number of conditions be attached to secure this brief.
- 6.4.8 The revised proposal is now considered to be of design quality and responds adequately to the site context. The proposed materials (brick) are also considered to be in keeping with the character of the area. The proposal would leave the character and appearance of the conservation area unharmed and it would also not cause impact or harm to the setting of listed buildings in the area. Hence the proposal is considered to comply with chapter 12 of the NPPF, policies 7.8 of the London Plan, SP12 of the Local Plan and the Council's SPG2.

## **6.5 Impact on the amenity of adjoining occupiers**

- 6.5.1 London Plan Policy 7.6 Architecture and UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding developments in terms of loss of daylight or sunlight, privacy, overlooking.

- 6.5.2 The development backs on to the gardens of 810-814 High Road. The closest building is no. 814 with habitable room windows overlooking the existing site at first and second floor level. Currently, the building on the site has windows overlooking 814 High Road directly. The proposed scheme amends this relationship so that there is no direct overlooking of 814 High Road from this site with the western elevation of the new building being free of window openings, thereby improving neighbouring privacy. This scheme proposes windows in the residential element facing towards Northumberland Park Road, Sainsbury's and has angled windows on the rear elevation and rear balconies screened to prevent overlooking of the gardens and windows of adjoining residential units.
- 6.5.3 No objections have been received in respect of loss of amenity to nearby residents. The scale of the development is such that although larger than the existing two storey building it does not have significant impacts in terms of light or outlook. Hence, the proposed development is not considered to cause any significant harm to residential amenity and is not in conflict with the above policies.

## **6.6 Living conditions for future occupants**

### **6.6.1 Dwelling Mix, Form and Layout**

6.6.2 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' seeks to ensure that development schemes deliver a range of housing choices in terms of mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.

6.6.3 The SPD provides a recommended dwelling mix by percentage proportion for private market dwellings. For a 4 unit development, the recommended mix is 1 x 1 bed, 1x 2 bed and 1 x 3 bed minimum. However as the residential element is above retail space in a busy location the lack of a 3-bedroom family accommodation is not objectionable and in this location, a mix of smaller units is thought appropriate. The proposal is not therefore in conflict with the above policies.

### **6.6.4 Density**

6.6.5 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.

6.6.6 Table 3.2 of the London Plan sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in an 'urban' context and has a PTAL rating of 5, thus development is recommended to be within the density range of 200 to 700 hr/ha. The proposed density for this mixed scheme is 1014 hrh. The proposed



density is higher than the 700hrh for a mixed development however, the scale and form of the proposal is felt to be appropriate to this context. The Mayor's Housing SPG notes that where proposals are made for development above the relevant density range particular attention should be paid to aspects such as the 'liveability' of the proposed units which in this case are considered acceptable. Moreover, the scale of the development is felt to be appropriate to its setting, and will enhance the Conservation Area.

6.6.7 Quality of accommodation

6.6.8 Local Plan Policy SP2, London Plan Policy 3.5 and accompanying London Housing Design Guide sets out the living space standards for all new residential development to ensure an acceptable level of living accommodation offered. The proposed dwellings all meet the minimum unit sizes as stipulated in the London Plan. All flats benefit from dual aspect windows and will receive adequate light and ventilation.

6.6.9 An amendment to the proposal has now incorporated a roof terrace. A second consultation of surrounding properties resulted in no objection to the terrace, which is set in from all sides on the roof. A previous shortfall in the floorspace of one flat and in living areas and some bedrooms has now been addressed. Accordingly the scheme is considered to offer accommodation in accordance with the requirements of the Mayor's Housing Design Guide and with that Haringey Local Plan policy.

6.7 Tottenham Hotspur proposal

6.7.1 The site lies adjacent to an electrical sub-station and a bike parking area related to the Sainsbury's development. It is not considered that the activities associated with the adjacent uses will have a detrimental impact on the living conditions of future occupiers

**6.8 Traffic, Parking and Waste**

6.8.1 Transportation has not objected to the proposal. This location has not been identified by the Haringey Council adopted UDP (saved policies 2013) as that suffering from high on-street parking pressure. It is considered that the proposal would not have any significant adverse impact on the existing generated vehicular trips or car parking demand at this location. Cycle storage details have also been incorporated at the rear of the site. Transportation has requested the vehicle crossover be removed thereby creating a new space at the front of the property.

6.8.2 London Plan Policy 5.17 'Waste Capacity' and UDP Policy UD7 'Waste Storage' requires development proposals make adequate provision for waste and recycling storage and collection. There is provision of an external area at the rear ground floor area or within the residential bin storage area where provision for storage of commercial waste could be provided and therefore not stored on the public highway.

## **6.9 Sustainability**

6.9.1 London Plan 2011 sets out the approach and requires developments to make fullest contribution to minimizing carbon dioxide emissions. This is also outlined in SP4 of the Local Plan 2013 and the Council's SPD Sustainable Design and Construction 2013.

6.9.2 The proposal incorporates a green roof and a green rear wall. Pre commencement and pre-occupation certified reports will be sought by condition to show how this development will achieve a Code for Sustainable Homes Level 4 as required by policy.

## **6.10 Conclusion**

6.10.1 The proposal seeks the demolition of the existing Builder's storage and workshop and the erection of a three storey building containing 4 flats. The creation of new housing complemented by new retail space is supported by National, London and local planning policy

6.10.2 The building is considered to be of good design quality and it responds well to its context, will not harm the setting of listed buildings on the High Road and will enhance the character and appearance of the Conservation Area.

6.10.3 For the above reasons, the design, dwelling mix and accommodation standard are considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

6.10.4 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

### **6.10.5 CIL - Community Infrastructure Levy (CIL) Applicable**

6.10.6 The development will be liable for the Mayors Community Infrastructure Levy (CIL). The development creates 231m<sup>2</sup> of new residential floor space. The existing residential floorspace is 117sqm. The total new floorspace is 113sqm. The development will be liable for (113 x 35) £ 3955.00

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H

Subject to the following conditions

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H

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

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

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

4. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating (Very Good) has been achieved for this development,

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

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

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

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

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

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

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

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

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

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

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

9. Full details of the green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:
- (a) biodiversity based with extensive/semi-intensive soils;
  - (b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
  - (c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit;
  - (d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
  - (e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No

alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

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

10. Prior to the first occupation of the development hereby permitted the applicant is required to remove the redundant vehicular crossover onto Northumberland Park Road and to re-instate the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

11. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham and Northumberland Park is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

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

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

13. The commercial business unit will require storage for both refuse and recycling waste either internally or externally. Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenity of existing and future occupiers

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

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

## INFORMATIVES

### Informative 1

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £3,955.00 (113 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

### Informative 2

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

### Informative 3

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

### Informative 4

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

### Informative 5

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

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

### Informative 6

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

### Informative 7

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

### Informative 8

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





## 8. APPENDICES:

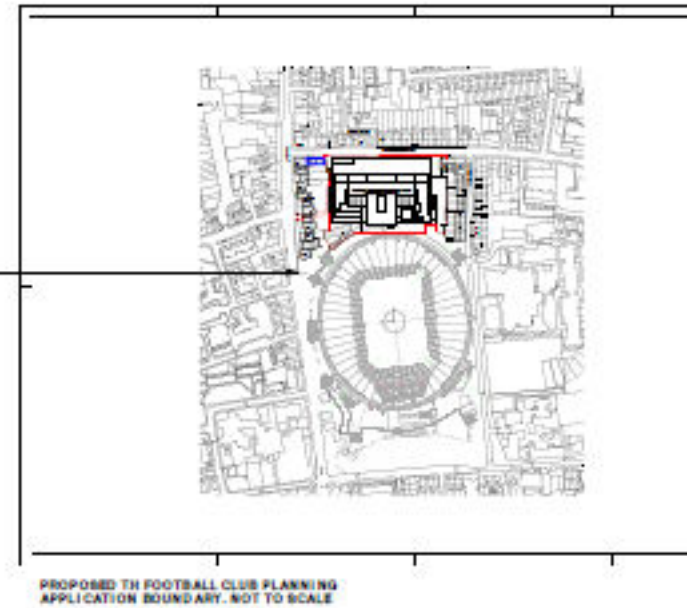
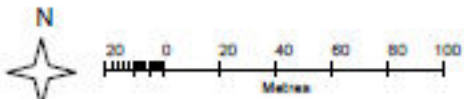
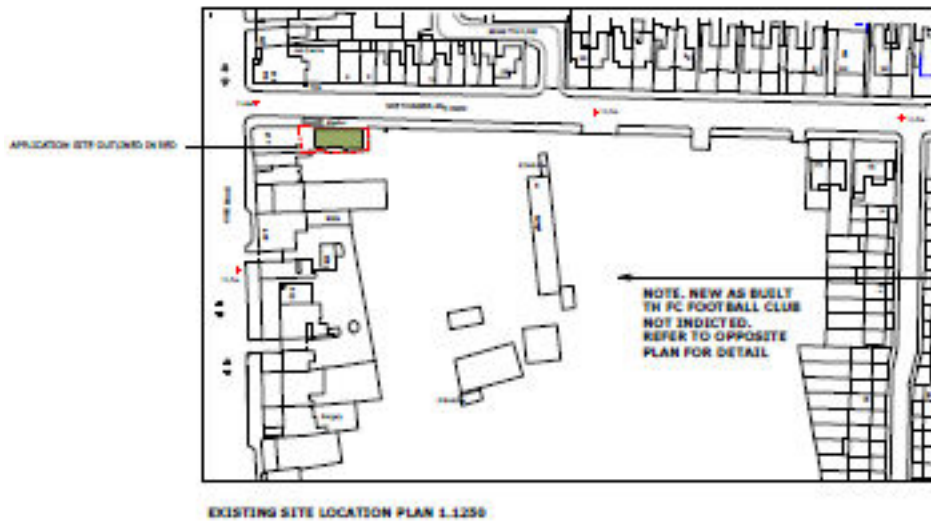
### Appendix 1: Comments on Observations/Objections

No	Stakeholder	Questions/Comments	Responses
	<b>External</b>		
1	English Heritage	As the site lies within the historic core of the Upper Edmonton white Hart Lane settlement, on or near the site of the medieval inn and farmhouse recorded on the Greater London HER. In view of the site's proximity to the historic route of the High Road, advises that an archaeological watching brief on ground works would be appropriate. English Heritage advises that a number of conditions be attached to secure this.	Conditions attached as requested
2	Thames Water	<p>WASTE COMMENTS: Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>WATER COMMENTS: On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>	Informatives attached
3	Tottenham CAAC	<p>Has two particular concerns</p> <p>a)the proposal to use timber cladding which soon looks unattractive;</p> <p>b) It would appear that the balcony frontages are open - this means that the residents have no privacy.</p> <p>c)It results in clutter showing on the balconies or if the residents erect straw matting this ends up looking very tatty.</p> <p>d)The frontages to the balconies should be opaque.</p>	Matters have been addressed
	<b>Internal</b>		
3	Conservation Officer	<p>Supports the proposal subject to conditions in respect of the proposed cladding:-</p> <p>The existing structure is two storey red bricks with a flat roof. This is a later addition, possibly 1950s, and whilst small in scale, does not make any particular contribution to the conservation area. As such, there would be no objections to its demolition.</p> <p>The new building would be three storeys in height with retail on ground floor and residential flats on the upper floor. In terms of scale and massing, the building would sit appropriately with the traditional development along High Road and the new Sainsbury's as part of the Spurs development.</p> <p>The contemporary design of the building is welcomed. This would create a positive contrast with the traditional architectural styles prevalent within the conservation area and would enhance its character and appearance.</p> <p>There are, however, issues regarding the use of timber cladding and its</p>	Application has been revised and the timber cladding has been removed

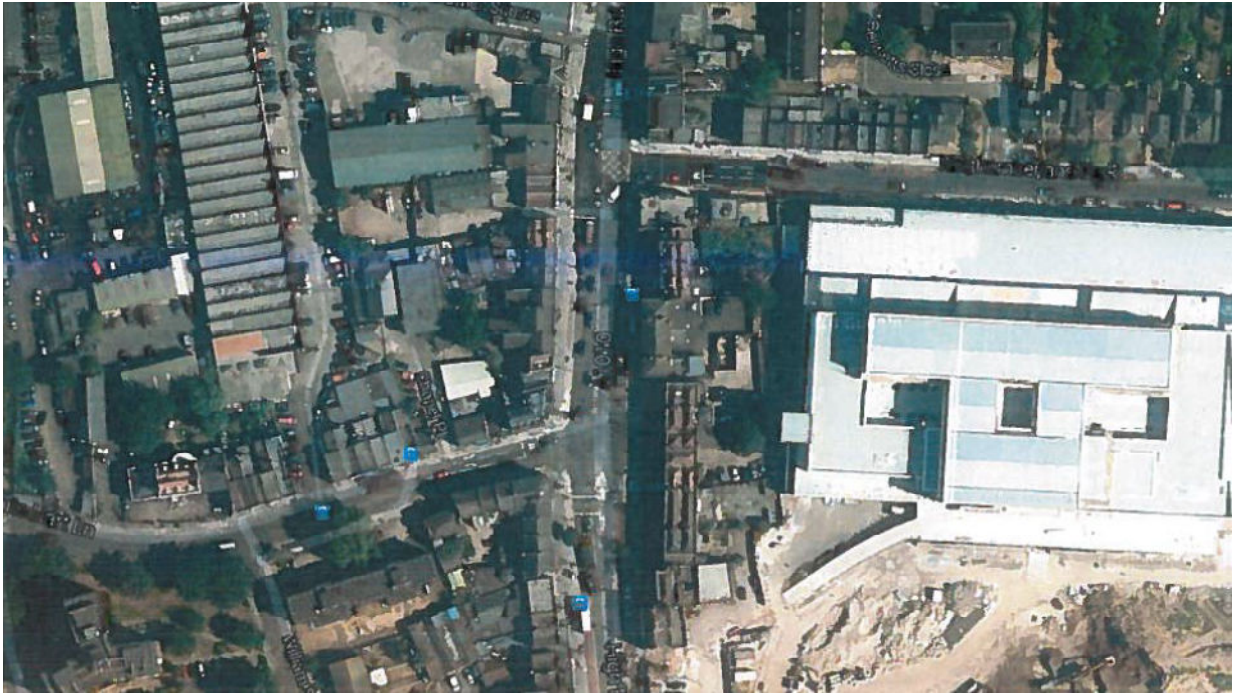
		appearance in time. The weathering properties of the proposed timber should be considered carefully. If possible, alternatives should also be sought in terms of using a material that can be treated appropriately to maintain desired effect over a foreseeable future. For example, cedar cladding, whilst an appropriate cladding material, weathers poorly leaving an irregular greyish patina on the facade, that may not sit appropriately with the elegant materials used on Sainsbury's and the more traditional brick face of the existing locally listed building.	
4	Design Officer	<p>Considers that the proposal is acceptable on the following grounds:-</p> <ul style="list-style-type: none"> <li>• The materials will be brick to match no. 814 with grey aluminium window frames, which I think is fine provided samples are approved.</li> <li>• The shopfronts are simple but contain clear signage zones.</li> <li>• The massing is I think appropriate, stepping up in very gradual steps from the height of 814 towards just below the height of the new supermarket.</li> <li>• The window proportions give it a satisfyingly vertical emphasis and rhythm.</li> <li>• The composition is good now in being close to symmetry, clearly indicating the entrance, but sufficiently not quite symmetrical to have a more satisfying balanced composition, of one larger and one similar but smaller block either side of the taller, slender entrance / stair tower. In this it reflects the layout of 1 and 2 bed flats and accommodates the rooftop amenity space.</li> </ul>	Application has been revised in accordance with the comments of the Design Officer
5	Transportation	<p>No objections subject to conditions</p> <p>The application site has a high PTAL of 5 and is served by the 149, 259, 279, 349 and W3 bus routes, which run with a combined two-way frequency of 100 buses per hour providing links to Seven Sisters, Bruce Grove and Wood Green underground stations. The site is also within easy walking distance of White Hart Lane rail station. It is therefore likely that the prospective customers/occupiers of the development will use public transport for the majority of journeys to and from the site.</p> <p>The proposal does not include any on-site parking provision, however, it is accepted that the site does not fall within a restricted conversion area as listed in HSG 11 of the Haringey Council adopted UDP (saved policies 2013), therefore in this case there is no formal requirement for off-street parking provision in line with the maximum parking standards set out within the appendix of the UDP. It has been noted that the applicant wishes to install storage for six cycles in line with the London Plan standards.</p> <p>Given the good level of public transport available, it is considered that the proposal would not have any significant adverse impact on the surrounding highway network or car parking demand at this location. The highway and transportation authority does not wish to raise any objections to the above application subject to the imposition of conditions.</p>	Condition and informative attached

6	Waste/Recycling:- Cleansing	<p>The domestic refuse and recycling part of the application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.</p> <p>RAG traffic light status not applicable for the Commercial Waste part of the application. Arrangements for scheduled collections with a commercial waste contractor required including internal or external storage of waste.</p>	Conditions attached
7	Building Control	No objection	
8	Local Residents (1 Objection summarised)	<ul style="list-style-type: none"> <li>Residential units: It does appear to be over-development.</li> <li>Commercial units: The right-hand one would have access to the interior of 814 High Road, which is a bookmaker. For security reasons that would seem to imply that there would be a close relationship between the businesses. Is there anything to prevent this new unit becoming another bookies?</li> </ul>	The link between the Betting shop and the new development has been removed. The shop units will be retail (Use Class A1)
	Cllr BEVAN:-Objection	<ul style="list-style-type: none"> <li>This application as 4 units and retail on the ground floor would be over development.</li> <li>Concerns as to the design for this a conservation area.</li> <li>No amenity space will be available for the use of the residents.</li> <li>There could also be overlooking and loss of light issues.</li> <li>No parking spaces are available or will be provided concerning this application in an area that already suffers from parking stress,</li> <li>Wood cladding - it will be an eyesore within a few months.</li> </ul>	<p>External amenity space has been created at roof level together with private Balcony space at the rear of the building.</p> <p>Conservation and Design now satisfied with the Design and impact on the Conservation Area</p>

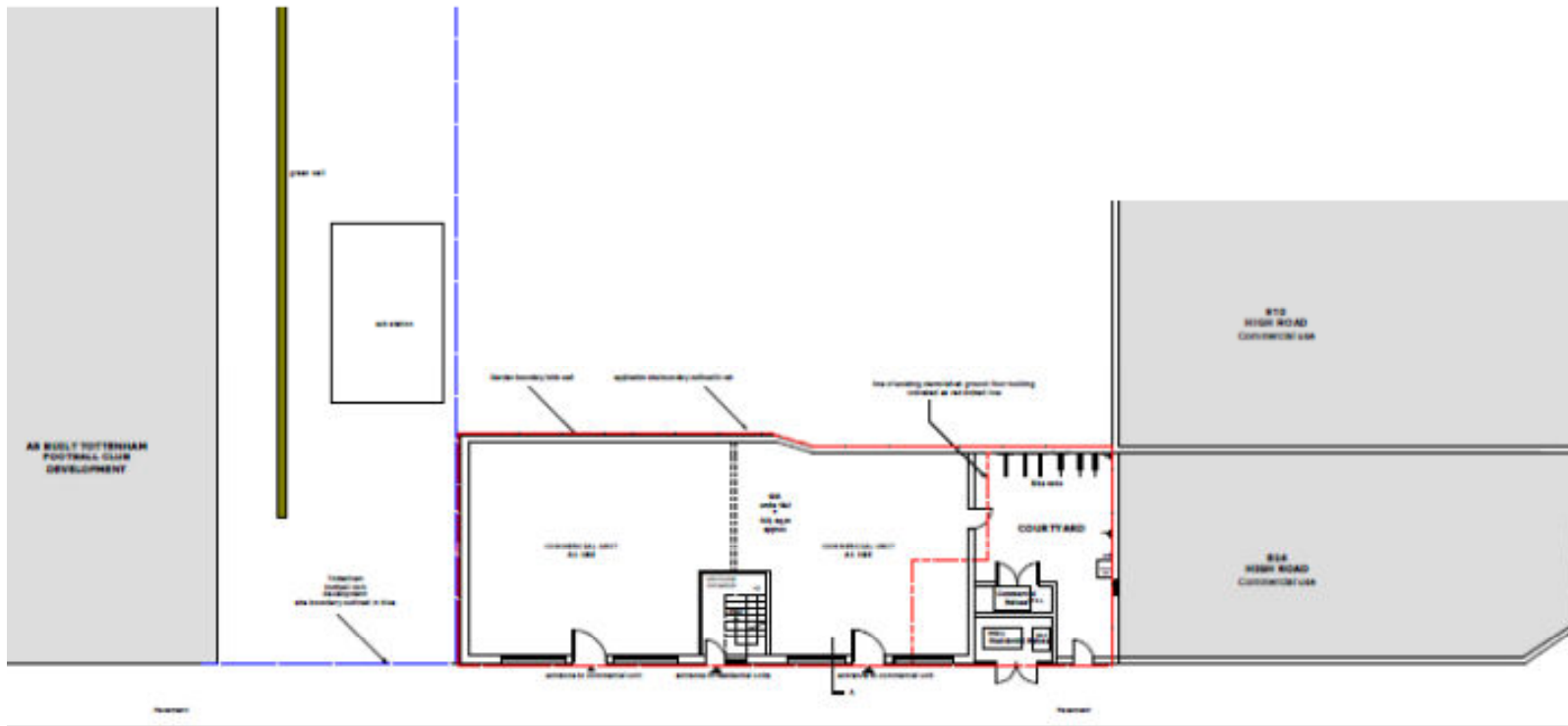
Appendix 2: Plans and images



Appendix 2: Plans and images





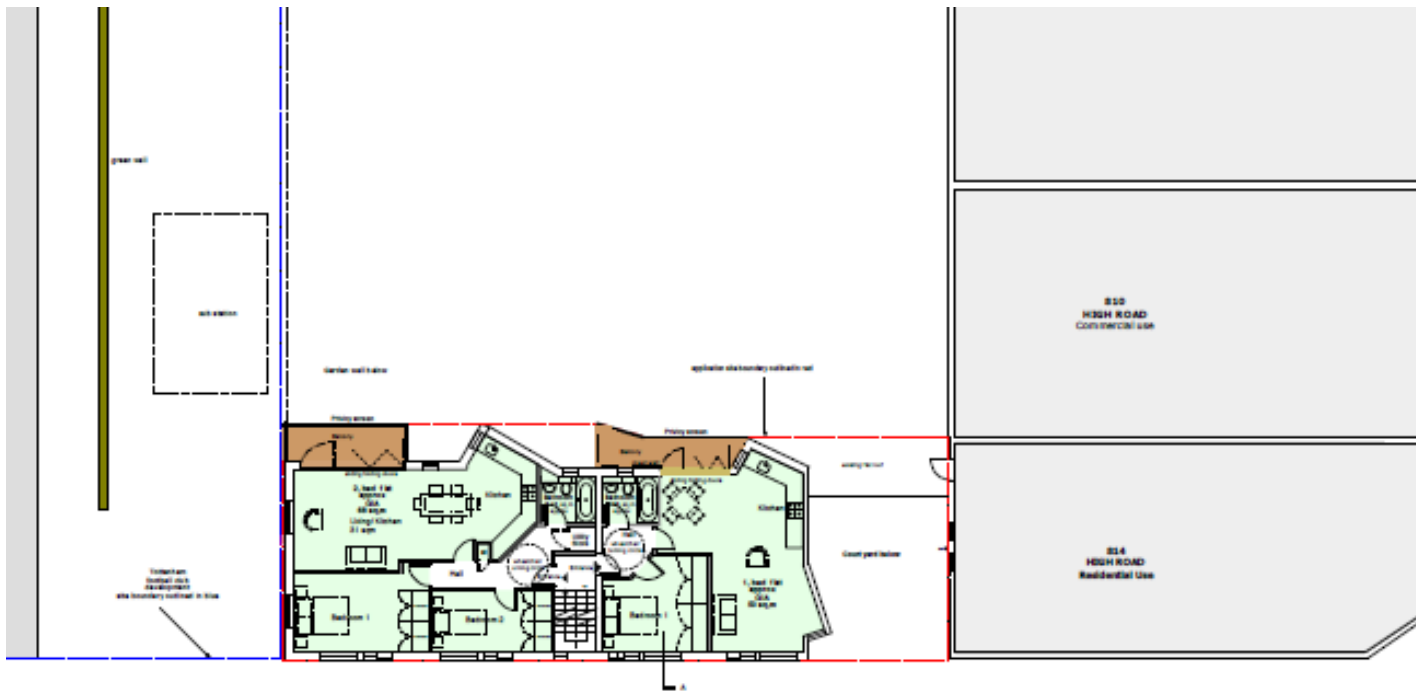


NORTHUMBERLAND PARK



NOTE:  
GENERALLY 2 STORY RESIDENTIAL DWELLINGS  
WITH COMMERCIAL USE UNITS ON GROUND FLOOR

SCALE 1:500			
NEAR OF 814 HIGH ROAD, LONDON N17 5BN MR L. WILSON		PROPOSED GROUND FLOOR PLAN 1:1000 15/03/2023 PL 02	



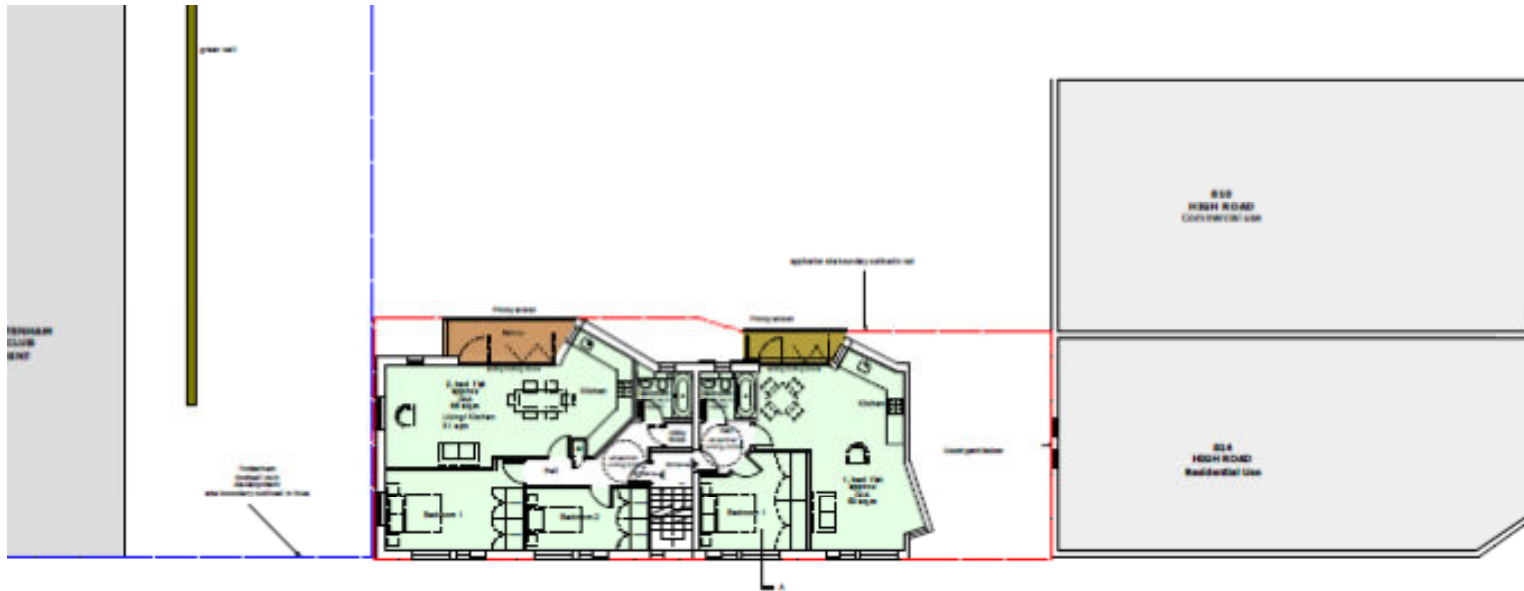
NORTHUMBERLAND PARK BELOW

NOTE:  
 GENERALLY 2 STORY RESIDENTIAL DWELLINGS  
 4 COMMERCIAL USE UNITS ON GROUND FLOOR

SCALE BAR

<b>REAR OF 824 HIGH ROAD, LONDON</b> (N17 0DE)		PROPOSED FIRST FLOOR PLAN
MR. I. WILSON		Architect 10, South Street LONDON EC1A 3DF 020 7493 8888
1:100 (R)	Date: 01/11/2011	No. 11
PL 08		11

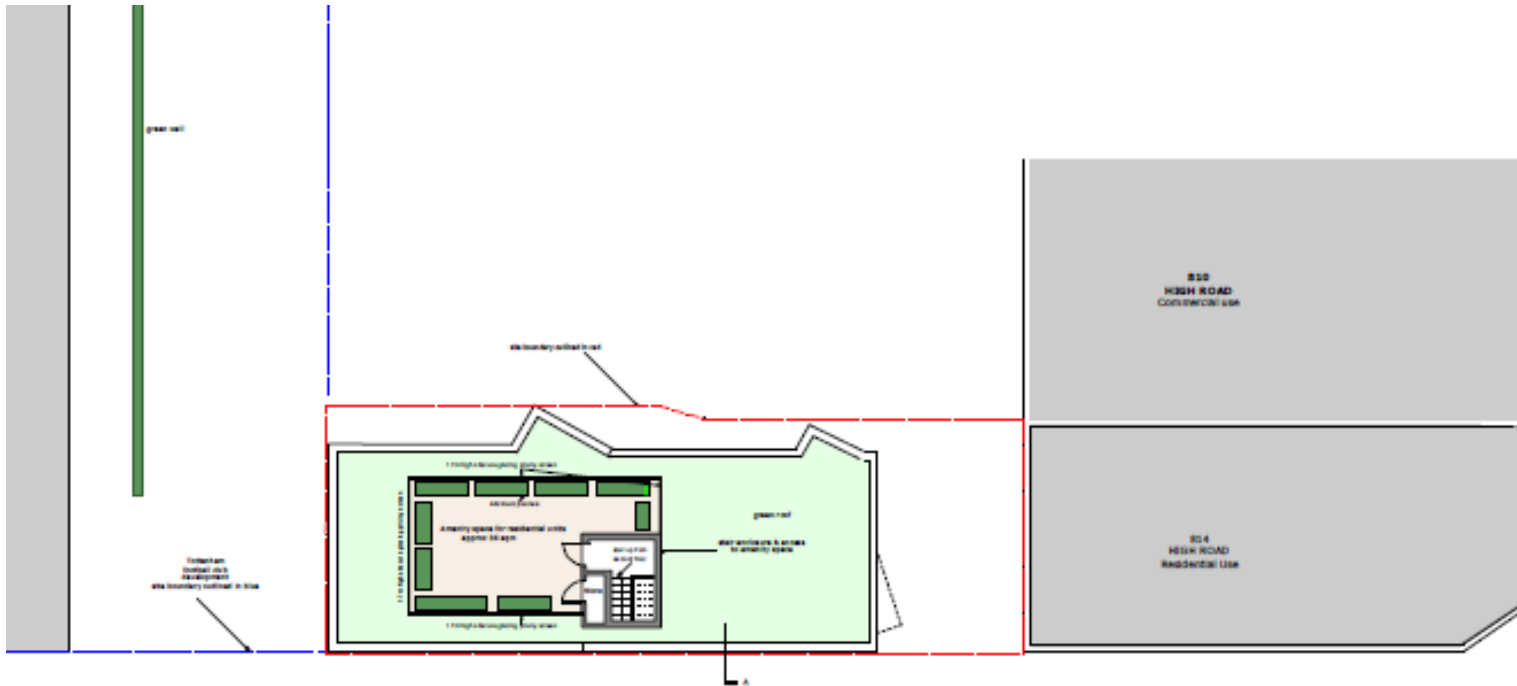




NORTHUMBERLAND PARK BELOW

NOTE:  
 GENERALLY 3 STOREY RESIDENTIAL DWELLINGS  
 WITH COMMERCIAL USE UNITS ON GROUND FLOOR

REAR OF 814 HIGH ROAD, LONDON PL7 6DN MK L WILSON		PROPOSED SECOND FLOOR PLAN Approved 14/09/2011 1. 14/09/2011 2. 14/09/2011	
DRAWN BY DATE CHECKED BY DATE	11/09/11 14/09/11 MK 14/09/11	SCALE 1:100	SHEET NO. 11



NORTHUMBERLAND PARK BELOW

NOTE:  
GENERALLY 2 STORY RESIDENTIAL DWELLINGS  
WITH COMMERCIAL USE UNITS ON GROUND FLOOR

SCALE BAR

0m 5m 10m 15m

N

<b>REAR OF E24 HIGH ROAD, LONDON</b> N17 0DN		<b>PROPOSED ROOF PLAN</b>
MR L WILSON		4 August 2024 11:00 AM 11/2024
1:1000 (A)	1:1000 (A)	H



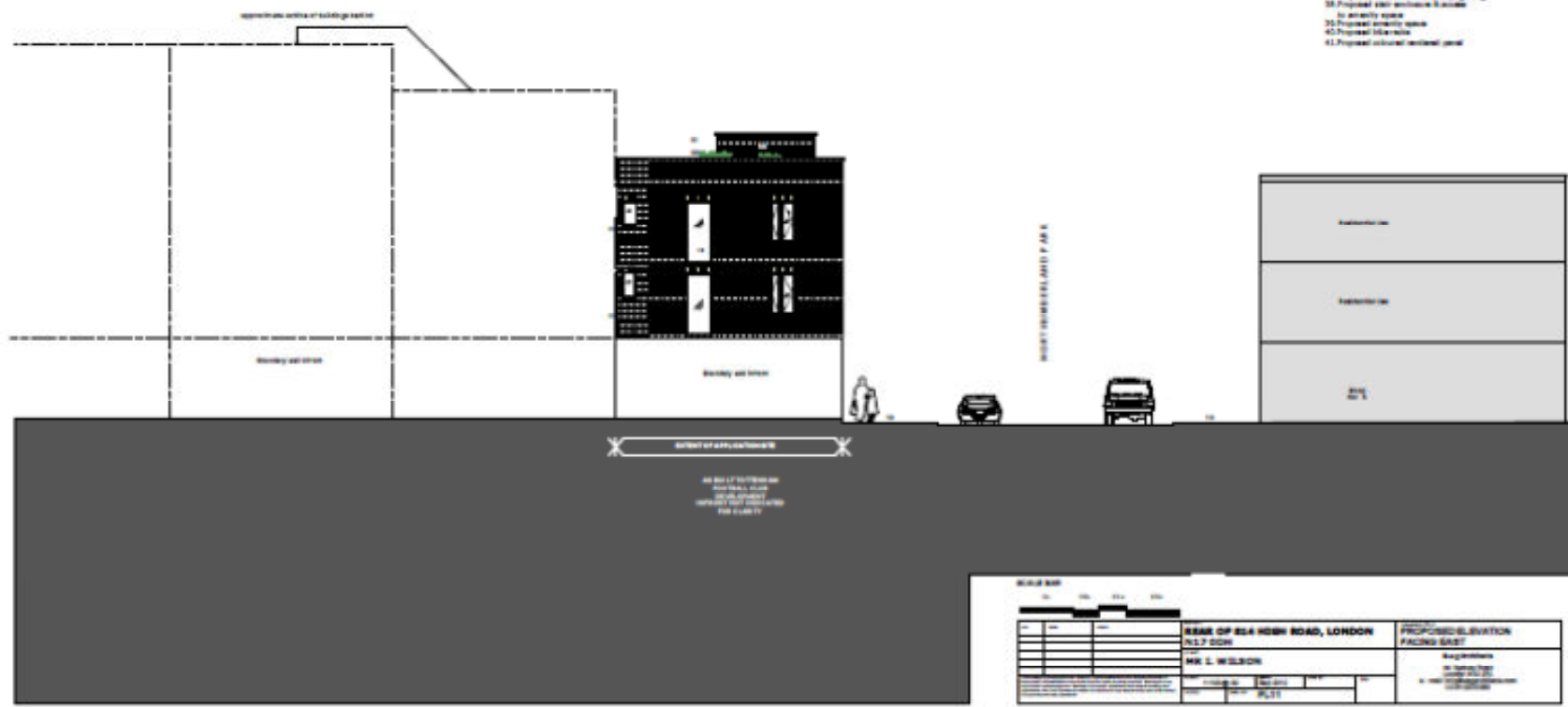
- KEY**
1. Building roof line
  2. Building gable
  3. Building facing brickwork
  4. Building balcony
  5. Building ground floor facade
  6. Building ground floor window
  7. Building ground floor window
  8. Building ground floor window
  9. Building ground floor window
  10. Building ground floor window
  11. Building ground floor window
  12. Building ground floor window
  13. Building ground floor window
  14. Building ground floor window
  15. Building ground floor window
  16. Building ground floor window
  17. Building ground floor window
  18. Building ground floor window
  19. Building ground floor window
  20. Building ground floor window
  21. Building ground floor window
  22. Building ground floor window
  23. Building ground floor window
  24. Building ground floor window
  25. Building ground floor window
  26. Building ground floor window
  27. Building ground floor window
  28. Building ground floor window
  29. Building ground floor window
  30. Building ground floor window
  31. Building ground floor window
  32. Building ground floor window
  33. Building ground floor window
  34. Building ground floor window
  35. Building ground floor window
  36. Building ground floor window
  37. Building ground floor window
  38. Building ground floor window
  39. Building ground floor window
  40. Building ground floor window
  41. Building ground floor window
  42. Building ground floor window
  43. Building ground floor window
  44. Building ground floor window
  45. Building ground floor window
  46. Building ground floor window
  47. Building ground floor window
  48. Building ground floor window
  49. Building ground floor window
  50. Building ground floor window

**SCALE BAR**

0m	10m	20m	30m
----	-----	-----	-----

<b>NEAR OF 114 NORTH ROAD, LONDON</b> N17 2BN		<b>PROPOSED ELEVATION OF THE</b> <b>SOUTHWICK ROAD</b>
<b>MR S. WILSON</b>		<b>Architect</b> <b>114 NORTH ROAD</b> <b>LONDON</b> <b>N17 2BN</b>
DATE: 10/10/2018 DRAWN BY: SW CHECKED BY: SW	SCALE: 1:100 SHEET: 1/1	PROJECT NO: 114/18

- KEY**
- 1. Raising roof line
  - 2. Raising 50%
  - 3. Raising 50% to 100%
  - 4. Raising 100%
  - 5. Raising ground floor thermal ceiling zone
  - 6. Raising ground floor thermal ceiling zone
  - 7. Raising ground floor thermal ceiling zone
  - 8. Raising ground floor thermal ceiling zone
  - 9. Raising ground floor thermal ceiling zone
  - 10. Raising ground floor thermal ceiling zone
  - 11. Raising roof window
  - 12. Raising roof window
  - 13. Raising roof window
  - 14. Raising roof window
  - 15. Raising roof window
  - 16. Raising roof window
  - 17. Raising roof window
  - 18. Raising roof window
  - 19. Raising roof window
  - 20. Raising roof window
  - 21. Raising roof window
  - 22. Raising roof window
  - 23. Raising roof window
  - 24. Raising roof window
  - 25. Raising roof window
  - 26. Raising roof window
  - 27. Raising roof window
  - 28. Raising roof window
  - 29. Raising roof window
  - 30. Raising roof window
  - 31. Raising roof window
  - 32. Raising roof window
  - 33. Raising roof window
  - 34. Raising roof window
  - 35. Raising roof window
  - 36. Raising roof window
  - 37. Raising roof window
  - 38. Raising roof window
  - 39. Raising roof window
  - 40. Raising roof window
  - 41. Raising roof window



For Sub Committee

OFFREPC  
Officers Report

- KEY**
- 1. Existing roof line
  - 2. Existing roof
  - 3. Existing flying overpass
  - 4. Existing balcony
  - 5. Existing glass curtain framed opening
  - 6. Existing garden fence
  - 7. Existing brick wall window
  - 8. Existing window
  - 9. Existing screen
  - 10. Existing pavement
  - 11. Existing roof window
  - 12. Existing UPVC window
  - 13. Existing steel railing
  - 14. Existing steel mesh fence gate
  - 15. Proposed flying overpass (to match Old High Road)
  - 16. Proposed steel double glazed light
  - 17. Proposed glass door
  - 18. Proposed opening window to grey aluminium frame (with opaque glazing)
  - 19. Proposed external metal panel
  - 20. Proposed balcony / aluminium balcony fence
  - 21. Proposed double door window
  - 22. Proposed roof line (to match existing)
  - 23. Existing noise
  - 24. Proposed entrance to residential office area
  - 25. Proposed entrance to residential office area
  - 26. Proposed entrance to residential site
  - 27. Proposed opaque glass roof
  - 28. Proposed glass or white front window
  - 29. Proposed glass roof
  - 30. Proposed brick balcony
  - 31. Existing screen (1.8 metres high)
  - 32. Proposed entrance to residential units
  - 33. Proposed entrance to residential units
  - 34. Proposed white cladding
  - 35. Proposed opaque glazing
  - 36. Proposed glass opening frame to grey aluminium frame
  - 37. Proposed window with opaque glazing
  - 38. Proposed steel window frame
  - 39. Proposed brick wall
  - 40. Proposed external metal panel



SCALE BAR		REAR OF 81A HIGH ROAD, LONDON N17 2DH		PROPOSED ELEVATION FACING SOUTH	
0m	10m	0m	10m	0m	10m
		MR. J. WILSON		Architect	
		100% 1/10/2018		100% 1/10/2018	
		100% 1/10/2018		100% 1/10/2018	
		100% 1/10/2018		100% 1/10/2018	

- 1. Building roof line
- 2. Building roof line
- 3. Building roof line
- 4. Building roof line
- 5. Building roof line
- 6. Building roof line
- 7. Building roof line
- 8. Building roof line
- 9. Building roof line
- 10. Building roof line
- 11. Building roof line
- 12. Building roof line
- 13. Building roof line
- 14. Building roof line
- 15. Building roof line
- 16. Building roof line
- 17. Building roof line
- 18. Building roof line
- 19. Building roof line
- 20. Building roof line
- 21. Building roof line
- 22. Building roof line
- 23. Building roof line
- 24. Building roof line
- 25. Building roof line
- 26. Building roof line
- 27. Building roof line
- 28. Building roof line
- 29. Building roof line
- 30. Building roof line
- 31. Building roof line
- 32. Building roof line
- 33. Building roof line
- 34. Building roof line
- 35. Building roof line
- 36. Building roof line
- 37. Building roof line
- 38. Building roof line
- 39. Building roof line
- 40. Building roof line
- 41. Building roof line
- 42. Building roof line
- 43. Building roof line
- 44. Building roof line
- 45. Building roof line
- 46. Building roof line
- 47. Building roof line
- 48. Building roof line
- 49. Building roof line
- 50. Building roof line
- 51. Building roof line
- 52. Building roof line
- 53. Building roof line
- 54. Building roof line
- 55. Building roof line
- 56. Building roof line
- 57. Building roof line
- 58. Building roof line
- 59. Building roof line
- 60. Building roof line
- 61. Building roof line
- 62. Building roof line
- 63. Building roof line
- 64. Building roof line
- 65. Building roof line
- 66. Building roof line
- 67. Building roof line
- 68. Building roof line
- 69. Building roof line
- 70. Building roof line
- 71. Building roof line
- 72. Building roof line
- 73. Building roof line
- 74. Building roof line
- 75. Building roof line
- 76. Building roof line
- 77. Building roof line
- 78. Building roof line
- 79. Building roof line
- 80. Building roof line
- 81. Building roof line
- 82. Building roof line
- 83. Building roof line
- 84. Building roof line
- 85. Building roof line
- 86. Building roof line
- 87. Building roof line
- 88. Building roof line
- 89. Building roof line
- 90. Building roof line
- 91. Building roof line
- 92. Building roof line
- 93. Building roof line
- 94. Building roof line
- 95. Building roof line
- 96. Building roof line
- 97. Building roof line
- 98. Building roof line
- 99. Building roof line
- 100. Building roof line



SCALE BAR

0m	10m	20m	30m
NAME OF 254 HIGH ROAD, LONDON		PROPOSED ELEVATION	
254 HIGH ROAD		(FACING WEST)	
MR. G. WILSON		Architect	
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200		100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200		100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	

Planning Sub Committee 30/09/2014

Item No.

(deferred from 15/9/14)

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2013/2008	<b>Ward:</b> Tottenham Green
<b>Address:</b> 2A Talbot Road N15 4DH	
<b>Proposal:</b> Erection of 4 new dwellings to include 3 no. single storey with basement 2 bedroom terraced dwellings with lightwells to the front and rear, and 1no. 2 storey 2 bedroom detached dwelling, with provision of refuse / recycling store and bicycle store	
<b>Applicant:</b> Mr David Binton Golden creek Investments Inc	
<b>Ownership:</b> Private	
<b>Case Officer Contact:</b> Jeffrey Holt	
<b>Site Visit Date:</b> 04/10/2013	
<b>Date received:</b> 30/09/2013 <b>Last amended date:</b> 04/07/2014	
<b>Drawing number of plans:</b> PL 001 AR11, PL 002 AR11, PL 002a AR11, PL 002b AR11, PL 003 to 012 incl. rev AR11	
<b>1.1</b> The application is for a development which involves a S106 agreement. Under the current scheme of delegation it is therefore referred to the planning sub-committee.	
<b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>• The principle of the provision of additional housing, the dwelling mix and density of the development is acceptable</li> <li>• The design of the proposed development is such that it would preserve the character of the conservation area</li> <li>• The impact of the development on the residential amenities of neighbouring properties is acceptable and would not cause unacceptable overshadowing, overlooking, loss of outlook or noise.</li> <li>• The proposed residential accommodation would be of an acceptable standard as it meets internal floorspace standards and outdoor amenity space</li> <li>• There would be no significant impact on parking – the site is in a CPZ and the applicant is proposing a car-free development</li> <li>• Adequate refuse storage is provided</li> <li>• The development would not result in a loss of trees</li> <li>• S106 agreement would provide a £1,000 towards car-free designation and two-year free car-club membership and £50 credit for future occupiers</li> </ul>	





## 2. RECOMMENDATION

- 1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement.
- 2) That the Section 106 Legal Agreement referred to in resolution above is to be completed no later than 15 October 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- 3) That, following completion of the agreement(s) referred to in resolution 1) within the time period provided for in resolution 2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed on application ref. HGY/2013/2008 including:

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Details of landscaping and planting
- 5) Details of boundary treatments
- 6) Details of green roofs/walls
- 7) Achieve Code for Sustainable Homes Level 4
- 8) Details of communal aerial/dish system
- 9) Boiler emissions limit
- 10) Control of construction dust
- 11) Details of waste storage
- 12) Construction Management Plan
- 13) Hydrological and Hydro-geological assessment
- 14) No Permitted Development
- 15) Impact on London underground
- 16) Drainage
- 17) Obscure glazing
- 18) Removal of redundant crossover

### S106 Heads of Terms

- 1) £1,000 contribution to amend the Traffic Management Order and secure car-free designation
- 2) Two years free car club membership and £50 credit for future occupiers
- 3) Cost recovery of £53 (5% of total S106 value)

### Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Crossover
- 5) Naming and numbering

6) Thames Water

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

That, in the absence of the agreement(s) referred to above being completed within two weeks of the , the Planning application be refused for the following reasons:

- 1) In the absence of a financial contribution towards designation as car-free development and towards car club membership, the proposal would have an unacceptable impact on parking and traffic and would be contrary to London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'

<b>TABLE OF CONTENTS</b>	
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: Consultation Responses Appendix 2 : Plans and images

### **3.1 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.2 Proposed development**

- 3.3 Permission is sought for the erection of four new dwellings including a two-storey three-bedroom house and three single storey with basement two-bedroom terraced dwellings.
- 3.4 The two-storey house is located at the front of the site with a frontage on Talbot Road. The house is 'L' shaped on plan and a maximum 7.3m wide and 14.2m deep.
- 3.5 The additional four houses are located at the rear and are single storey with a basement level. These houses are a maximum 12.3m deep, 2.8m high above ground level and form a terrace 14.1m wide. Each house has front and rear lightwells serving the basement floor. They are accessed from a courtyard in the centre of the site. Access to this courtyard is from a path from Talbot Road, running along the south side of the new house at the front of the site.
- 3.6 Refuse, recycling and bicycle storage is provided in the separately for the house at the front and communally for the houses at the rear.

#### **3.2 Site and Surroundings**

- 3.3 The subject site is a mostly vacant plot of land on the east side of Talbot Road, N15. The site was once used as a carpark for a former public house immediately to the south on the corner of Talbot Road and Broad Lane. Currently the site is occupied by two single storey outbuildings near the entrance to the site.
- 3.4 Development to the south consists of 3-storey terrace buildings along Broad Lane with retail and commercial uses on the ground floor and residential above. To the east the site backs onto a rear garden to a shop on Broad Lane and a house on Tenby Close. To the north is an electrical substation and a 2-storey dwelling house. Further north along Talbot Road are a variety of Victorian, Edwardian and 20<sup>th</sup> Century residential properties. To the west are terrace houses and further west is the large Tesco Supermarket development on Tottenham High Road. Seven Sisters Station and West Green Road District centre are also to the west.
- 3.5 The site is in the Tottenham High Road/Seven Sisters/Page Green Conservation Area.

#### **3.4 Relevant Planning and Enforcement history**

- HGY/2008/2093 - Erection of 2 storey, 4 x one bed house, 2 x two bed house and 2 x three bed self contained flats – REFUSED
- HGY/2007/1666 - Demolition of existing single storey office space and creation of new office space comprising two storey extension. Erection of

three storey infill between existing shop and vacant public house to provide two self contained flats – GRANTED

- HGY/2006/1884 - Erection of single storey shed and change of use of land to create hand car wash - REFUSED

#### 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Building Control
- 2) Transportation
- 3) Waste Management
- 4) Conservation and Design
- 5) Tottenham Environmental Health

External:

- 6) Tottenham CAAC
- 7) London Fire Brigade
- 8) Thames Water
- 9) London Underground

The following responses were received:

Internal

- Environmental Health - require conditions in respect of boiler emissions and construction dust
- Building Control – further details required to demonstrate compliance with B5 (access and facilities)
- Conservation:
  - *No objection to most recent scheme*
  - *New building to the front would preserve character and appearance of the locally listed building (no. 4 and 6 Talbot Road) and conservation area*
  - Proposed terrace to the rear would enhance appearance of conservation area
  - *In respect of first design*
  - Detached house is a poor pastiche of 1920 style Edwardian house, appears bulky, has a roof form out of keeping with neighbouring properties, fails to preserve and enhance
  - Terrace to the rear is an improvement over withdrawn scheme but is very tight and cramped form of development, is oddly shaped and does not relate to established built form, should not be more than three dwelling at the rear
- Design – no objection

- Transportation – no objection subject to car-free designation
- Waste Management – no objection

#### External

- Tottenham CAAC – no response
- Thames Water – no objection, informatives advised
- London Underground – require conditions and an informative to be applied to protect LUL tunnels beneath site

## 5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 76 letters. Letters were first sent 20/09/2013. Following a redesign, a further consultation was undertaken 12/02/2014. The scheme was revised further and a final round of consultation was undertaken 03/07/2014.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 22

Supporting: 0

Others: 1

In addition a petition with 30 signatures was received against the proposed development

5.3 The following local groups/societies made representations:

- n/a

5.4 The following Councillor made representations:

- n/a

5.5 The following issues were raised in representations that are material to the determination of the application. The scheme for consideration by members was developed following the second round of consultation. A final round of consultation was then undertaken, These issues are addressed in the next section of this report:

- The site is actually the rear of 37 Broad Lane
- Poor design
- Out of keeping and harmful to local character and the conservation area
- Height bulk and massing is overbearing and visually dominant
- Loss of light, outlook and privacy to no. 2 Talbot Road
- Increased noise
- The site has poor drainage
- There is a natural spring on this site

- Impact on sewer system
- The site has protected trees
- Poor living conditions for prospective residents
- Cramped development

*Second consultation*

- Modest improvement to detached house at the front. 'L' shaped footprint would be better
- Still bulky and causes overshadowing
- Rear development is still cramped form of development
- Increased congestion
- Increased noise
- The site is currently used for waste storage for 37A Broad Lane and this has not be factored into the proposal

*Third consultation – These comments are made in response to the current scheme*

- Development is still unacceptable
- Drainage remains an issue
- Loss of light, outlook and privacy
- Insufficient amenity space
- Increased noise
- Poor design
- House at the front is still too large

5.6 The following issues raised are not material planning considerations:

- Prospective residents are likely to be transient (officer comment: this is speculative and not a material consideration)
- The developer does not care for the local area and has mismanaged no. 37A Broad Lane (Officer Comment: the character of the developer is not material)
- Disruption from construction (Officer comment: this is controlled under environmental health legislation)

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. Density and Dwelling Mix
3. The impact of the proposed development on the character and appearance of the conservation area
4. The impact on the amenity of adjoining occupiers
5. Living conditions for future occupants
6. Parking and highway safety
7. Waste
8. Trees and ecology
9. Energy and sustainability
10. Water Management and Flooding

11.S106

## **6.2 Principle of the development**

6.2.1 The application proposes the erection of four houses on previously developed land. The principle of additional housing is supported by London Plan 2011 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the proposed further alterations to the London plan (FALP), the 2015-2015 target is proposed to increase to 15,019 (1,502 per year).

## **6.3 Density and Dwelling Mix**

6.3.1 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.

6.3.2 Table 3.2 of the London Plan 2011 sets out the acceptable range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in an 'urban' context and has a PTAL of 6a (high), thus development should be within the density range of 200 to 700 habitable rooms per hectare (hr/ha). The proposed development is on a 0.0773 ha site and provides 17 habitable rooms. This results in a density of 219 hr/ha, which is at the lower end of the target density range.

6.3.3 The NPPF 2012 recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan 2013 Policy SP2 Housing.

6.3.4 The proposed development provides four 2-bedroom houses. The provision of family housing in this location is considered acceptable.

## **6.4 The impact of the proposed development on the character and appearance of the conservation area**

6.4.1 Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering applications for development, the LPA shall pay special regard to the desirability of preserving or enhancing the character and appearance of the conservation area. Policies 7.4 and 7.6 of the London Plan 2011 and Saved Policy UD3 of the Haringey UDP 2006 require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area. London



Plan Policy 7.8 'Heritage Assets and Archaeology' requires developments affecting "Heritage Assets" to conserve their significance.

- 6.4.2 The proposed development has two elements: a detached house at the front and a three attached houses at the rear.
- 6.4.3 The detached house is 'L' shaped on plan and has traditional architectural features which relate to the existing traditional development on Talbot Road, particularly the adjacent no. 2 Talbot Road. It would fill in existing gap in the streetscene and be in keeping with the established character of development that is visible from the public realm.
- 6.4.4 The development to the rear is contemporary in style with a flat roof, rectilinear form and modern materials. By having a simple design and by being only one storey above ground level, it would be subordinate to the taller more vertical traditional development surrounding it. The development would not be easily seen from the public realm except when viewed through the access way into the site. As such it would not have a significant impact on the streetscene and the Conservation Officer considers that it would enhance the Conservation Area.
- 6.4.5 In respect the size of the rear development, the site coverage and relationship to surrounding development is similar to houses immediately to the east on Tenby Close. Although these houses are outside the conservation area, they do form the setting of the conservation area and therefore form of the pattern of development to which the proposed development relates. The size of the development reduced from four houses to three in response to earlier officer comment and local resident objections.
- 6.4.6 The design has been informed by the comments raised by local objectors and by the Council's design and conservation officers. Although local resident objections remain, officers consider that there is no harm to the conservation area and that the proposed development preserves the character of the conservation area, in compliance with the above policies and in accordance with the above statutory test.

## **6.5 The impact on the amenity of adjoining occupiers**

- 6.5.1 London Plan 2011 Policies 7.6 and 7.15 and Saved UDP 2006 Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.

### *Impact on daylight sunlight*

- 6.5.2 The local resident objections argue that the development would cause harmful overshadowing. The applicant has submitted a shadow diagram for the detached house at the front as it is the closest to nearby development. The diagram shows the shadow cast at midday on the summer and winter solstices and the spring autumn equinoxes. Only during the winter months would windows at no. 2 Talbot Road be affected and these are at ground floor level

only. This impact would only be felt from midday to the evening as morning sun would not be affected due to the layout of the new house. It is therefore considered that although there is an impact, it is not considered harmful.

- 6.5.3 The rear development has been designed to minimise impact on neighbouring properties. The building is a maximum 2.8m high and is set 1.8m away from the boundary garden wall at no. 2 Talbot Road. Due to this layout, the resulting overshadowing would be significantly greater than that caused by a 2m high boundary wall. The same would apply to the east where the site adjoins no. 10 Tenby Close. To the south is commercial development and to the west is the forecourt to the development.

#### *Outlook*

- 6.5.4 No. 2 Talbot Road has south facing windows on both ground and first floor level which would have their outlook affected by the front house. However, the property is a single dwelling house and would continue to benefit from the outlook provided by all the other windows on the house. The affected windows would also continue to receive sunlight for most of the year. Consequently, the impact to outlook is not considered to be harmful living conditions of that property

#### *Overlooking and privacy*

- 6.5.5 The front house has windows in all directions but those which are side facing and on the first floor are obscure glazed and this is secured by Condition 17. There would be no overlooking to surrounding properties.
- 6.5.6 Windows on the houses at the rear are at ground level only and would not view surrounding properties.

#### *Noise*

- 6.5.7 Objections have been received in respect of noise. The proposal is for a purely residential development and is unlikely to result in endemic noise conflicts. Any noise disturbance from future residents would be subject to environmental health regulation.
- 6.5.8 The proposed development would therefore cause no significant harm to amenity in compliance with the above policies.

### **6.6 Living conditions for future occupants**

- 6.6.1 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.

- 6.6.2 The detached house is 129.5 sqm in area and well exceeds the 83 sqm minimum set out in the Housing SPG for a 2-bedroom/4-person house. The houses at the rear are each 91 sqm in area, exceeding the 77 sqm required for a 2-bedroom/3-person house.
- 6.6.3 The houses at the rear have their bedrooms in a basement level. The bedrooms are located at each end of each house and all benefit from a lightwell 1.8m long and 3.15m wide. Although they would not benefit from a view, they would receive daylight. Under BRE guidance, daylight and sunlight is most important for living areas with bedrooms of secondary importance. For this reason the kitchen and living areas are at ground level.

#### *Amenity Space*

- 6.6.4 The detached house has a 53 sqm private garden. The private gardens for the rear houses vary in size. Unit 2 has 23 sqm, Unit 3 has 13.5 sqm and Unit 4 has 61 sqm. Although they vary, they are considered to provide useable spaces in excess of the minima set out in the Housing SPG.

#### *Child Playspace*

- 6.6.5 London Plan Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments make provision for play and informal recreation, based on the expected child population generated by the scheme. The Mayor's SPG "Shaping Neighbourhoods: Play and Informal Recreation" 2012 provides minimum standards for the provision of children's play space. The Haringey Open Space and Recreation Standards SPD sets out the Council's own play space standards under the Local Plan.
- 6.6.6 Using the formula set out in the above SPG the scheme would have a child yield of 3.2. The London Plan only requires on-site playspace for developments where there is an expected child yield of 10 or more. However, the family-size houses all benefit from private gardens which would provide doorstep playspace. Furthermore there is a play area for older children on Wakefield Road less than 300m away.
- 6.6.7 Overall the dwellings would provide adequate living accommodation in compliance with the above policies.

### **6.7 Parking and highway safety**

- 6.7.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.
- 6.7.2 The application proposes no off-street parking. The Council's transportation team has assessed the application and do not object. The site is in an area of

high public transport accessibility and is subject to on-street parking control. Cycle parking spaces have been provided for up to 10 cycles. It is therefore considered appropriate for a car-free development which would be facilitated by a S106 agreement.

- 6.7.3 The site has a crossover which would be made redundant by the development. It will be required to be reinstated to a footway in order to improve pedestrian access and to reinstate an on-street parking bay. Condition 18 secures these works.
- 6.7.4 Subject to the above, the development would not harm transport networks in compliance with the above policies.

## **6.8 Waste**

- 6.8.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection.
- 6.8.2 The development makes provision for the storage of a full kerbside collection set for the front house and a communal storage area for the houses at the rear. The council's Waste Management team have no objection to the proposal
- 6.8.3 The local objections raise the concern about waste storage for the adjacent 37A Broad Lane, N15, which is owned by the applicant. The plans show a space for any excess storage at the front of site.
- 6.8.4 Condition 11 would secure exact details of the waste storage structure so that they are acceptable in appearance.

## **6.9 Trees and Ecology**

- 6.9.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.
- 6.9.2 There are small trees along the northern border of the site but these are not protected or of any particular merit. The local resident has stated that there are protected trees on site. The site is in a Conservation Area and works to trees would be subject to prior notification being given to the Council to allow time for a protection order to be considered. However there are no existing Tree Protection Orders on site.
- 6.9.3 The site is not within a designated ecological site and has no particular ecological merit due to being almost completely covered in hardstanding.

6.9.4 Details of a suitable a planting and landscaping scheme for the new development is secured by Condition 4.

## **6.10 Water Management and Flooding**

6.10.1 London Plan 2011 Policy 5.12 requires developments to comply with flood risk and assessment requirements set out in PPS25 in order to minimise flood risk. Policy 5.13 requires the use of Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so. This is reflected Haringey Local Plan 2013 Policy SP5.

6.10.2 The site is not in an area of flood risk but there is concern from local residents that the basement excavation would interfere with a natural spring. Conditions 12 and 13 secures a construction management plan and hydrological and hydro-geological impacts assessments respectively. Condition 16 secures a suitable drainage scheme.

## **6.11 Energy and Sustainability**

6.11.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. This approach is continued in Local Plan 2013 Policy SP4, which requires residential developments to achieve Code for Sustainable Homes Level 4. This is equivalent to a 25% reduction in emissions over a Building Regulations 2010 baseline.

6.11.2 Condition 7 would secures this.

## **6.12 S106 Planning Obligations**

6.12.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms.

- £1,000 contribution to amend Traffic Management Order to secure car-free designation
- two-year free car-club membership and
- £50 credit for future occupiers
- S278 agreement to remove redundant crossover and reinstate footway

## **6.13 Conclusion**

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.6 CIL**

Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £14,105 (403 x £35). This will be collected by Haringey after the

scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## 8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and s106 and s278 legal agreements

Applicant's drawing No.(s) PL 001 AR11, PL 002 AR11, PL 002a AR11, PL 002b AR11, PL 003 to 012 incl. rev AR11

Subject to the following condition(s)

### TIME LIMIT

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

### PLANS

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

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

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

### SAMPLES OF MATERIALS

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

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## LANDSCAPING

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

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

## BOUNDARY TREATMENT

5. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011 and Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## GREEN WALLS/ROOFS

6. No development shall commence until details of a scheme for a "vegetated" or "green" roof(s)/wall(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof/wall shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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

## SUSTAINABILITY

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

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

#### COMMUNAL AERIAL

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

Reason: In order to protect the visual amenities of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

#### BOILER EMISSIONS

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

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

#### DUST

10. No demolition or construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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

#### WASTE STORAGE

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

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



## CONSTRUCTION MANAGEMENT PLAN

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

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

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

## HYDROLOGY AND HYDRO-GEOLOGY

13. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

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

## NO EXTENSIONS

14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no extensions, including roof extensions, shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## LONDON UNDERGROUND

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

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

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

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

## DRAINAGE

16. 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.

#### OBSCURE GLAZING

17. Before the first occupation of the extension hereby permitted, the first floor windows in the south elevation of the front house shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

#### REDUNDANT CROSSOVER

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

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

#### INFORMATIVES

##### INFORMATIVE : Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £14,105 (403 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

##### INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm	Monday to Friday
8.00am - 1.00pm	Saturday

and not at all on Sundays and Bank Holidays.

**INFORMATIVE: Party Wall Act**

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

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

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

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

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

Appendix 1: Consultation responses.

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Environmental Health	<p>❖ Control of Construction Dust:</p> <p>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 with reference to the London Code of Construction Practice. 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.</p> <p>❖ Combustion and Energy Plant:</p> <p>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%).</p> <p>Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The</p>	Noted. Conditions and informatives added.

No.	Stakeholder	Question/Comment	Response
		<p data-bbox="600 240 925 268">London Plan Policy 7.14.</p> <p data-bbox="600 373 835 400">As an informative:</p> <p data-bbox="600 440 1503 624">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.</p>	
	Transportation	<p data-bbox="600 794 1570 1366">The proposed development is located where the public transport accessibility level is high (PTAL 6), with Seven Sisters underground station and High Road Tottenham bus corridor within easy walking distance. We have therefore considered that the majority of the prospective residents of this site would travel by public transport, especially given the proximity of the underground station. There is also the presence of the Seven Sisters controlled parking zone (CPZ), operating Monday to Saturday from 08:00am to 06:30pm and providing adequate on-street car parking control at this location. The applicant has also proposed to provide 1 off street car parking space and 5 sheltered secure cycle parking stand capable of accommodating 10 cycles; the cycle parking provision is largely in line with Haringey's Saved UDP Policy M10 and the 2011 London Plan. Furthermore, the site does not fall within an area that has been identified within the Haringey Council Saved UDP Policy HSG11 as that suffering from high level on-street parking pressures. In addition, this development</p>	Noted. Conditions, informatives and s106 added.

No.	Stakeholder	Question/Comment	Response
		<p>proposal is suitable for dedication as a car-free development. The creation of the residential units will make large sections will require the reconstructed of the existing crossover and amendments to adjacent on street parking bays, which forms part of the Seven Sisters CPZ be extended to cover the area of carriageway fronting the redundant crossover. All costs associated with these works including amendments to the existing traffic management order (TMO) are to be borne by the applicant.</p> <p>Therefore, there are no highways and transportation objections to the above development proposal, subject to the following conditions:</p> <p>1)The applicant enters into a S.106 agreement that "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.</p> <p>Reason: To encourage the use of sustainable travel modes at this location.</p> <p>2)Prior to the commencement of the development hereby permitted the redundant section crossover shall be removed and the footway re-instated, and the</p>	

No.	Stakeholder	Question/Comment	Response
		<p>existing Seven Sisters CPZ extended to cover the carriageway fronting the site. The necessary works and amendment to the traffic management order will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before work commences on site.</p> <p>Reason: In order to safeguard residential amenity, and secure additional on street parking to service the need of the proposed development.</p> <p>Informative</p> <p>The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
	Conservation	<p>Background: This is a vacant site within Seven Sisters/ Page Green Conservation Area, at the edge of Tottenham Green Conservation Area. At present the site is in an unkempt condition and detracts from the appearance of the conservation areas. A previous application for a similar development was withdrawn. Talbot Road (Tottenham Green Conservation Area) has a varied architectural character with mostly late Victorian semi-detached properties. There are some modern interventions.</p> <p>Immediately to the north of the site, No. 2 Talbot Road is a detached two</p>	Noted. Roof design has been amended accordingly.



No.	Stakeholder	Question/Comment	Response
		<p>storey locally listed building that is constructed of yellow London stock brick with a hipped slate roof. The ground floor has a recessed entrance porch with a painted timber door case with flat bracketed hood and a large canted bay window. Nos. 4 and 6 Talbot Road is a pair of late 19th Century pair of semi-detached three storeys locally listed buildings constructed of yellow London stock brick and a shared slate hipped roof. They each have two sashes with stucco heads and a ground floor canted bay with hipped roof and round headed recessed entrance porch. These have group value within the conservation area and are an attractive feature within the streetscene.</p> <p>Comments: The scheme proposes a detached building fronting Talbot Road and a terrace of three units to the rear of the site.</p> <p>Detached dwelling: The proposed design has improved substantially from the previous scheme. The revised scheme, whilst still pastiche, relates well with the locally listed building in terms of its scale and proportions. The building would close an unkempt gap in the streetscene and would complete the street frontage. It is recommended that the roof height could be increased slightly to improve the proportions of the proposed building. This could be achieved without increasing or decreasing the slope of the roof.</p> <p>Provided that the roof alterations are undertaken, the proposed house would be considered to preserve the character and appearance of the conservation area.</p> <p>Terrace to the rear: The design of the proposed terrace is considered to be appropriate, in that it reflects a modern and contemporary architectural</p>	

No.	Stakeholder	Question/Comment	Response
		<p>style, which could potentially contribute positively to the conservation area. To address the previous concerns of overdevelopment and massing, the revised scheme has been reduced to three units. These sit more comfortably within the site and with some breathing space along the edges. Whilst backland development is not ideal, the layout of the proposed terrace would be similar to the narrow terraces along Broad Lane. As such it would be considered a contemporary addition to the conservation area that would enhance its appearance. It is, therefore, acceptable.</p> <p>In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserves or enhances the character of heritage assets has been assessed. In this instance, it is felt that the new building to the front would preserve the character and appearance of the locally listed building and the conservation area. Overall, the development would not cause any harm to the conservation area and the new development would preserve or enhance (provided that the changes above are implemented) the area. It is, therefore acceptable.</p> <p>Conclusion: Acceptable.</p>	
	Building Control	Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office.	A further application will be required to secure building Regulation approval.
	Waste	The above planning application for 5 new dwellings to include 4no. single storey 2 bedroom terraced dwellings with lightwells to the front and rear,	Noted.

No.	Stakeholder	Question/Comment	Response
		and 1no. 2 storey 3 bedroom detached dwelling, with provision of refuse / recycling store and bicycle store, This part of the application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.	
	EXTERNAL		
	Thames Water	<p>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 <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a></p> <p>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,</p>	Noted. informatives added.

No.	Stakeholder	Question/Comment	Response
		<p>the site drainage should be separate and combined at the final manhole nearest the boundary.</p> <p>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.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>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.</p> <p>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</p>	

No.	Stakeholder	Question/Comment	Response
		Developer Services on 0845 850 2777 to discuss the details of the piling method statement.	
	London Underground	<p>Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. This site is above London Underground Victoria line tunnels. It will need to be demonstrated to the satisfaction of LUL engineers that:</p> <p><input type="checkbox"/>- the development will not have any detrimental effect on our tunnels and structures either in the short or long term</p> <ul style="list-style-type: none"> <li>- the design must be such that the loading imposed on our tunnels or structures is not increased or removed</li> <li>- we offer no right of support to the development or land</li> </ul> <p>Therefore we request that the grant of planning permission be subject to conditions to secure the following:</p> <p>The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p>	Noted. Conditions and informatives added.

No.	Stakeholder	Question/Comment	Response
		<p data-bbox="600 240 1055 272">☐- provide details on all structures</p> <p data-bbox="600 308 1458 371">☐- accommodate the location of the existing London Underground structures and tunnels</p> <p data-bbox="600 411 1547 443">☐- accommodate ground movement arising from the construction thereof</p> <p data-bbox="600 478 1563 542">☐- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</p> <p data-bbox="600 646 1552 909">The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p data-bbox="600 949 1552 1093">Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012</p> <p data-bbox="600 1197 1267 1228">We also ask that the following informative is added:</p> <p data-bbox="600 1264 1563 1367">The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and</p>	

No.	Stakeholder	Question/Comment	Response
		construction methods.	
	<b>Local Residents</b>		
	Objecting: 22 Supporting: 0 Others: 1	<ol style="list-style-type: none"> <li>1. The site is actually the rear of 37 Broad Lane</li> <li>2. Poor design</li> <li>3. Out of keeping and harmful to local character and the conservation area</li> <li>4. Height bulk and massing is overbearing and visually dominant</li> <li>5. Loss of light, outlook and privacy to no. 2 Talbot Road</li> <li>6. Increased noise</li> <li>7. The site has poor drainage</li> <li>8. There is a natural spring on this site</li> <li>9. Impact on sewer system</li> <li>10. The site has protected trees</li> <li>11. Poor living conditions for prospective residents</li> <li>12. Cramped development</li> </ol> <p><i>Second consultation</i></p> <ol style="list-style-type: none"> <li>13. Modest improvement to detached house at the front. 'L' shaped footprint would be better</li> <li>14. Still bulky and causes overshadowing</li> <li>15. Rear development is still cramped form of development</li> <li>16. Increased congestion</li> <li>17. Increased noise</li> <li>18. The site is currently used for waste storage for 37A Broad Lane and this has not be factored into the proposal</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. Accurate site plan has been submitted</li> <li>2. Design has improved following comments</li> <li>3. Building has been reduced in size</li> <li>4. Front and rear buildings have been amended to reduce impact</li> <li>5. As above</li> <li>6. Development is residential, no significant noise generated</li> <li>7. Drainage condition applied</li> <li>8. Hydrology and hydrogeology studies secured by condition</li> <li>9. Thames Water do not object</li> <li>10. No protected trees</li> <li>11. Dwellings receive adequate light</li> <li>12. Development reduced in size</li> <li>13. Noted</li> <li>14. Building reduced in size</li> <li>15. Building reduced by one flat</li> <li>16. Will be car free development</li> <li>17. See 6</li> <li>18. Waste storage amended in</li> </ol>

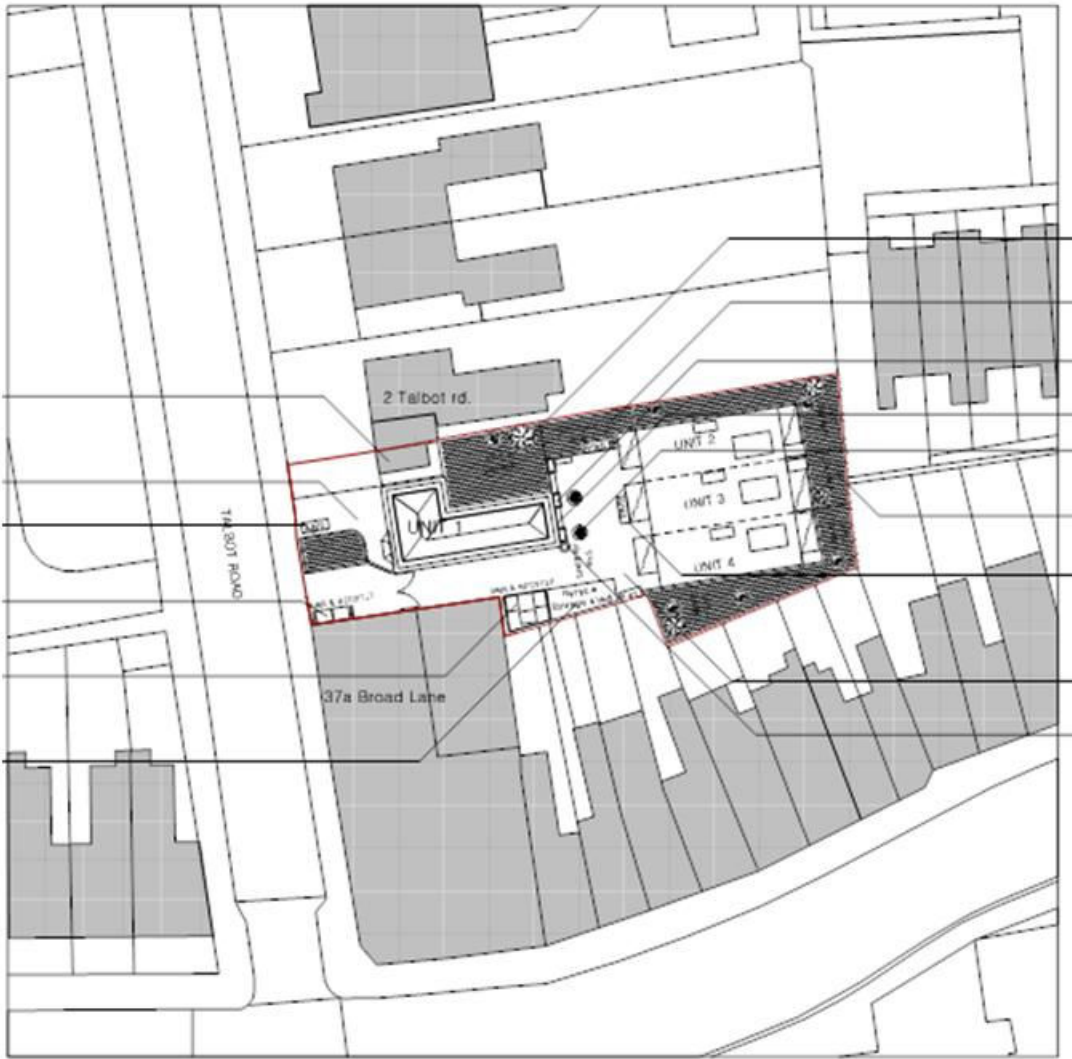
No.	Stakeholder	Question/Comment	Response
		<p><i>Third consultation</i></p> <p>19. Development is still unacceptable  20. Drainage remains an issue  21. Loss of light, outlook and privacy  22. Insufficient amenity space  23. Increased noise  24. Poor design  25. House at the front is still too large</p>	<p>response</p> <p>19. Officer consider development is acceptable  20. See 7  21. Impact has been reduced to acceptable level  22. Sufficient amenity space provided  23. See 6  24. Design is considered acceptable  25. See above</p>



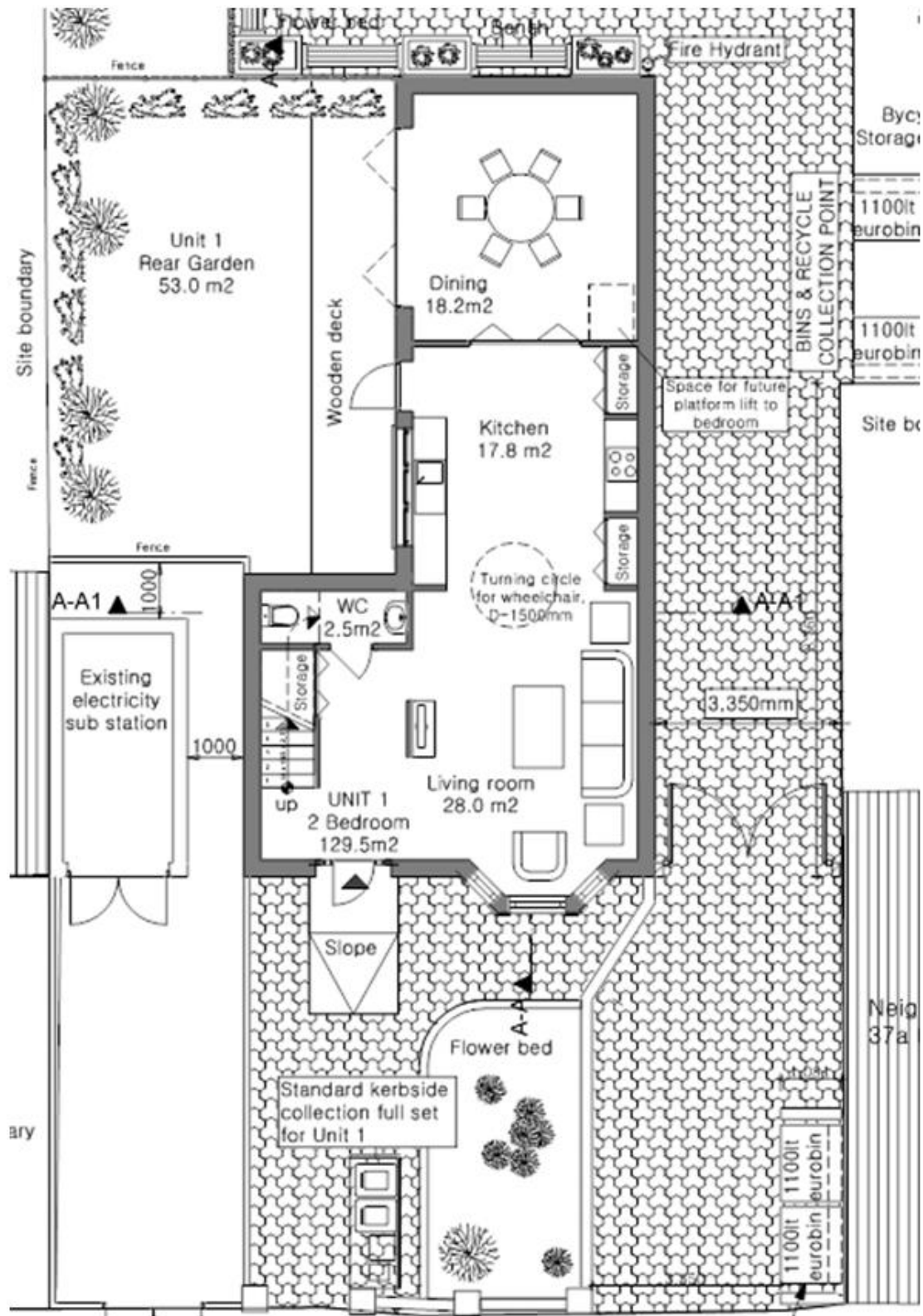
Plans and Images



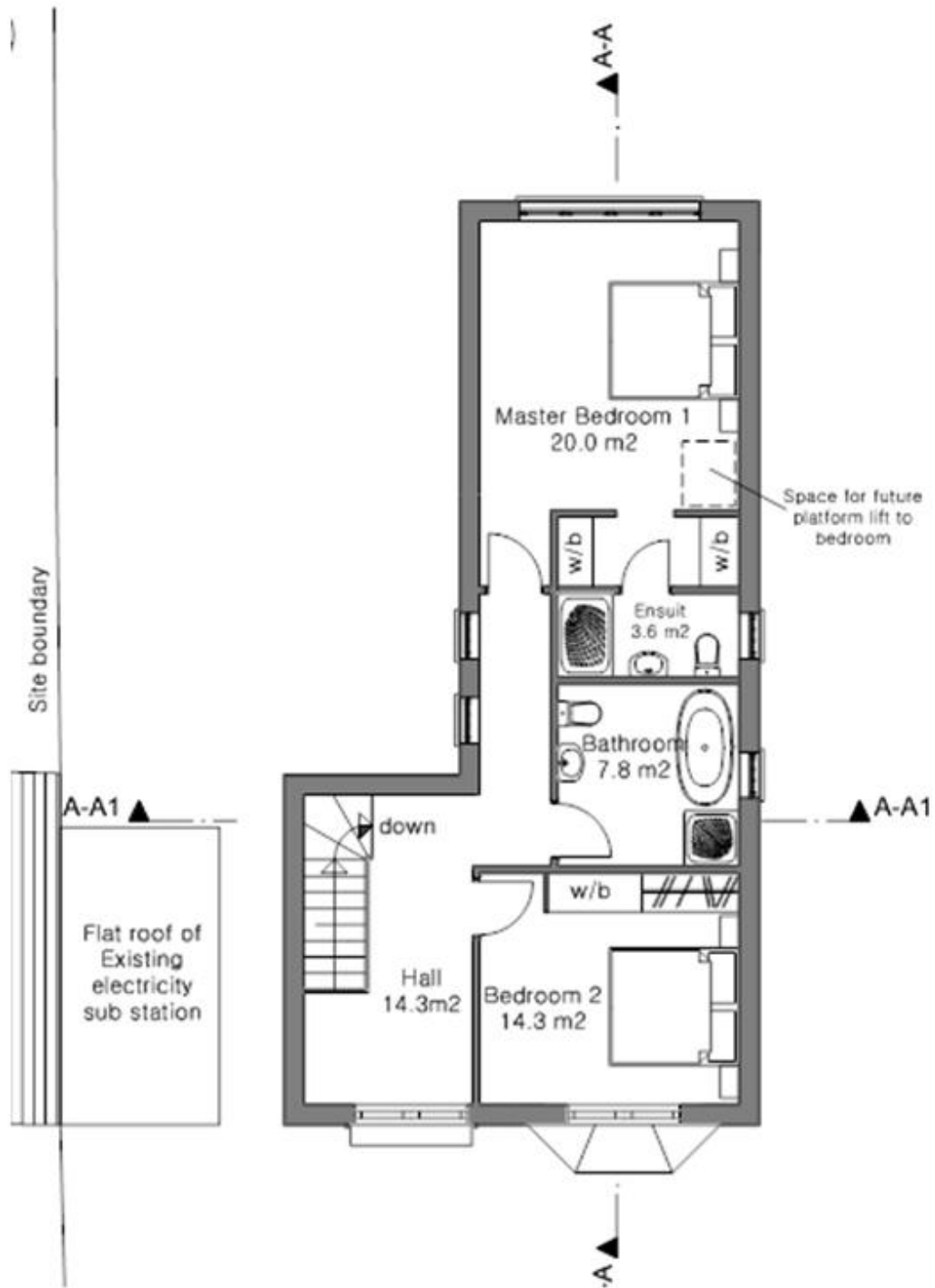
Site Plan



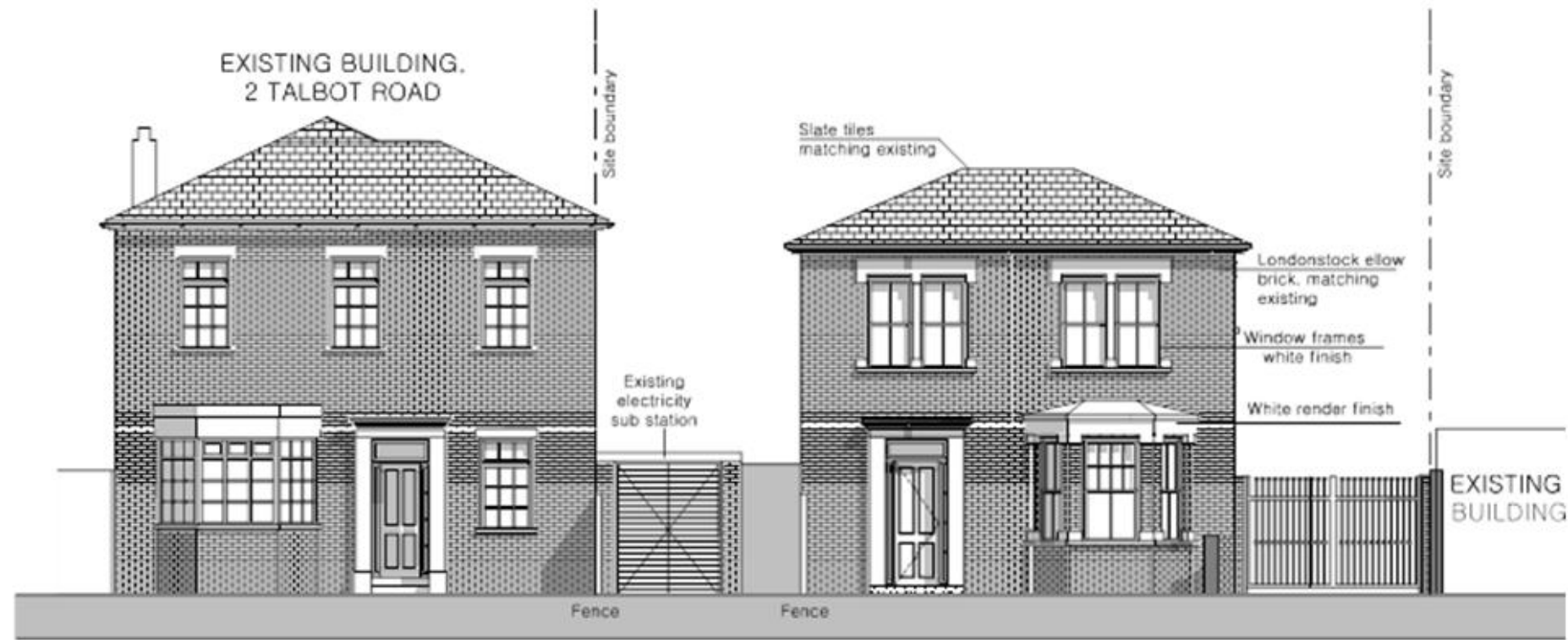
Ground floor plan



Ground floor plan front

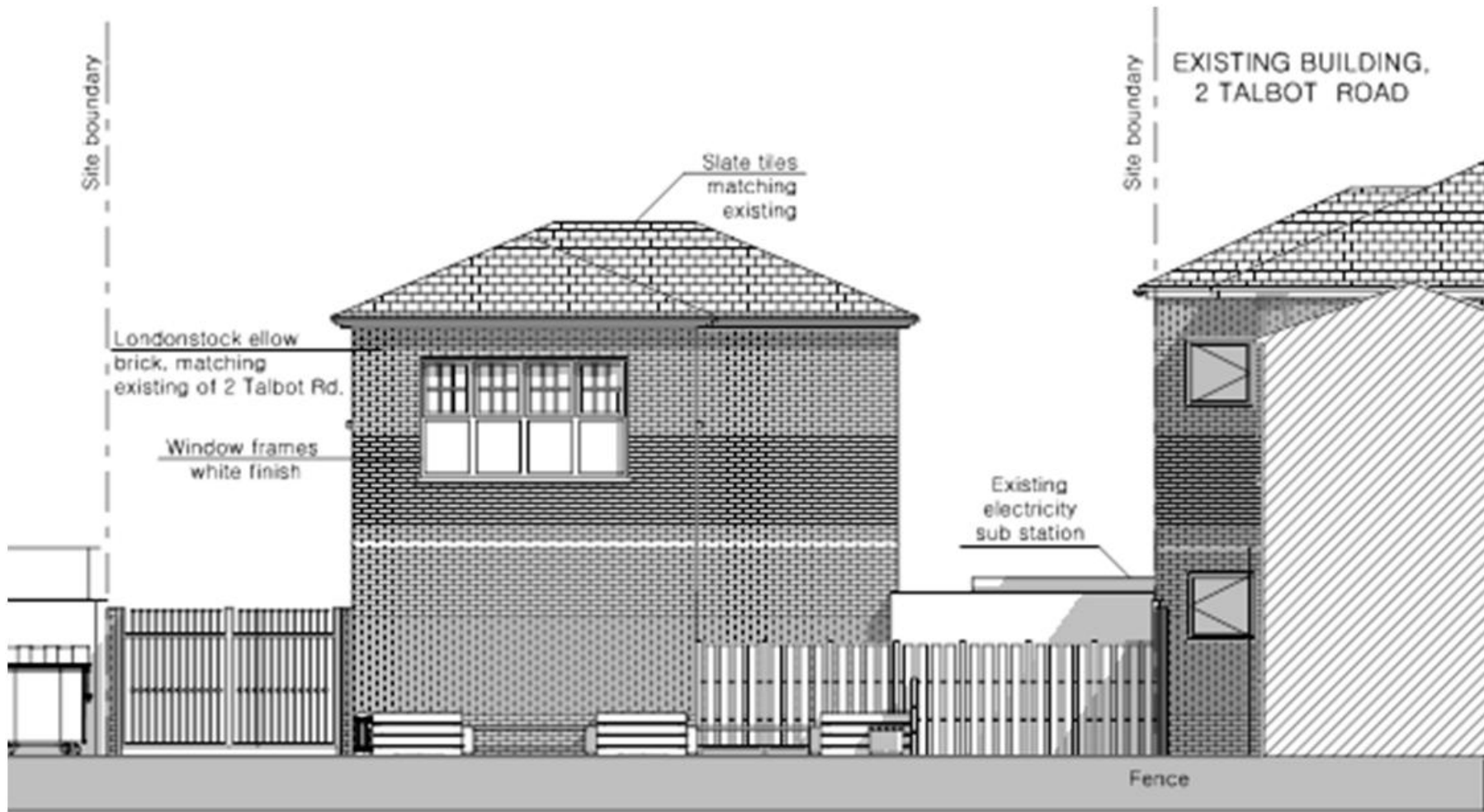


First floor plan front

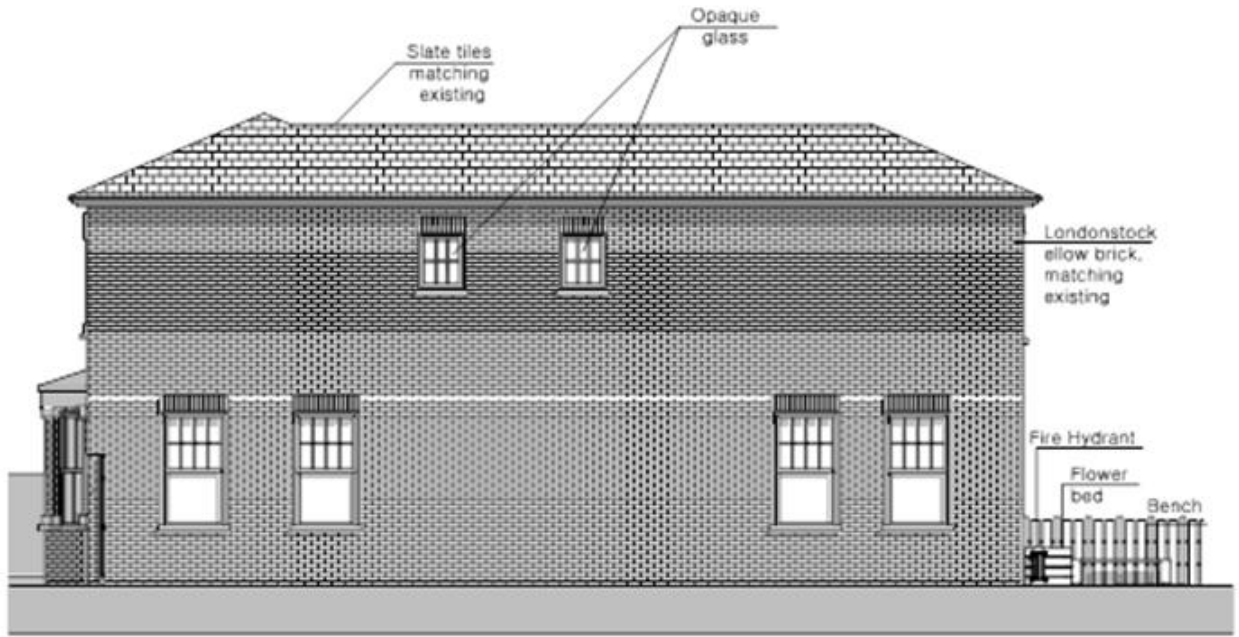


Unit 1 Proposed Front Elevation 1:100

Front elevation

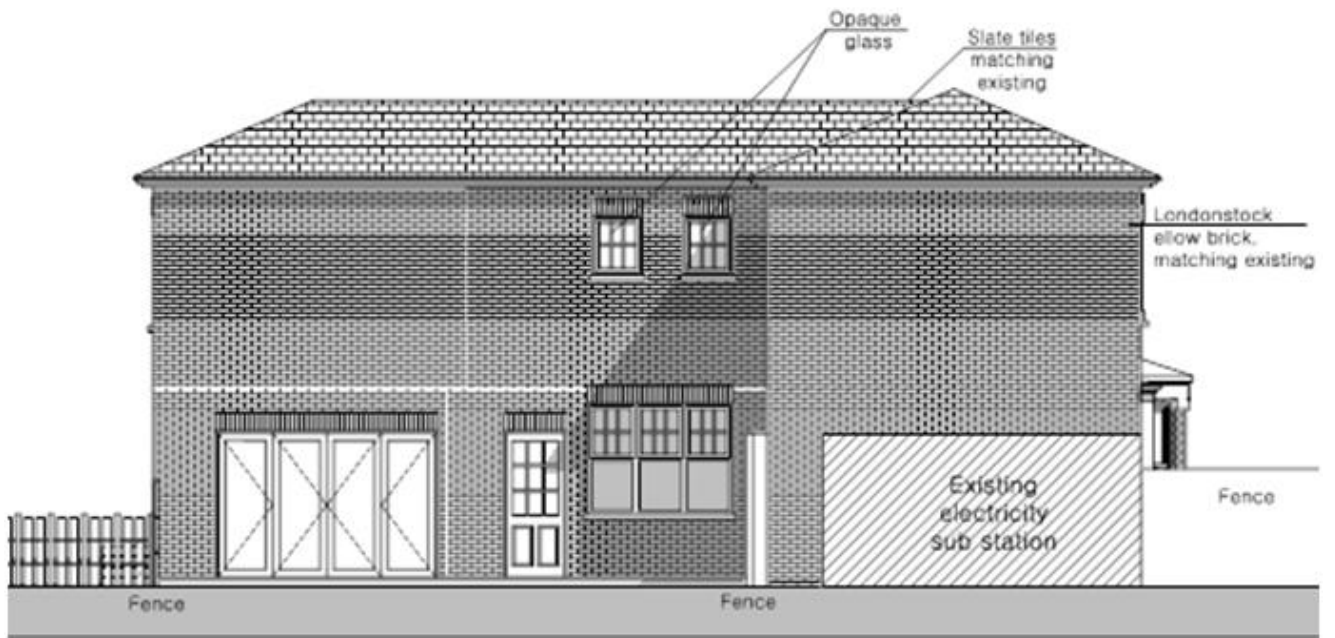


Rear elevation



Unit 1 Proposed South Elevation

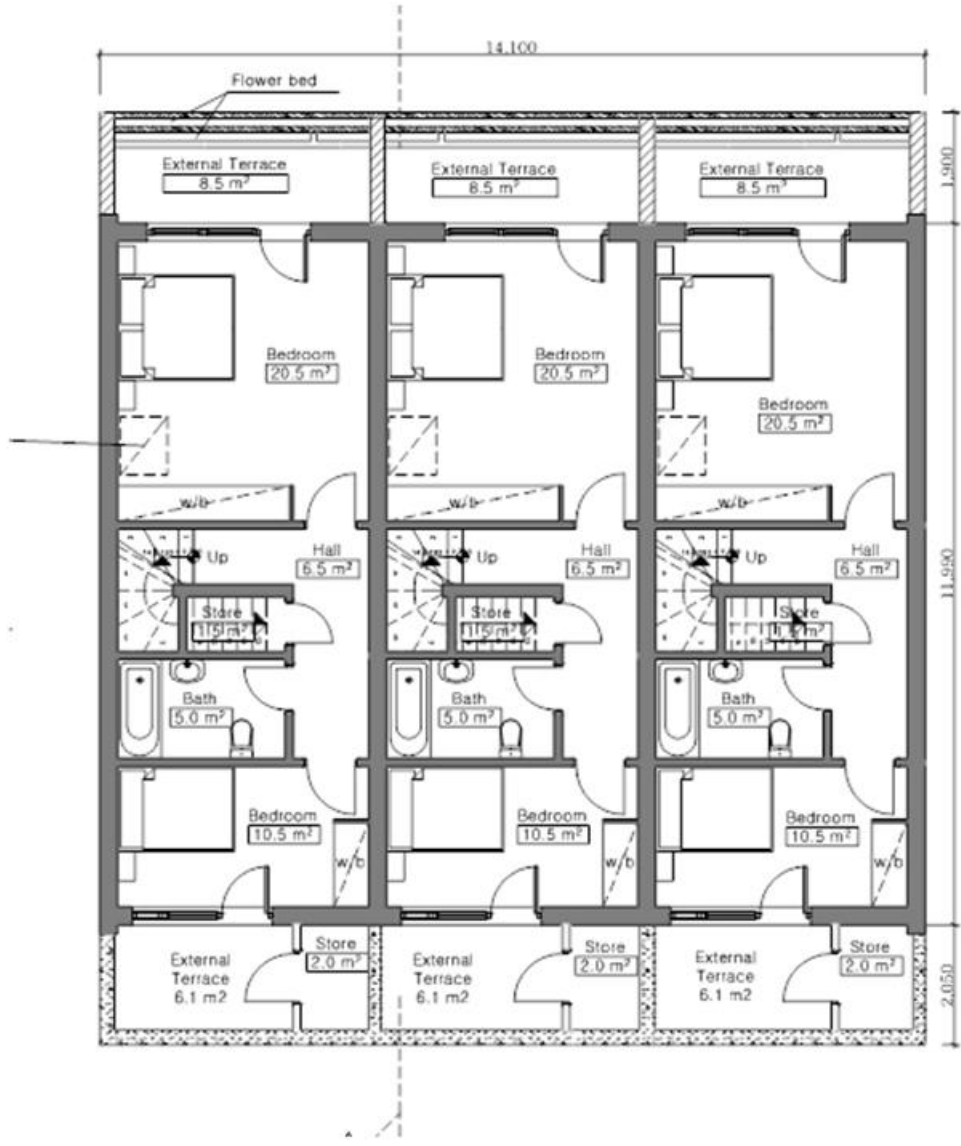
1:100



Unit 1 Proposed South Elevation

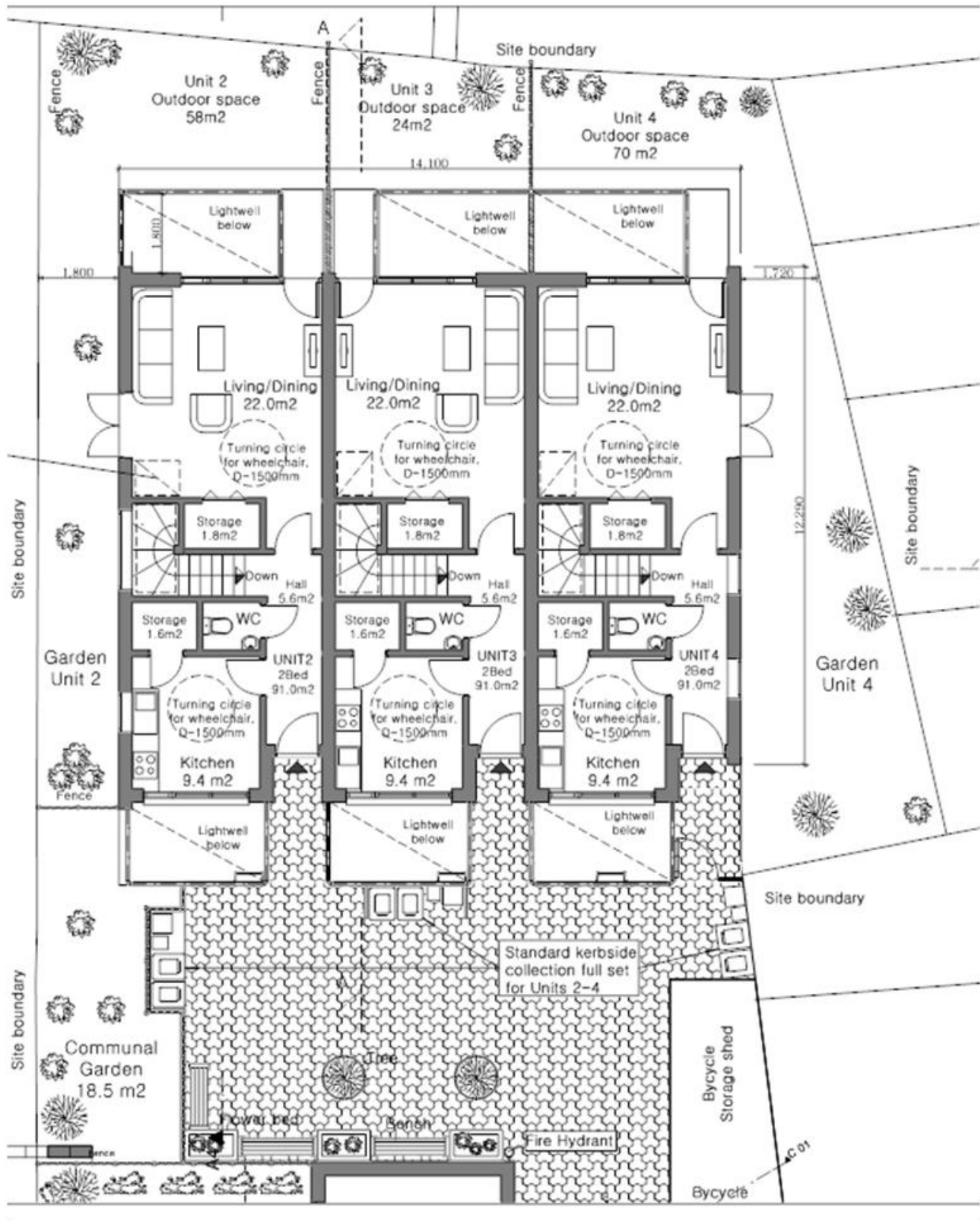
1:100

Side elevations



Basement level rear development



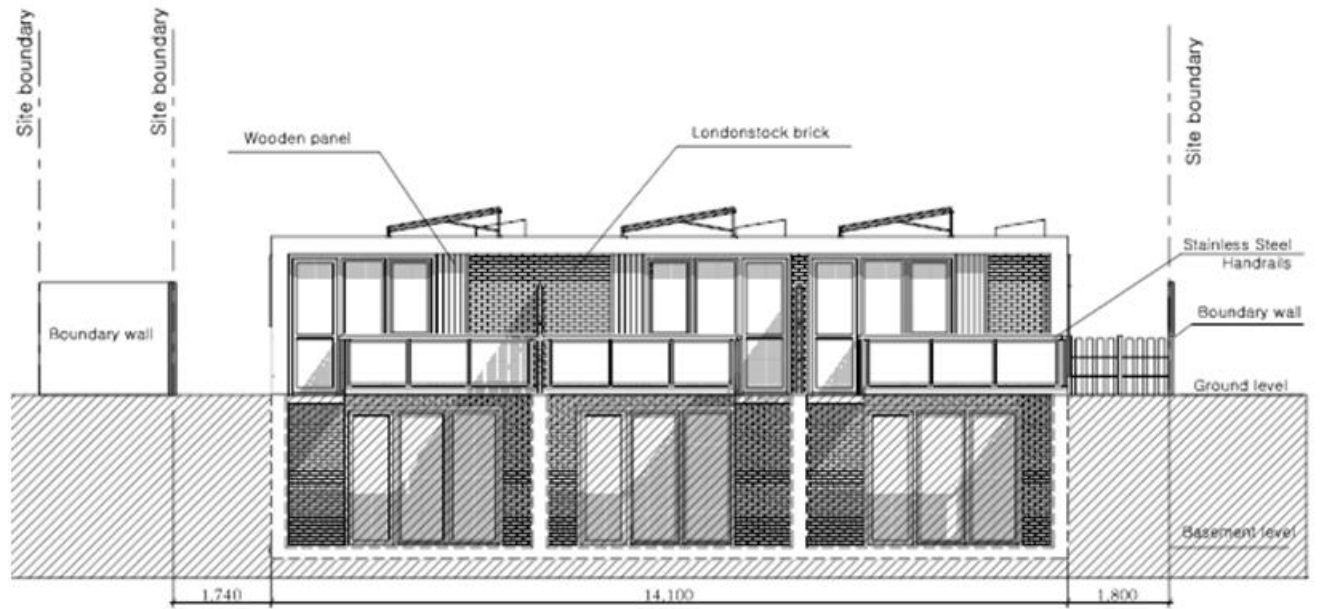


Ground floor rear development



Unit 2-4 Proposed Front Elevation

1:100

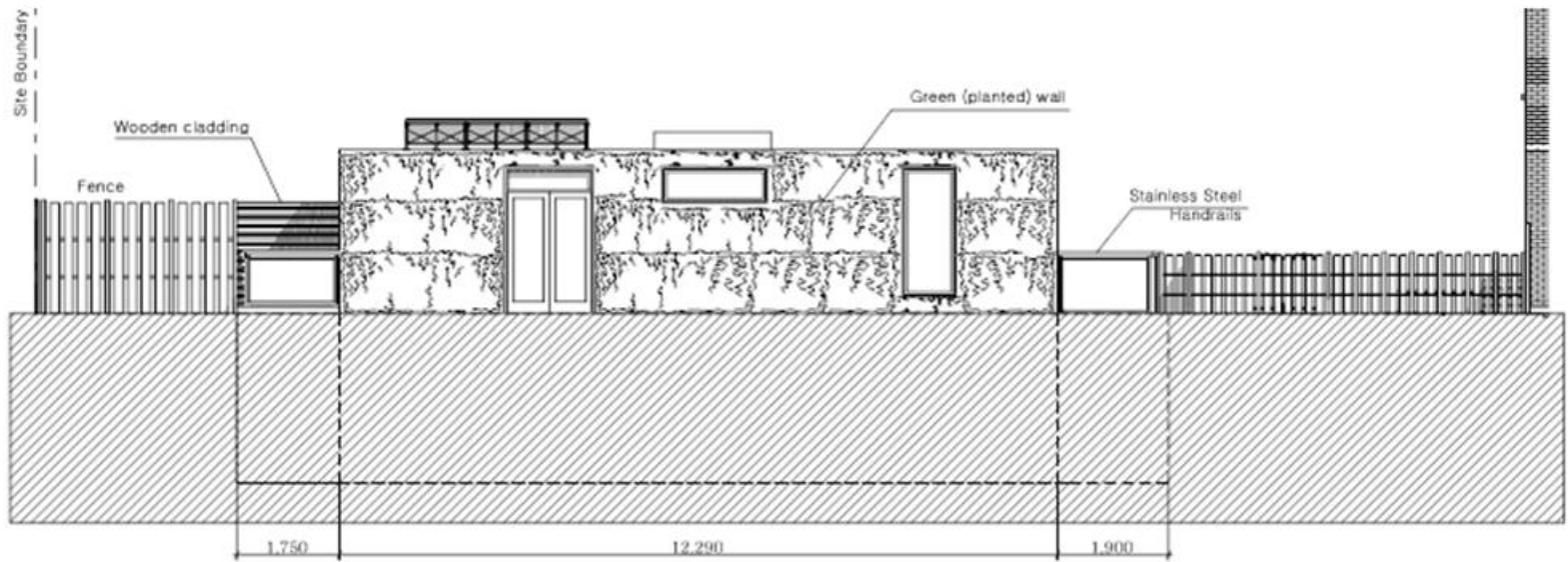


Unit 2-4 Proposed Rear Elevation

1:100

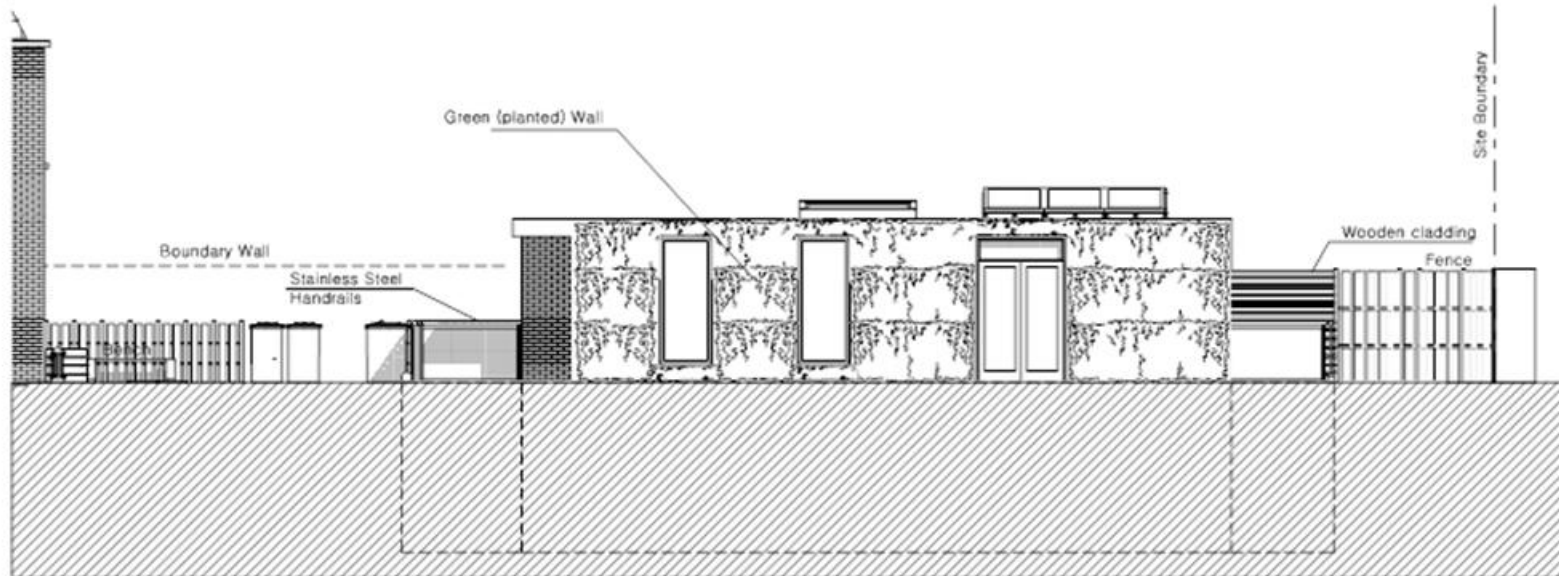


Front and rear elevations



Unit 2-4 Proposed North Elevation

1:100



This page is intentionally left blank

Planning Sub Committee 30 September 2014  
(deferred from 15/9/14)

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/2134	<b>Ward:</b> Woodside
<p><b>Address:</b> 10 Alexandra House Station Road N22 7TR</p> <p><b>Proposal:</b> Provision of a new smoking shelter Building.</p> <p><b>Applicant:</b> Mr Kevin Redman Bilfinger Europa Facility Management Limited</p> <p><b>Ownership:</b> Council</p> <p><b>Case Officer Contact:</b> Aaron Lau</p> <p><b>Site Visit Date:</b> 03/09/2014</p>	
<p><b>Date received:</b> 25/07/2014 <b>Last amended date:</b> NA</p> <p><b>Drawing number of plans:</b> HARSS/001, 002 &amp; document titled 'Proposed Smoking Shelter to be located to the rear of Alexandra House, Station Road Wood Green N22 7TR'</p>	
<b>1.1</b>	This planning application is being reported to Committee as the application is being made by Haringey Council and is required to be reported to Committee under the current scheme of delegation.
<b>1.2</b>	<b>SUMMARY OF KEY REASONS FOR RECOMMENDATION</b>
	<ul style="list-style-type: none"> <li>The proposed smoking shelter is sensitively considered in terms of the design, scale and layout of the existing neighbouring buildings.</li> </ul>

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions to secure the following matters:

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

### Informatives

- 1) Working with the applicant in a positive and proactive manner

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

<b>TABLE OF CONTENTS</b>	
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

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- This is an application for the provision of a new smoking shelter located on the southern side of River Park Road and within the demise of Alexandra House.
- The proposed smoking shelter will measure 3m in width, 2m in depth and 2.2m in height, and the aluminium framed structure will be painted in green powder. The walls and roof will be constructed out of a translucent polycarbonate.
- This proposal is to provide a covered shelter to allow Haringey employees to smoke outside Council premises as Haringey Council operates a smoke-free environment policy to protect everyone working and visiting from the dangers of cigarette smoke.
- Haringey's no smoking policy states that smoking is not permitted inside the buildings or within the grounds of all Council premises, this includes car parks and surrounding entrances/ exits to buildings (for at least 20 meters). As such, the proposed smoking shelter will be located adjacent to River Park House car park and will be at least 20m from the nearest entrance/exit.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site is largely rectangular in shape and straddles the north side of Station Road and south side of River Park Road, and concerns a council office building known as Alexandra House with associated open parking to its western end. The building is currently occupied by Haringey Council.
- 3.2.2 The site is surrounded by Wood Green Bus Depot to the north, and offices (River Park House and Stuart House) along River Park Road to the east and west. Wood Green Tube Station is situated to the east.
- 3.2.3 The site falls within Wood Green Inner Control Parking Zone (CPZ) subject to parking controls between Monday to Sunday: 8.00am - 10.00pm, and an Area of Archaeological Importance within the Proposals Map. Wood Green District Town Centre lies in the vicinity and to the south.

#### **3.3 Relevant Planning and Enforcement history**

##### *Alexandra House*

- HGY/2014/1513 – Enclosure of existing walkway at Podium level between Alexandra House and River Park House- approved 22/07/2014
- HGY/1999/0865 - Installation of emergency generator in car park adjacent to Alexandra House to provide electrical supply to Level 10 communications room. – approved 03/08/1999



- OLD/1986/1541 - Enclosing of five parking places in basement car park to provide a secure storage area. – approved 17/04/1986

*River Park House*

- HGY/1999/0208 - Change of use of caretakers flat within an office building to office use. – approved 16/03/1999
- HGY/1991/1011 - Erection of 44 microwave antennas on roof for telecommunications plus use of base for storage of equipment. – approved 15/10/1991

**4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

- No consultees

**5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

- The application has been publicised by way of 6 letters.

5.2 There has been no response to consultation.

**6 MATERIAL PLANNING CONSIDERATIONS**

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

1. The impact on the amenity of adjoining occupiers
2. The impact of the proposed development on the character and appearance of the area

**6.2 Impact on the amenity of adjoining occupiers**

6.2.1 No representations have been received following consultation.

6.2.2 London Plan Policy 7.6 and UDP Policy UD3 require development proposals to have no significant adverse impacts on the amenity of surrounding developments.

6.2.3 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 and fume 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.

- 6.2.4 All the adjacent buildings along this end and section of River Park Road are in non-residential use, namely; Alexandra House (10 Station Road) to the east, Stuart House (5 River Park Road) to the north and Wood Green bus depot opposite the road and to the north. As such, the proposal would not have a detrimental impact on neighbouring residential properties in meeting the NPPF, London Plan Policies 7.6, 7.14 and 7.15 and saved UDP Policies UD3, ENV6 and ENV7.

### **6.3 Character and appearance of the area**

- 6.3.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.
- 6.3.2 The proposed smoking shelter will be sited in a vacant strip of land adjacent to River Park House car park, a mechanical plant secured by steel railings and the North West corner of Alexandra House.
- 6.3.3 The proposed smoking shelter will have a translucent polycarbonate roof and wall and will yield a floor area of 6 sqm. The aluminium framed structure will be painted in green powder.
- 6.3.4 Officers consider the proposed smoking shelter is modest in scale in its context, and would therefore have a minimal impact upon the visual amenity at Alexandra House and the wider streetscape along this section of River Park Road. The proposed development is therefore acceptable in design terms and in accordance to the NPPF and to SPG1a 'Design guidance', saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

### **6.4 Conclusion**

- 6.4.1 The location of the smoking shelter proposed would not cause any loss of amenity in terms of loss of daylight/sunlight, outlook and noise upon residential properties in the vicinity.
- 6.4.2 The proposed smoking shelter is sensitively considered in terms of the design, scale and layout of the existing neighbouring buildings.
- 6.4.3 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 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the rate is £35 per square metre.
- 7.2 There will be no increase in internal floor area and therefore the proposal is not liable for the Major's CIL charge.

## 8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) nil

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.

Informatives:

*a) Positive and proactive manner*

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

9.0 APPENDICE:  
Appendix 1: Plans and images



Proposed smoking shelter location 1

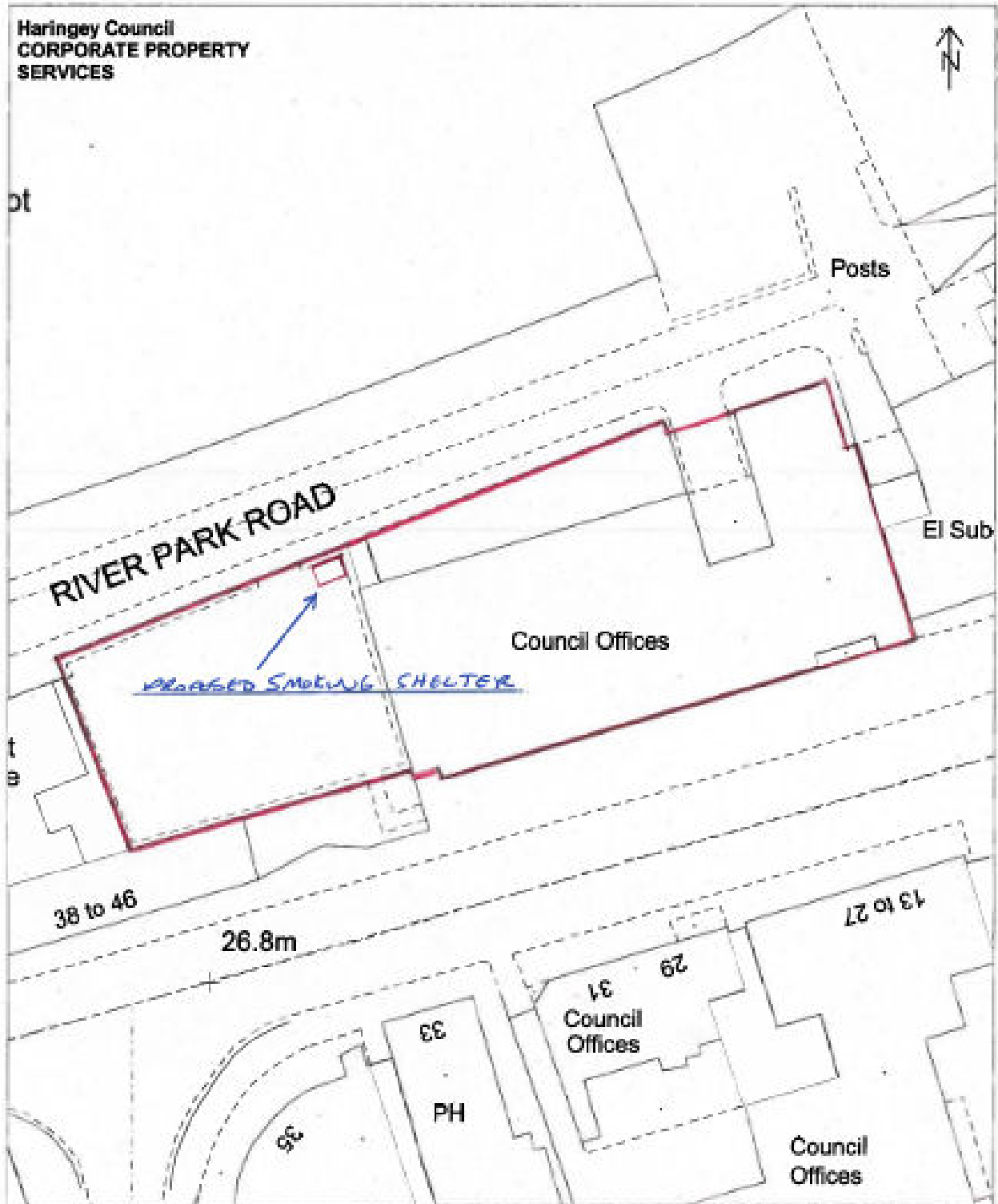


Proposed smoking shelter location 2



Proposed smoking shelter location 3





Proposed smoking shelter location

**Proposed Smoking Shelter to be located to the rear of Alexandra House, Station Road Wood Green**  
**N22 7TR**



**Smoking Shelter Details**

- Proposed size – 3 metres wide x 2 metres deep x 2.2 metres high.
- Green powder coated aluminium framed with translucent polycarbonate walls & roof.





Report for:	Planning Sub Committee 15 September	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 June – 31 August 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](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.



## **HARINGEY COUNCIL**

Place & Sustainability Directorate  
Planning Service

### **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/06/2014 AND 31/08/2014**

This report lists planning applications decided under delegated powers in the specified period. The list includes observations made on applications determined by another authority.

Decisions are sorted by Ward

Decision codes:

GTD Granted Permission  
REF Refused Permission

NOT DEV Not Development (Certificate of Lawfulness)  
CON DEV Constitutes Development (Certificate of Lawfulness)  
PERM DEV Permitted Development (Certificate of Lawfulness)  
PERM REQ Permission Required (Certificate of Lawfulness)

RNO Raise No Objections (Observations)  
ROB Raise Objections (Observations)

Ward: **Alexandra**

Application No:	<b>HGY/2014/0508</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	11/06/2014
Location:	38 Grosvenor Road N10 2DS		
Proposal:	Erection of rear ground floor extension (householder application)		
Application No:	<b>HGY/2014/0531</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	08/07/2014
Location:	10 Palace Gates Road N22 7BN		
Proposal:	Variation of condition 2 (opening hours) attached to planning permission OLD/1984/1223 to alter opening hours for Monday to Sunday from noon (1200 hours) to (2300 hours)		
Application No:	<b>HGY/2014/0587</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	10/06/2014
Location:	25 Thirlmere Road N10 2DL		
Proposal:	Formation of rear dormer and roof terrace, and insertion of two front rooflights (householder application)		
Application No:	<b>HGY/2014/0961</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	03/06/2014
Location:	18 Palace Court Gardens N10 2LB		
Proposal:	Loft extension with dormer window to rear, velux windows to front and convert hipped to gable on side elevation (householder application)		
Application No:	<b>HGY/2014/0971</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/06/2014
Location:	122a Colney Hatch Lane N10 1EA		
Proposal:	Replacement of existing boundary wall and fence with new brick wall and iron railings (householder application)		
Application No:	<b>HGY/2014/1039</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	289 Alexandra Park Road N22 7BP		
Proposal:	Formation of additional storey to side section and new roof to align with existing pitched roof to main building		
Application No:	<b>HGY/2014/1058</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	04/06/2014
Location:	82 Rosebery Road N10 2LA		
Proposal:	Erection of replacement rear conservatory and kitchen extension (householder application)		
Application No:	<b>HGY/2014/1060</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/08/2014
Location:	Pinkham Way N11 3PW		
Proposal:	Approval of Details pursuant to Condition 3 (walk-over survey) attached to planning permission HGY/2013/0847		
Application No:	<b>HGY/2014/1147</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/06/2014
Location:	49 Grosvenor Road N10 2DR		
Proposal:	Replacement of existing painted timber frame single glazed windows with new painted timber framed double glazed windows (householder application)		

Application No:	<b>HGY/2014/1172</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/06/2014
Location:	23 Rosebery Road N10 2LE		
Proposal:	Alterations to existing single storey rear side extension including new glass roof		
Application No:	<b>HGY/2014/1193</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	18/06/2014
Location:	70 Alexandra Park Road N10 2AD		
Proposal:	Use of property as three self-contained flats		
Application No:	<b>HGY/2014/1204</b>	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	20/06/2014
Location:	120 Dukes Avenue N10 2QB		
Proposal:	Certificate of Lawfulness for alterations to front and rear fenestration including two new velux roof lights in the front roof slope and one installation of an enlarged window in the rear elevation at second floor level.		
Application No:	<b>HGY/2014/1249</b>	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	11/06/2014
Location:	358 Alexandra Park Road N22 7BD		
Proposal:	Certificate of Lawfulness for loft conversion with side/rear dormer extension.		
Application No:	<b>HGY/2014/1254</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/07/2014
Location:	67 Clyde Road N22 7AD		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension and internal alterations		
Application No:	<b>HGY/2014/1256</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	29/07/2014
Location:	31 Outram Road N22 7AB		
Proposal:	Raising of parapet walls on each side of house for loft conversion		
Application No:	<b>HGY/2014/1258</b>	Officer:	Steve Andrews
Decision:	PN REFUSED	Decision Date:	19/06/2014
Location:	263 Albert Road N22 7XL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.07m and for which the height of the eaves would be 3.07m		
Application No:	<b>HGY/2014/1282</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	04/07/2014
Location:	Yard adjacent to 20 Crescent Road N22 7RS		
Proposal:	Erection of part 3 storey, part 4 storey 3 bedroom dwelling house with off street parking (Reconsulting due to amended description)		
Application No:	<b>HGY/2014/1292</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/06/2014
Location:	60 Harcourt Road N22 7XW		
Proposal:	Erection of single storey rear extension		

Application No:	<b>HGY/2014/1345</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/07/2014
Location:	55 Grosvenor Road N10 2DR		
Proposal:	Erection of a single storey side extension		
Application No:	<b>HGY/2014/1395</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	11/07/2014
Location:	42 Muswell Road N10 2BG		
Proposal:	Amendment to planning reference HGY/2011/0468 and appeal reference APP/Y/5420/A/11/2154042 to enlarge existing dormer to rear roofslope		
Application No:	<b>HGY/2014/1396</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	09/07/2014
Location:	49 Rosebery Road N10 2LE		
Proposal:	Refurbishment and reconfiguration of rear ground floor with alterations to rear and side extension roof and alterations to rear fenestration		
Application No:	<b>HGY/2014/1411</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/07/2014
Location:	126 Colney Hatch Lane N10 1ER		
Proposal:	Conversion of first and second floors from three flats to two flats		
Application No:	<b>HGY/2014/1461</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/07/2014
Location:	103 Alexandra Park Road N10 2DP		
Proposal:	Erection of single storey rear extension, conversion of front canopy to porch, alteration of roof hip to Dutch gable with rear dormer and front rooflights, and demolition / relocation of rear garage		
Application No:	<b>HGY/2014/1480</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	08/07/2014
Location:	Alexandra Park Secondary School Bidwell Gardens N11 2AZ		
Proposal:	Installation of fan cooling unit on flat roof next to plant room to provide ventilation to classrooms below		
Application No:	<b>HGY/2014/1530</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/08/2014
Location:	144 Victoria Road N22 7XQ		
Proposal:	Installation of green roof on existing flat roof of rear extension, creation of roof terrace and installation of 1100mm high railings, 1800mm frosted glass screens and a new double French door		
Application No:	<b>HGY/2014/1542</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/07/2014
Location:	Bus Stop Near Garden Centre Alexandra Palace Way N22 7AY		
Proposal:	Display of 2 x internally illuminated aluminium enclosed units with glass doors on a bus passenger shelter		
Application No:	<b>HGY/2014/1554</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	14/08/2014
Location:	33 Coniston Road N10 2BL		
Proposal:	Conversion of loft and erection of hipped to gable rear dormer		

Application No:	<b>HGY/2014/1600</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/08/2014
Location:	Flat 1 56 Dukes Avenue N10 2PU		
Proposal:	Addition of two rear dormer extension		
Application No:	<b>HGY/2014/1602</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	30/07/2014
Location:	Land at railway sidings, adjacent to Bedford Road N22 7AX		
Proposal:	The erection of a 24 metre high tower supporting 6 no. antennas, the installation of 5 no. radio equipment cabinets, bollards around the equipment and development works ancillary thereto.		
Application No:	<b>HGY/2014/1607</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	104 Alexandra Park Road N10 2AE		
Proposal:	Extension of ground and lower ground of commercial premises to provide more A1 retail and A1 ancillary space.		
Application No:	<b>HGY/2014/1618</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/07/2014
Location:	61A Muswell Road N10 2BS		
Proposal:	Erection of garden room to rear		
Application No:	<b>HGY/2014/1657</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	05/08/2014
Location:	39 Princes Avenue N22 7SB		
Proposal:	Formation of rear dormer extension to first floor flat		
Application No:	<b>HGY/2014/1687</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	07/08/2014
Location:	219 Alexandra Park Road N22 7BJ		
Proposal:	Increase extent of existing basement. Increase height to basement and insertion of front light well.		
Application No:	<b>HGY/2014/1689</b>	Officer:	Robbie McNaugher
Decision:	PN NOT REQ	Decision Date:	23/07/2014
Location:	38 Outram Road N22 7AF		
Proposal:	Extension of a single storey extension which extends beyond the rear wall of the original house by 4.2 m, for which the maximum height would be 3.2 m and for which the height of the eaves would be 2.8 m.		
Application No:	<b>HGY/2014/1745</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	17/07/2014
Location:	21 Curzon Road N10 2RA		
Proposal:	Non-material amendment following grant of planning permission HGY/2013/1814 for alterations to the rear of the property where the single storey extension adjoins the main building and internal alterations.		
Application No:	<b>HGY/2014/1766</b>	Officer:	Valerie Okeiyi
Decision:	PN NOT REQ	Decision Date:	05/08/2014
Location:	263 Albert Road N22 7XL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.3 m, for which the maximum height would be 2.92 m and for which the height of the eaves would be 2.92 m.		

Application No: **HGY/2014/1776** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 26/08/2014  
 Location: 142 Dukes Avenue N10 2QB  
 Proposal: Erection of rear single storey extension and combining of two single dormers into one single dormer

Application No: **HGY/2014/1816** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 11/08/2014  
 Location: Flat 2 58 Muswell Avenue N10 2EL  
 Proposal: Replacement of existing windows with double-glazed timber sash and casement windows and replacement of 2 rear rooflights with new centre-pivot rooflights.

Application No: **HGY/2014/1851** Officer: Anthony Traub  
 Decision: GTD Decision Date: 26/08/2014  
 Location: 219 Albert Road N22 7AQ  
 Proposal: Erection of roof extension with 4 dormer windows and ground floor rear extension

Application No: **HGY/2014/1866** Officer: Aaron Lau  
 Decision: GTD Decision Date: 27/08/2014  
 Location: 43 Muswell Road N10 2BS  
 Proposal: Demolition of existing glazed conservatory and metal frame terrace and construction of a new glazed extension to rear of property.

Application No: **HGY/2014/1875** Officer: Aaron Lau  
 Decision: GTD Decision Date: 14/08/2014  
 Location: 175 Victoria Road N22 7XH  
 Proposal: Formation of rear dormer and installation of rooflights to front roof.

Application No: **HGY/2014/2199** Officer: Anthony Traub  
 Decision: GTD Decision Date: 19/08/2014  
 Location: Alexandra Palace Alexandra Palace Way N22 7AY  
 Proposal: Approval of details pursuant to condition 3 (tree protection) attached to planning permission HGY/2014/0559

Application No: **HGY/2014/2200** Officer: Anthony Traub  
 Decision: GTD Decision Date: 19/08/2014  
 Location: Alexandra Palace Alexandra Palace Way N22 7AY  
 Proposal: Approval of details pursuant to condition 4 (details of external materials) attached to planning permission HGY/2014/0559

---

Ward: **Bounds Green**

---

Application No: **HGY/2013/2637** Officer: Anthony Traub  
 Decision: GTD Decision Date: 20/06/2014  
 Location: 28 Eastern Road N22 7DD  
 Proposal: Conversion of single family dwelling into 3 self-contained flats comprising of 1 x 3 bed, 1 x 2 bed and 1 x Studio flat and associated works.



Application No:	<b>HGY/2014/0114</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Land at the Rear of Corbett Grove N22 8DQ		
Proposal:	Approval of Details pursuant to Condition 19 (Contaminated Land) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/0693</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/08/2014
Location:	5 Palace Road N11 2PU		
Proposal:	Erection of a rear extension (householder application)		
Application No:	<b>HGY/2014/0782</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Land at rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 6 (hard landscaping) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/0783</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Land at rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 21 (accessibility and lifetime homes) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/0914</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Land rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to condition 10 (refuse and waste storage) attached to planning permission HGY/2012/0214		
Application No:	<b>HGY/2014/1015</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/06/2014
Location:	46 Eleanor Road N11 2QS		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2014/1027</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	28/07/2014
Location:	2 Bounds Green Road N11 2QH		
Proposal:	The application proposes ground floor, first floor and roof dormer extensions and Conversion of existing building from two flats to four self-contained flats (Amended description)		
Application No:	<b>HGY/2014/1071</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 3 (samples of material) attached to planning application HGY/2013/1905.		
Application No:	<b>HGY/2014/1073</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 5 (details of all levels) attached to planning permission HGY/2013/1905		

Application No:	<b>HGY/2014/1074</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 6 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2013/1905		
Application No:	<b>HGY/2014/1075</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 7 (risk assessment) attached to planning permission HGY/2013/1905		
Application No:	<b>HGY/2014/1076</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 9 (drawings to scale 1:50 of proposed east, south and north elevation in more detail) attached to planning permission HGY/2013/1905		
Application No:	<b>HGY/2014/1077</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 10 (details of facing material attached to planning permission HGY/2013/19		
Application No:	<b>HGY/2014/1078</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 11 (details of windows) attached to planning permission HGY/2013/19		
Application No:	<b>HGY/2014/1079</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	06/06/2014
Location:	385 High Road N22 8JA		
Proposal:	Approval of Details pursuant to Condition 12 (detailed energy assessment) attached to planning permission HGY/2013/19		
Application No:	<b>HGY/2014/1109</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	11/06/2014
Location:	22 Braemar Avenue N22 7BY		
Proposal:	Certificate of lawfulness for erection of rear ground floor extension, formation of rear dormer and insertion of front rooflights		
Application No:	<b>HGY/2014/1189</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Land rear of Corbett Grove N22 8DQ		
Proposal:	Approval of details pursuant to Condition 22 (Independent Sustainability Assessment) attached to planning permission HGY2012/0214		
Application No:	<b>HGY/2014/1250</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	25/06/2014
Location:	10 Truro Road N22 8EL		
Proposal:	Erection of a single storey rear extension (householder application)		

Application No:	<b>HGY/2014/1297</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/07/2014
Location:	62 Clarence Road N22 8PL		
Proposal:	Erection of new rear garden wall between Nos.62 and 64 Clarence Road; erection of single storey side return infill extension; and erection of single storey extension to rear of existing garage		
Application No:	<b>HGY/2014/1325</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/07/2014
Location:	34 Parkhurst Road N22 8JQ		
Proposal:	Erection of a single storey fully wheelchair accessible and functional self-contained dwelling.		
Application No:	<b>HGY/2014/1328</b>	Officer:	Steve Andrews
Decision:	REF	Decision Date:	07/07/2014
Location:	22 Trinity Road N22 8LB		
Proposal:	Demolition of single storey side extension and replacement with three storey self-contained office building		
Application No:	<b>HGY/2014/1335</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	44 Blake Road N11 2AE		
Proposal:	Erection of single storey side and rear extension with 4 no roof lights		
Application No:	<b>HGY/2014/1361</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/07/2014
Location:	The Towers 6 Braemar Avenue N22 7BY		
Proposal:	Part single, part two-storey rear extension and internal alterations to enlarge Flat 1 from a one bedroom flat to a two bedroom flat, enlarge Flat 4a from a studio to a one bedroom flat, enlarge Flat 4 from a one bedroom flat to a two bedroom flat and subdivide Flat 3 to 1x1bed and 1x2bed self-contained flats		
Application No:	<b>HGY/2014/1371</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	13/08/2014
Location:	453 High Road N22 8JD		
Proposal:	Demolition of existing rear one storey extension to be replaced with a single storey extension with part first and second floor to accommodate five office units		
Application No:	<b>HGY/2014/1412</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/08/2014
Location:	111 Whittington Road N22 8YR		
Proposal:	Erection of single storey rear extension to existing ground floor flat.		
Application No:	<b>HGY/2014/1450</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/08/2014
Location:	58 Finsbury Road N22 8PA		
Proposal:	Conversion of a disused loft space into 1x one bed flat with dormer roof extension		
Application No:	<b>HGY/2014/1451</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	19/08/2014
Location:	Warwick Court (West) Bounds Green Road N11 2EB		
Proposal:	Formation of additional floor to existing block to provide 2 x 2 bed flats		

Application No:	<b>HGY/2014/1453</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	19/08/2014
Location:	Warwick Court (East) Bounds Green Road N11 2EB		
Proposal:	Formation of additional floor to existing block to provide 2 x 2 bed flats		
Application No:	<b>HGY/2014/1537</b>	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	25/07/2014
Location:	45 Queens Road N11 2QP		
Proposal:	Certificate of lawfulness for formation of gable end and rear dormer extension with two rooflights to front roofslope		
Application No:	<b>HGY/2014/1561</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	28/07/2014
Location:	52 Bounds Green Road N11 2EU		
Proposal:	Erection of three storey rear extension and roof extension to provide additional living space to Flats 3 and 4 at lower ground floor and formation of 4 additional flats		
Application No:	<b>HGY/2014/1606</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	31/07/2014
Location:	70 Bounds Green Road N11 2EU		
Proposal:	Proposed loft conversion and erection of a rear dormer with hip to gable extension and a single storey rear extension to ground floor flat and velux window to front roofslope.		
Application No:	<b>HGY/2014/1631</b>	Officer:	John Ogenga P'Lakop
Decision:	PN GRANT	Decision Date:	28/07/2014
Location:	44 Finsbury Road N22 8PD		
Proposal:	Prior notification of change of use property from B1 (a) offices to C3 (residential)		
Application No:	<b>HGY/2014/1716</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	08/08/2014
Location:	Flat A 64 Marlborough Road N22 8NN		
Proposal:	Reconfiguration of roof structure and erection of a rear dormer extension		
Application No:	<b>HGY/2014/1723</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/08/2014
Location:	1 Maidstone Road N11 2TR		
Proposal:	Development of a single storey 2 bedroom flat at the rear		
Application No:	<b>HGY/2014/1728</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	26/08/2014
Location:	122 Myddleton Road N22 8NQ		
Proposal:	Erection of first floor rear extension and renewal of shopfront		
Application No:	<b>HGY/2014/1739</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	13/08/2014
Location:	Rear of 74-76 Bounds Green Road N11 2EU		
Proposal:	Erection of a two storey (Ground, First Floor and Loft) apartment block to the rear consisting of 8 Flats (2 x 1 bed, 5 x 2 bed and 1 x 3 bed)		

---

Application No:	<b>HGY/2014/1756</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/08/2014
Location:	101 Bounds Green Road N22 8DF		
Proposal:	Creation of vehicular car park and crossover to a classified road (householder application)		
Application No:	<b>HGY/2014/1831</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	22/08/2014
Location:	363 High Road N22 8JA		
Proposal:	Proposed mansard roof and second floor rear extension to create 2 x one bedroom flats		
Application No:	<b>HGY/2014/1871</b>	Officer:	Robbie McNaugher
Decision:	PN REFUSED	Decision Date:	26/08/2014
Location:	111 Myddleton Road N22 8NE		
Proposal:	Prior approval for change of use of rear of premises from A1 (retail) to C3 (residential) Prior approval for change of use of property from B1 (a) (offices) to C3 (residential).		
Application No:	<b>HGY/2014/1877</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	26/08/2014
Location:	465 High Road N22 8JD		
Proposal:	Demolition of existing rear extension and erection of single storey side and rear extension.		
Application No:	<b>HGY/2014/1898</b>	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	14/08/2014
Location:	52 Woodfield Way N11 2NS		
Proposal:	Certificate of lawfulness for alteration of roof from hip to gable, insertion of front rooflights and formation of rear dormer with glass balustrade.		
Application No:	<b>HGY/2014/2144</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/08/2014
Location:	12 Lynton Gardens N11 2NN		
Proposal:	Non material amendment following a grant of planning permission HGY/2012/1671 for revision of external steps design from roof terrace to garden level		

---

Ward: **Bruce Grove**


---

Application No:	<b>HGY/2014/0764</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/06/2014
Location:	62 Ranelagh Road N17 6XU		
Proposal:	Erection of ground floor single storey rear extension, formation of rear dormer and insertion of two front rooflights		
Application No:	<b>HGY/2014/1174</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	07/08/2014
Location:	68A Bruce Grove N17 6UZ		
Proposal:	Demolition of existing roof and creation of new second floor and roof extension, incorporating rear dormer and front mansard roof, to provide two additional self-contained flats		

Application No:	<b>HGY/2014/1188</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	09/06/2014
Location:	29 Ranelagh Road N17 6XY		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2014/1220</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/06/2014
Location:	16 Belton Road N17 6TX		
Proposal:	Formation of dormer window and change in roof pitch to facilitate loft conversion		
Application No:	<b>HGY/2014/1226</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	23/06/2014
Location:	29 Ranelagh Road N17 6XY		
Proposal:	Certificate of Lawfulness for the erection of a rear dormer with insertion of 2 rooflights to front roofslope.		
Application No:	<b>HGY/2014/1268</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	01/07/2014
Location:	24 Downhills Park Road N17 6PG		
Proposal:	Certificate of Lawfulness for the conversion of loft and installation of three roof lights to front roof slope and a Juliet balcony.		
Application No:	<b>HGY/2014/1270</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/07/2014
Location:	24 Downhills Park Road N17 6PG		
Proposal:	Erection of a side extension and internal remodelling (householder application)		
Application No:	<b>HGY/2014/1358</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	09/07/2014
Location:	Enfield Magistrates Court Lordship Lane N17 6RT		
Proposal:	Tree works to include crown reduction by approximately 2.5 metres back to previous reduction points, dead wood to be removed to 1 x Mature London Plane Tree.		
Application No:	<b>HGY/2014/1413</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/08/2014
Location:	83 Kitchener Road N17 6DU		
Proposal:	Formation of rear dormer and insertion of 2 front rooflights.		
Application No:	<b>HGY/2014/1431</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/07/2014
Location:	14a Napier Road N17 6YE		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2014/1519</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	28/07/2014
Location:	44A + B Bruce Grove N17 6RN		
Proposal:	Replacement of existing timber framed windows with uPVC double glazed windows.		

Application No:	<b>HGY/2014/1586</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	19/08/2014
Location:	41 Newlyn Road N17 6RX		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/2042 to reduce side extension depth and alter rear / flank fenestration		
Application No:	<b>HGY/2014/1627</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	21/07/2014
Location:	30 Elsdon Road N17 6RY		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 3.87m, for which the maximum height would be 3m and for which the height of the eaves would be 2.76m.		
Application No:	<b>HGY/2014/1644</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	04/08/2014
Location:	Flat A 34 Handsworth Road N17 6DF		
Proposal:	Retention of a garden shed/summer house		
Application No:	<b>HGY/2014/1659</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	05/08/2014
Location:	363 High Road N17 6QN		
Proposal:	Change of use to a restaurant including replacement of the main door and addition of two windows		
Application No:	<b>HGY/2014/1680</b>	Officer:	Ruma Nowaz
Decision:	PN NOT REQ	Decision Date:	29/07/2014
Location:	22 Loxwood Road N17 6TT		
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:	<b>HGY/2014/1713</b>	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	31/07/2014
Location:	2 Wimborne Road N17 6HL		
Proposal:	Certificate of Lawfulness for the conversion of existing two flats to a single family dwelling house with internal alterations.		
Application No:	<b>HGY/2014/1743</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/08/2014
Location:	363 High Road N17 6QN		
Proposal:	Certificate of lawfulness for use of second floor as a one bed self contained flat		
Application No:	<b>HGY/2014/1760</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	14/08/2014
Location:	22 Loxwood Road N17 6TT		
Proposal:	Certificate of lawfulness for erection of a rear dormer extension with Juliet balcony and three roof lights to front roof slope rearrangement of front door.		

---

Ward: **Crouch End**


---

Application No:	<b>HGY/2013/2590</b>	Officer:	Fortune Gumbo
Decision:	FLEXGTD	Decision Date:	11/06/2014
Location:	29 Broadway Parade Tottenham Lane N8 9DB		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01/03/2014: Existing Use Class A1 (Clothes Shop) - Proposed Use Class A1 / A3 (Retail space split with sandwiches / chacuterie boards).		
Application No:	<b>HGY/2014/0080</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/07/2014
Location:	83 Crouch End Hill N8 8DD		
Proposal:	Retention of 1 x externally illuminated fascia sign		
Application No:	<b>HGY/2014/0352</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/08/2014
Location:	Coolhurst Lawn Tennis and Squash Racquets Club Courtside N8 8EY		
Proposal:	Variation of Condition 5 (hours of operation) attached to planning permission HGY/2010/1365 in order to allow use between 07.50 and 22.30 Monday to Saturday and 22.00 on Sundays.		
Application No:	<b>HGY/2014/0854</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	16 - 18 Shepherds Hill N6 5AQ		
Proposal:	Tree works to include various works to various trees		
Application No:	<b>HGY/2014/0876</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/06/2014
Location:	Highmount Mount View Road N4 4ST		
Proposal:	Approval of details pursuant to Condition 3 (details of external materials) attached to planning permission HGY/2012/2123		
Application No:	<b>HGY/2014/0891</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	27/06/2014
Location:	64 Wolseley Road N8 8RP		
Proposal:	Tree works to include various works to various trees.		
Application No:	<b>HGY/2014/0893</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	20 Gladwell Road N8 9AA		
Proposal:	Demolition of existing kitchen extension and construction of new rear extension		
Application No:	<b>HGY/2014/0894</b>	Officer:	Gareth Prosser
Decision:	NOT DET	Decision Date:	21/07/2014
Location:	Playing Fields Stanhope Road N6 5AW		
Proposal:	Tree works to include reduce by up to 4m to 4x Sycamore trees		
Application No:	<b>HGY/2014/0897</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	13/06/2014
Location:	The Hornsey Club Tivoli Road N8 8RG		
Proposal:	Erection of a three lane enclosed outdoor cricket net facility on the unused end tennis court.		



Application No:	<b>HGY/2014/0963</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/06/2014
Location:	39 Coolhurst Road N8 8ET		
Proposal:	Erection of a single storey rear extension and extension of the existing garage at the front and rear.		
Application No:	<b>HGY/2014/0974</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/06/2014
Location:	Highmount Mount View Road N4 4ST		
Proposal:	Approval of details pursuant to Condition 4 (Construction Method Statement) attached to planning permission HGY/2012/2123		
Application No:	<b>HGY/2014/1028</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/08/2014
Location:	Avenue Hall Avenue Road N6 5DN		
Proposal:	Tree works to include reshape of between 1-2m to control spread over the road, thin by 15%, remove dead wood along epicormil growth to 1 x Chestnut Tree		
Application No:	<b>HGY/2014/1029</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	03/06/2014
Location:	Flat 17 Hillside 74 Crouch End Hill N8 8DN		
Proposal:	Replacement of existing single glazed metal framed windows with double glazed white uPVC windows.		
Application No:	<b>HGY/2014/1036</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	03/06/2014
Location:	32 Tregaron Avenue N8 9EY		
Proposal:	Replace existing raised patio and steps with extended patio/decking and external platform lift for disable person with adjacent steps, extension of 9" brick boundary wall to same height (householder application)		
Application No:	<b>HGY/2014/1050</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	04/06/2014
Location:	61 Ferme Park Road N8 9RY		
Proposal:	Erection of a single storey rear extension, increase of existing double storey rear extension and insertion of two windows in flank elevation (householder application)		
Application No:	<b>HGY/2014/1052</b>	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	04/06/2014
Location:	61 Ferme Park Road N8 9RY		
Proposal:	Certificate of lawfulness for the erection of a rear dormer extension with 3 rooflights to front roof slope		
Application No:	<b>HGY/2014/1065</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	06/06/2014
Location:	2 - 4 The Broadway N8 9SN		
Proposal:	Erection of a roof extension to existing third floor flats nos. 11, 13 and 15		
Application No:	<b>HGY/2014/1086</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	30/06/2014
Location:	115 Crouch Hill N8 9QN		
Proposal:	Tree works to include felling to ground level and stump treatment of 1x English Oak tree		

Application No:	<b>HGY/2014/1116</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	12/06/2014
Location:	28 Tivoli Road N8 8RE		
Proposal:	Erection of ground floor side infill extension		
Application No:	<b>HGY/2014/1123</b>	Officer:	Valerie Okeiyi
Decision:	PN NOT REQ	Decision Date:	18/06/2014
Location:	161 Tottenham Lane N8 9BU		
Proposal:	Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)		
Application No:	<b>HGY/2014/1138</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	18/06/2014
Location:	43 Coolhurst Road N8 8ET		
Proposal:	Tree works to include felling of 1 x Ash tree		
Application No:	<b>HGY/2014/1139</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2014
Location:	41 Haringey Park N8 9JD		
Proposal:	Conversion of existing three flats into single family dwelling with associated internal works and no external works		
Application No:	<b>HGY/2014/1157</b>	Officer:	Malachy McGovern
Decision:	PERM REQ	Decision Date:	18/06/2014
Location:	28 Glasslyn Road N8 8RH		
Proposal:	Erection of rear side return extension		
Application No:	<b>HGY/2014/1167</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/06/2014
Location:	12 Elm Grove N8 9AJ		
Proposal:	Erection of single storey rear extension and new chimney stack, demolition of existing rear closet wing and internal reconfiguration		
Application No:	<b>HGY/2014/1194</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	49- 51 The Broadway N8 8DT		
Proposal:	Approval of details pursuant to Condition 2 (details of lettering and illumination details) attached to planning permission HGY/2012/1926		
Application No:	<b>HGY/2014/1195</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	49- 51 The Broadway N8 8DT		
Proposal:	Approval of details pursuant Condition 2 (required plans and specification to be re-submitted) attached to planning permission HGY/2012/1927		
Application No:	<b>HGY/2014/1196</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	49- 51 The Broadway N8 8DT		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2012/1927		

Application No:	<b>HGY/2014/1197</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	49- 51 The Broadway N8 8DT		
Proposal:	Approval of details pursuant to Condition 4 (marble backing materials at a scale 1:5) attached to planning permission HGY/2012/1927		
Application No:	<b>HGY/2014/1198</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/06/2014
Location:	49- 51 The Broadway N8 8DT		
Proposal:	Approval of details pursuant to Condition 7 (final exact details of shop front to be constructed) attached to planning permission HGY/2012/1927		
Application No:	<b>HGY/2014/1207</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/06/2014
Location:	42 Shepherds Hill N6 5RR		
Proposal:	Erection of rear basement extension and rear ground floor kitchen extension		
Application No:	<b>HGY/2014/1213</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/06/2014
Location:	37A Broadway Parade Tottenham Lane N8 9DB		
Proposal:	Change of use from A1 (retail) to A2 (financial and professional services)		
Application No:	<b>HGY/2014/1230</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/06/2014
Location:	3 Bourne Road N8 9HJ		
Proposal:	Erection of single storey side extension and replacement of rear windows.		
Application No:	<b>HGY/2014/1246</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/06/2014
Location:	48 Priory Gardens N6 5QS		
Proposal:	Replacement of single storey side extension, installation of glazed screen to rear garden, removal of rear chimney stack and replacement of balustrade and decking to existing outrigger terrace, and insertion of rooflights to main rear roof pitch (householder application)		
Application No:	<b>HGY/2014/1260</b>	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	01/07/2014
Location:	58 Coolhurst Road N8 8EU		
Proposal:	Proposed loft conversion, incorporation a rear dormer and a roof terrace, plus roof lights to front elevations along with associated internal/external alterations and refurbishment		
Application No:	<b>HGY/2014/1271</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	24/06/2014
Location:	8 Crouch End Hill N8 8AA		
Proposal:	Removal of condition 6 (waiting area) attached to planning permission HGY/210/0436 in order to provide customer waiting area on the premises		
Application No:	<b>HGY/2014/1284</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/07/2014
Location:	Flat 1 94 Hillfield Avenue N8 7DN		
Proposal:	Erection of single storey rear extension at lower ground floor level and creation of underground storage room to the front		

Application No:	<b>HGY/2014/1288</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/06/2014
Location:	10 Bedford Road N8 8HL		
Proposal:	Formation of rear dormer and insertion of three front roof lights.		
Application No:	<b>HGY/2014/1290</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	09/07/2014
Location:	8A Coolhurst Road N8 8EL		
Proposal:	Retention of aluminium windows to side elevation at basement level and construction of new access gate and supporting pillars		
Application No:	<b>HGY/2014/1312</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	03/07/2014
Location:	2 Stanhope Gardens N6 5TS		
Proposal:	Formation of rear dormer		
Application No:	<b>HGY/2014/1366</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/07/2014
Location:	6A Tregaron Avenue N8 9EY		
Proposal:	Replacement of existing crittal windows with uPVC white double-glazed windows		
Application No:	<b>HGY/2014/1372</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/07/2014
Location:	Highgate Spinney Crescent Road N8 8AR		
Proposal:	Tree works to include reduce in height and spread by 30% to 3 x Lime trees		
Application No:	<b>HGY/2014/1397</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	09/07/2014
Location:	5 Wychwood End N6 5ND		
Proposal:	Tree works to include reduction to previous pruning points of 1 x Sycamore tree and pollarding of 1 x Lime tree		
Application No:	<b>HGY/2014/1424</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/07/2014
Location:	7 Coolhurst Road N8 8EP		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/1918		
Application No:	<b>HGY/2014/1433</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/07/2014
Location:	12 Landrock Road N8 9HL		
Proposal:	Replacement of existing sash windows with new hardwood sash double-glazed windows		
Application No:	<b>HGY/2014/1470</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	29/07/2014
Location:	Alyn Court Crescent Road N8 8AN		
Proposal:	Tree works to include crown reduction by 30% to 6 x Sycamore trees and 1 x Lime tree, and felling to ground level of 1 x Sycamore tree		

Application No:	<b>HGY/2014/1479</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	24/07/2014
Location:	Phoenix House Waverley Road N8 9QU		
Proposal:	Installation of two new matching windows on the side (alley) elevation at lower ground level		
Application No:	<b>HGY/2014/1482</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	22/07/2014
Location:	21 Clifton Road N8 8JA		
Proposal:	Loft conversion incorporating 2 x rooflights to front roof slope, dormer 1 on rear roof slope with 2 rooflights + Juliet balcony, dormer 2 on rear side roof slope with 2 rooflights, and dormer 3 on side roof slope with 3 rooflights (householder application)		
Application No:	<b>HGY/2014/1522</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/07/2014
Location:	32 Haringey Park N8 9JD		
Proposal:	Approval of details pursuant to Condition 3 (scheme for the provision of refuse and waste storage) attached to planning permission HGY/2013/0905		
Application No:	<b>HGY/2014/1523</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/07/2014
Location:	32 Haringey Park N8 9JD		
Proposal:	Approval of details pursuant to Condition 2 (materials) Attached to planning permission HGY/2013/0905		
Application No:	<b>HGY/2014/1528</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/07/2014
Location:	17 Topsfield Parade Tottenham Lane N8 8PP		
Proposal:	Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign		
Application No:	<b>HGY/2014/1545</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/07/2014
Location:	5 Womersley Road N8 9AG		
Proposal:	Tree works to include crown reduction of all new growth back to previous points on the two trees situated on the outside of the group and cutting the entire middle tree to ground level of 3 x Lime trees		
Application No:	<b>HGY/2014/1559</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	24/07/2014
Location:	16A Shepherds Hill N6 5AQ		
Proposal:	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2011/2006 to replace approved drawings with amended drawings reflecting minor material amendments to the approved scheme.		
Application No:	<b>HGY/2014/1565</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	28/07/2014
Location:	15 Bourne Road N8 9HJ		
Proposal:	Loft conversion with side and rear dormer and rooflights to front roof slope		
Application No:	<b>HGY/2014/1626</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2014
Location:	1A Crouch Hall Road N8 8HT		
Proposal:	Creation of lower ground extension and terrace		

Application No:	<b>HGY/2014/1640</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	25/07/2014
Location:	12 Shepherds Close N6 5AG		
Proposal:	Erection of a front extension with large glass pane and brick work to match existing		
Application No:	<b>HGY/2014/1672</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	06/08/2014
Location:	18 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Certificate of lawfulness for use of premises as A3 (food & drink) and A5 (hot food takeaway) use		
Application No:	<b>HGY/2014/1688</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	16/07/2014
Location:	5 Wychwood End N6 5ND		
Proposal:	Tree works to include felling to ground level 1 x Sycamore tree		
Application No:	<b>HGY/2014/1692</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	31/07/2014
Location:	20 Elm Grove N8 9AJ		
Proposal:	Erection of a single storey extension which extents beyond the rear wall of the original house by 5.7 m, for which the maximum height would be 3.79 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1693</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	31/07/2014
Location:	22 Elm Grove N8 9AJ		
Proposal:	Erection of a single storey extension which extents beyond the rear wall of the original house by 5.84 m, for which the maximum height would be 4 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1700</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	04/08/2014
Location:	42 Weston Park N8 9TJ		
Proposal:	Erection of ground floor rear conservatory and rear garden shed		
Application No:	<b>HGY/2014/1736</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/08/2014
Location:	Canberra Christchurch Road N8 9QL		
Proposal:	Tree works to include raise canopy to 3.5m, crown thin by 30% to 1 x Lime tree		
Application No:	<b>HGY/2014/1825</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	22/08/2014
Location:	67 Ferme Park Road N8 9RY		
Proposal:	Conversion of existing lower ground storage area into 1 bedroom self-contained garden flat with window to front elevation		
Application No:	<b>HGY/2014/1828</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/08/2014
Location:	11 Christchurch Road N8 9QL		
Proposal:	Erection of rear orangery extension		

---

Application No:	<b>HGY/2014/1890</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/08/2014
Location:	Land rear of 27-47 Cecile Park N8		
Proposal:	Approval of details pursuant to conditions 3 (Materials) attached to planning permission HGY/2012/1705.		
Application No:	<b>HGY/2014/1891</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/08/2014
Location:	Land rear of 27-47 Cecile Park N8		
Proposal:	Approval of details pursuant to conditions 4 (Landcaping) attached to planning permission HGY/2012/1705		
Application No:	<b>HGY/2014/1892</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/08/2014
Location:	Land rear of 27-47 Cecile Park N8		
Proposal:	Approval of details pursuant to conditions 5 (Green Roof) attached to planning permission HGY/2012/1705.		
Application No:	<b>HGY/2014/1894</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/08/2014
Location:	Land rear of 27-47 Cecile Park N8		
Proposal:	Approval of details pursuant to conditions 10 (Hydrology) attached to planning permission HGY/2012/1705.		
Application No:	<b>HGY/2014/1896</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/08/2014
Location:	Land rear of 27-47 Cecile Park N8		
Proposal:	Approval of details pursuant to conditions 12 (Contamination) attached to planning permission HGY/2012/1705.		

---

Ward: **Fortis Green**


---

Application No:	<b>HGY/2013/2474</b>	Officer:	Fortune Gumbo
Decision:	FLEXGTD	Decision Date:	11/06/2014
Location:	23 Aylmer Parade N2 OPE		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 03/12/2013: Existing Use Class A1 - Proposed Use Class A3 (Cafe).		
Application No:	<b>HGY/2014/0257</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	05/08/2014
Location:	12 Coppetts Road N10 1NN		
Proposal:	Construction of new build house and rear extension to existing house		
Application No:	<b>HGY/2014/0322</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	06/06/2014
Location:	65 Colney Hatch Lane N10 1LR		
Proposal:	Erection of rear ground floor extension and erection of a rear dormer to provide two self contained flats.		

List of applications decided under delegated powers between: 01/06/2014 and 31/08/2014

Application No:	<b>HGY/2014/0418</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/06/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Approval of details pursuant to Condition 6 (Boundary Treatment) attached to Planning Permission HGY/2012/0706		
Application No:	<b>HGY/2014/0423</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/06/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Approval of details pursuant to Condition 11 (Risk Assessment) attached to Planning Permission HGY/2012/0706		
Application No:	<b>HGY/2014/0511</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/07/2014
Location:	(Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF		
Proposal:	variation of Condition 2 (in accordance with approved plans) following consent of Planning Permission HGY/2012/1425 for a new set of drawings slightly modified		
Application No:	<b>HGY/2014/0600</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/06/2014
Location:	50 Greenham Road N10 1LP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/0685 to reposition boundary wall a party wall, moving wall approx. 150mm		
Application No:	<b>HGY/2014/0611</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/06/2014
Location:	84 Barrenger Road N10 1JA		
Proposal:	Raise ridge of roof by approx. 400mm to match neighbouring property and erection of a rear dormer roof extension and two rooflights to the front elevation (amended plan) (amended description)		
Application No:	<b>HGY/2014/0682</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	11/07/2014
Location:	2 Woodside Avenue N6 4SS		
Proposal:	Creation of new vehicle crossover to property in the front garden, new widened crossover to access the garage in rear garden, erection of boundary fencing and gate and erection of new glass canopy to rear		
Application No:	<b>HGY/2014/0721</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	10/06/2014
Location:	The Meadow Meadow Drive N10 1PL		
Proposal:	Tree works to include crown reduction to previous points to 1x Horse Chestnut Tree		
Application No:	<b>HGY/2014/0722</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/08/2014
Location:	Land to rear of 11 Southern Road N2 9LH		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/1683		
Application No:	<b>HGY/2014/0803</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	11/06/2014
Location:	46 Greenham Road N10 1LP		
Proposal:	Demolition of existing outbuildings in rear yard and erection of single storey rear extension. Bricking up of side entrance arch to front of property and installation of high level window to replace existing door (householder application)		



Application No:	<b>HGY/2014/0940</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	22/08/2014
Location:	Cars with Stars / Essentially Benz Thirlestane Works Colney Hatch Lane N10 1LJ		
Proposal:	Construction of single storey extension to existing vehicle repair garage and change of use from vehicle repair garage to MoT test facility (sui generis)		
Application No:	<b>HGY/2014/1016</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	06/06/2014
Location:	122-124 Creighton Avenue N2 9BJ		
Proposal:	Tree works to include crown thin by 30%, remove deadwood and crown lift to 6m to 1 x Oak Tree.		
Application No:	<b>HGY/2014/1047</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	03/06/2014
Location:	37 Grand Avenue N10 3BS		
Proposal:	Erection of a rear dormer extension with two flat roof rooflights (householder application)		
Application No:	<b>HGY/2014/1085</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/06/2014
Location:	95 Coppetts Road N10 1JH		
Proposal:	Erection of single storey flat roof rear extension (householder application)		
Application No:	<b>HGY/2014/1141</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	23/07/2014
Location:	25 Fortis Green Avenue N2 9LY		
Proposal:	Demolition of existing garden outbuilding, erection of full width rear ground floor extension, half width rear first floor extension and full width rear roof level extension with dormer. Insertion of 2 front rooflights and demolition of garden shed.		
Application No:	<b>HGY/2014/1143</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/06/2014
Location:	64 Twyford Avenue N2 9NL		
Proposal:	Erection of first floor front extension		
Application No:	<b>HGY/2014/1156</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	12/06/2014
Location:	1 Greenfield Drive N2 9AF		
Proposal:	Demolition of existing garage building and construction of new annex to the main house		
Application No:	<b>HGY/2014/1161</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/06/2014
Location:	27 Springcroft Avenue N2 9JH		
Proposal:	Tree works to include height reduction by 30% to 4 x Lime trees		
Application No:	<b>HGY/2014/1168</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	17/06/2014
Location:	89 Fordington Road N6 4TH		
Proposal:	Certificate of Lawfulness for alteration of roof from hip to gable, formation of 2 rear dormers and insertion of front rooflights.		

Application No:	<b>HGY/2014/1217</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	44 Collingwood Avenue N10 3ED		
Proposal:	Formation of rear dormer and insertion of 3 front rooflights		
Application No:	<b>HGY/2014/1264</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	01/07/2014
Location:	83 Steeds Road N10 1JB		
Proposal:	Demolition of existing wooden porch and construction of brick built porch with double glazed fittings (householder application)		
Application No:	<b>HGY/2014/1287</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/07/2014
Location:	25 Eastern Road N2 9LB		
Proposal:	Formation of rear dormer with Juliet balcony and insertion of front and rear rooflights and obscure glazed side window (householder application)		
Application No:	<b>HGY/2014/1289</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	02/07/2014
Location:	10 Ringwood Avenue N2 9NS		
Proposal:	Tree works to include crown thinning by approx. 20%, removal of deadwood and lifting of crown to 1 x Oak tree		
Application No:	<b>HGY/2014/1308</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/07/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Approval of details to condition 10 (considerate constructors scheme) attached to planning permission HGY/2012/0706		
Application No:	<b>HGY/2014/1332</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/06/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2012/0706		
Application No:	<b>HGY/2014/1351</b>	Officer:	Malachy McGovern
Decision:	PN NOT REQ	Decision Date:	01/07/2014
Location:	90 Barrenger Road N10 1JA		
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 4m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2014/1352</b>	Officer:	Valerie Okeiyi
Decision:	PN NOT REQ	Decision Date:	01/07/2014
Location:	16 Marriott Road N10 1JJ		
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 2.7m		
Application No:	<b>HGY/2014/1416</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/06/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Approval of details pursuant to Condition 5 (Details of landscaping) attached to Planning Permission HGY/2012/0706		

Application No:	<b>HGY/2014/1434</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/08/2014
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Tree works to include reduction of crown by 2-3 metres of 1 x yew tree, reduction of overhang by 2-3 meters of 1 x Plane tree and reduction of entire crown by up to 2m, crown thin and lifting lower sections of canopy by up to 1m of 1 x Holm Oak tree		
Application No:	<b>HGY/2014/1484</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/07/2014
Location:	16 Birchwood Avenue N10 3BE		
Proposal:	Erection of rear ground floor single storey extension		
Application No:	<b>HGY/2014/1487</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/08/2014
Location:	8 Bancroft Avenue N2 0AS		
Proposal:	Installation of security gates and wall to front of property		
Application No:	<b>HGY/2014/1491</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/07/2014
Location:	2 Church Vale N2 9PA		
Proposal:	Erection of single storey rear extension and rear dormer (householder application)		
Application No:	<b>HGY/2014/1511</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	25/07/2014
Location:	24 Tetherdown N10 1NB		
Proposal:	Variation of condition 2 (daily outdoor timetable) attached to planning permission HGY/2013/1853, to amend garden times from 5pm-6pm to 5.30pm-6.30pm		
Application No:	<b>HGY/2014/1562</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/08/2014
Location:	54 Springcroft Avenue N2 9JE		
Proposal:	Erection of a side infill extension (householder application)		
Application No:	<b>HGY/2014/1564</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/08/2014
Location:	63 Lanchester Road N6 4SX		
Proposal:	Tree works to include felling of 1 x Lawson Cypress tree and pollarding to approx 6m in height of 1 x Oak tree		
Application No:	<b>HGY/2014/1733</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	12/08/2014
Location:	28 Muswell Road N10 2BG		
Proposal:	Repositioning of existing crossover and associated gate (householder application)		
Application No:	<b>HGY/2014/1768</b>	Officer:	Malachy McGovern
Decision:	PN NOT REQ	Decision Date:	06/08/2014
Location:	31 Creighton Avenue N10 1NX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5 m, for which the maximum height would be 3.9 m and for which the height of the eaves would be 3 m.		

List of applications decided under delegated powers between: 01/06/2014 and 31/08/2014

---

Application No: **HGY/2014/1769** Officer: Gareth Prosser  
 Decision: PN NOT REQ Decision Date: 06/08/2014  
 Location: 22 Androulla House Aylmer Road N2 0BX  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 8 m, for which the maximum height would be 3.5 m and for which the height of the eaves would be 3 m.

Application No: **HGY/2014/1780** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 18/08/2014  
 Location: 92 Fortis Green N2 9EY  
 Proposal: Replacement and minor alterations to fenestration to front and rear elevations of existing building.

Application No: **HGY/2014/1791** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 18/08/2014  
 Location: 10 Collingwood Avenue N10 3ED  
 Proposal: Conversion of double fronted house into two maisonettes, reinstatement of a bay windows into the frontage which was removed to allow for a garage

Application No: **HGY/2014/1797** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 20/08/2014  
 Location: 94 Creighton Avenue N10 1NT  
 Proposal: Tree works to include removal of 1 x Oak tree

Application No: **HGY/2014/1811** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 13/08/2014  
 Location: 38 Lanchester Road N6 4TA  
 Proposal: Tree works to include reduction of crown by 30% to 1 x Oak Tree and reduction of crown by 30% to 1 x Beech Tree.

Application No: **HGY/2014/1833** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 22/08/2014  
 Location: 3 Lanchester Road N6 4SU  
 Proposal: Certificate of lawfulness for erection of a side and rear dormer to existing loft room

Application No: **HGY/2014/1852** Officer: Malachy McGovern  
 Decision: PERM DEV Decision Date: 26/08/2014  
 Location: 61 Creighton Avenue N10 1NR  
 Proposal: Certificate of lawfulness to change roof from hip to gable and erection of rear dormer extension with additional rooflight to front

---

 Ward: **Harringay**


---

Application No: **HGY/2014/0813** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 25/06/2014  
 Location: 543 Green Lanes N8 0RL  
 Proposal: Alterations and conversion of storage area to create a one bedroom flat (AMENDED DESCRIPTION)

Application No: **HGY/2014/0945** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 29/07/2014  
 Location: 509 Green Lanes N4 1AN  
 Proposal: Installation of ATM

Application No:	<b>HGY/2014/0982</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	02/06/2014
Location:	249 Wightman Road N8 0NB		
Proposal:	Erection of single storey side extension to rear of property.		
Application No:	<b>HGY/2014/1017</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	02/06/2014
Location:	4 Woollaston Road N4 1SE		
Proposal:	Construction of new dormer extension on existing rear roof slope.		
Application No:	<b>HGY/2014/1054</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	07/08/2014
Location:	30 Lothair Road South N4 1EL		
Proposal:	Replacement of existing quad-pitched roof with a mansard roof to provided additional bedroom with an en suite shower room with roof light to front roof slope and raising of flat roof to the rear by 225mm to form parapet roof		
Application No:	<b>HGY/2014/1084</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	04/07/2014
Location:	14 Pemberton Road N4 1AZ		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	<b>HGY/2014/1117</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	11/06/2014
Location:	Flat B 44 Park Road N15 3HR		
Proposal:	Formation of rear dormer and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1118</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/06/2014
Location:	67 Hewitt Road N8 0BS		
Proposal:	Formation of rear dormer and insertion of 4 front rooflights		
Application No:	<b>HGY/2014/1140</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	12/06/2014
Location:	65 Fairfax Road N8 0NH		
Proposal:	Formation of rear dormer and insertion of 2 front rooflights.		
Application No:	<b>HGY/2014/1142</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	17/06/2014
Location:	54 Sydney Road N8 0EX		
Proposal:	Formation of rear dormer window and 3 front rooflights		
Application No:	<b>HGY/2014/1237</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/07/2014
Location:	47 Duckett Road N4 1BJ		
Proposal:	Insertion of glass doors to rear and side of rear extension		

Application No:	<b>HGY/2014/1262</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/07/2014
Location:	Garage behind 38-40 Park Road N15 3HR		
Proposal:	Alteration to roof, raising of building level and installation of new MOT service area		
Application No:	<b>HGY/2014/1266</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/07/2014
Location:	4 Atterbury Road N4 1SF		
Proposal:	Erection of a hip to gable loft extension with rear dormer with roof light to front roof slope		
Application No:	<b>HGY/2014/1293</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/07/2014
Location:	473 Green Lanes N4 1AJ		
Proposal:	Change of use from A1 (retail) to A3 (restaurant)		
Application No:	<b>HGY/2014/1365</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	10/07/2014
Location:	26 Duckett Road N4 1BN		
Proposal:	Erection of single storey side infill extension		
Application No:	<b>HGY/2014/1398</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/08/2014
Location:	Ground Floor Flat 73 Hewitt Road N8 0BS		
Proposal:	Erection of single storey rear extension to ground floor flat		
Application No:	<b>HGY/2014/1419</b>	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	14/07/2014
Location:	32 Fairfax Road N8 0NG		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1473</b>	Officer:	Aaron Lau
Decision:	PN NOT REQ	Decision Date:	08/07/2014
Location:	6 Alroy Road N4 1EF		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.9m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.9m		
Application No:	<b>HGY/2014/1474</b>	Officer:	Aaron Lau
Decision:	PN NOT REQ	Decision Date:	08/07/2014
Location:	139 Lothair Road North N4 1ER		
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:	<b>HGY/2014/1483</b>	Officer:	Lionel Harper
Decision:	GTD	Decision Date:	22/07/2014
Location:	2 Lothair Road South N4 1EL		
Proposal:	Formation of lightwell to front of property (householder application)		

Application No:	<b>HGY/2014/1488</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	22/07/2014
Location:	Ground Floor Flat 4 Beresford Road N8 0AJ		
Proposal:	Erection of rear and infill extension		
Application No:	<b>HGY/2014/1501</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	23/07/2014
Location:	44 Warham Road N4 1AT		
Proposal:	Certificate of Lawfulness for formation of rear dormer and insertion of front rooflights.		
Application No:	<b>HGY/2014/1505</b>	Officer:	Malachy McGovern
Decision:	PN NOT REQ	Decision Date:	15/07/2014
Location:	339 Wightman Road N8 0NA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m		
Application No:	<b>HGY/2014/1538</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	25/07/2014
Location:	339 Wightman Road N8 0NA		
Proposal:	Certificate of lawfulness for erection of rear dormer		
Application No:	<b>HGY/2014/1611</b>	Officer:	Lionel Harper
Decision:	GTD	Decision Date:	31/07/2014
Location:	445 Green Lanes N4 1HA		
Proposal:	Use of 5 self contained studio units and 2 bedsit units with internal kitchenette and external WC and shower rooms.		
Application No:	<b>HGY/2014/1636</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	30/07/2014
Location:	48 Lausanne Road N8 0HN		
Proposal:	Certificate of lawfulness for conversion of loft to include a rear dormer extension to main roof and roof extension at rear of second floor level with 3 roof lights to front roof slope.		
Application No:	<b>HGY/2014/1694</b>	Officer:	Abiola Oloyede
Decision:	PERM DEV	Decision Date:	06/08/2014
Location:	67 Wightman Road N4 1RJ		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 2.3 m, for which the maximum height would be 3.58 m and for which the height of the eaves would be 2.84 m.		
Application No:	<b>HGY/2014/1712</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	15/08/2014
Location:	345 Wightman Road N8 0NA		
Proposal:	Certificate of lawfulness for use of property as seven self contained flats.		
Application No:	<b>HGY/2014/1714</b>	Officer:	Robbie McNaugher
Decision:	PERM REQ	Decision Date:	11/08/2014
Location:	88 Duckett Road N4 1BW		
Proposal:	Certificate of lawfulness for formation of rear dormers and insertion of front rooflights		

Application No:	<b>HGY/2014/1735</b>	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	26/08/2014
Location:	91 Lausanne Road N8 0HL		
Proposal:	Certificate of lawfulness for formation of rear dormer and alterations to existing side roof.		
Application No:	<b>HGY/2014/1788</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	29/08/2014
Location:	31B Turnpike Lane N8 0EP		
Proposal:	Conversion of 1st and 2nd floors into four self contained studio flats including rear two storey extension above ground floor shop.		
Application No:	<b>HGY/2014/1808</b>	Officer:	Danni Briggs
Decision:	GTD	Decision Date:	19/08/2014
Location:	Shop 31 Turnpike Lane N8 0EP		
Proposal:	Retrospective application for erection of a rear single storey extension		
Application No:	<b>HGY/2014/1836</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/08/2014
Location:	Sheridan Sydney Road N8 0EY		
Proposal:	Replacement PVCu windows and doors		
Application No:	<b>HGY/2014/1845</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/08/2014
Location:	Greaves Court Wightman Road N8 0NE		
Proposal:	Replacement PVCu windows and doors		
Application No:	<b>HGY/2014/1854</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/08/2014
Location:	51 Mattison Road N4 1BG		
Proposal:	Erection of single storey side return extension and internal reconfiguration.		
Application No:	<b>HGY/2014/1860</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/08/2014
Location:	44 Wightman Road N4 1RU		
Proposal:	Replacement of existing white timber windows with white PVCu Windows and Doors.		
Application No:	<b>HGY/2014/1867</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/08/2014
Location:	43A Endymion Road N4 1EQ		
Proposal:	Modifications to existing rear dormer extension including the replacement of the existing glazing and installation of two domed roof lights and one new rear velux roof-window.		

---

**Ward: Highgate**


---

Application No:	<b>HGY/2013/1939</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2014
Location:	Highgate School North Road N6 4AY		
Proposal:	Tree works to include various works to various trees		



Application No:	<b>HGY/2014/0254</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/06/2014
Location:	Furnival House 50 Cholmeley Park N6 5EW		
Proposal:	Erection of new recycling and refuse store and condenser housing to the rear of Furnival House adjacent to the rear service entrance and car park access road		
Application No:	<b>HGY/2014/0655</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	28/07/2014
Location:	6 Church Road N6 4QT		
Proposal:	Tree works to include fell to ground level 1x Oak Tree, reduce 5 large limbs overhanging access road by 25% to 1x Chestnut Tree		
Application No:	<b>HGY/2014/0797</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2014
Location:	22 Bishopswood Road N6 4NY		
Proposal:	Tree works to include crown reduction by 30% to 1x poplar tree		
Application No:	<b>HGY/2014/0890</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/07/2014
Location:	43 Cholmeley Park N6 5EL		
Proposal:	Tree Works to include reduction to previous pollard points to 1x Plane tree		
Application No:	<b>HGY/2014/0947</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/06/2014
Location:	141 North Hill N6 4DP		
Proposal:	Approval of details pursuant to Condition 2 (works to match existing) attached to planning permission HGY/2013/1624		
Application No:	<b>HGY/2014/0948</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/06/2014
Location:	141 North Hill N6 4DP		
Proposal:	Approval of details pursuant to Condition 3 (hidden historic features internal or external) attached to planning permission HGY/2013/1624		
Application No:	<b>HGY/2014/0949</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/06/2014
Location:	141 North Hill N6 4DP		
Proposal:	Approval of details pursuant to Condition 4 (details of materials) attached to planning permission HGY/2013/1624		
Application No:	<b>HGY/2014/0950</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/06/2014
Location:	141 North Hill N6 4DP		
Proposal:	Approval of details pursuant to Condition 2 (contract for redevelopment) attached to planning permission HGY/2013/1625		
Application No:	<b>HGY/2014/1055</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	09/07/2014
Location:	Red House Compton Avenue N6 4LB		
Proposal:	Tree works to include cut back on north side overhanging raised bed 1 x tree previously pollarded re pollard at 4m to 6 x Lime trees		

Application No:	<b>HGY/2014/1062</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/06/2014
Location:	29 Cholmeley Park N6 5EL		
Proposal:	Replacement of existing conservatory, increased depth of existing cellar with associated light well at rear garden, increased openings of ground floor side window (South), second floor balcony door (South) alteration of ground floor front window (West) and the introduction of two conservation rooflights (householder application)		
Application No:	<b>HGY/2014/1066</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	29/07/2014
Location:	High Sheldon Sheldon Avenue N6 4NJ		
Proposal:	Tree works to include reduce crown by 20% and thin crown by 20% to 1 x Willow tree		
Application No:	<b>HGY/2014/1148</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/06/2014
Location:	283 Archway Road N6 5AA		
Proposal:	Change of use from retail (A1) to personal training studio (D2).		
Application No:	<b>HGY/2014/1158</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/06/2014
Location:	16 Broadlands Road N6 4AN		
Proposal:	Refurbishment of existing Grade II Listed Building including demolition of non original extension and construction of new extension. Replacement of non original garage and construction of new underground gym on the site of the disused swimming pool		
Application No:	<b>HGY/2014/1160</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/06/2014
Location:	16 Broadlands Road N6 4AN		
Proposal:	Listed Building Consent for refurbishment of existing Grade II Listed Building, including demolition of non original extension and construction of new extension. Replacement of non original garage and construction of new underground gym on the site of the disused swimming pool		
Application No:	<b>HGY/2014/1163</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	18/06/2014
Location:	Elmcroft 2, 4 + 6 Stanhope Road N6 5LP		
Proposal:	Replacement of existing wooden single-glazed sash windows and doors with uPVC double-glazed sash windows and doors		
Application No:	<b>HGY/2014/1222</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/06/2014
Location:	12 Sheldon Avenue N6 4JT		
Proposal:	Construction of new front boundary wall with painted metal gates & demolition of existing boundary wall		
Application No:	<b>HGY/2014/1223</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/07/2014
Location:	20C Broadlands Road N6 4AN		
Proposal:	Tree works to include felling of 1 x Horse Chestnut tree		

Application No:	<b>HGY/2014/1228</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	23/06/2014
Location:	11 North Road N6 4BD		
Proposal:	Replacement of windows to fourth floor, at rear of duplex apartment property, and replacement of balustrading to fourth floor roof terrace at rear of property.		
Application No:	<b>HGY/2014/1231</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	02/07/2014
Location:	Southwood Park Southwood Lawn Road N6 5SG		
Proposal:	Demolition of existing swimming pool and replacement with new pool within the existing pool area		
Application No:	<b>HGY/2014/1257</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	24/06/2014
Location:	Flat 4 44 Langdon Park Road N6 5QG		
Proposal:	Conversion of rear flat roof to roof terrace with existing window on the rear elevation converted into an access door with two skylights at roof level.		
Application No:	<b>HGY/2014/1274</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/07/2014
Location:	66 Talbot Road N6 4RA		
Proposal:	Erection of single storey rear glazed extension		
Application No:	<b>HGY/2014/1280</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/07/2014
Location:	101 Hornsey Lane N6 5LW		
Proposal:	Tree works to include raising crowns to 10m and crown reduction by 30-40% (over garages only) of 5 x Sycamore trees		
Application No:	<b>HGY/2014/1281</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/07/2014
Location:	R/O St Michael's School and part Highgate School Bishopswood Road N6		
Proposal:	Installation of 1m high external light bollards at 3m intervals to provide pathway specific illumination		
Application No:	<b>HGY/2014/1296</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	03/07/2014
Location:	35 Cholmeley Crescent N6 5EX		
Proposal:	Certificate of lawfulness for addition of conservation rooflights to the existing pitched roof and replacement of windows with double glazed units to match style		
Application No:	<b>HGY/2014/1320</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/07/2014
Location:	11 Cholmeley Park N6 5ET		
Proposal:	Erection of new staircase from ground to lower ground floor to rear side elevation (householder application)		
Application No:	<b>HGY/2014/1331</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/08/2014
Location:	Former Highgate Police Station, Magistrates Court & Telfer House Archway Road N6 4NW		
Proposal:	Retrospective planning permission for the erection of a 2.4m high hoarding (Additional Information)		

Application No:	<b>HGY/2014/1334</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/08/2014
Location:	Derwen Compton Avenue N6 4LH		
Proposal:	Retention and minor modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation		
Application No:	<b>HGY/2014/1348</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/07/2014
Location:	54 North Hill N6 4RH		
Proposal:	Tree works to include reduction and crown shaping by approx 30% to 1x Hornbeam tree		
Application No:	<b>HGY/2014/1350</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/07/2014
Location:	14 Stanhope Road N6 5DB		
Proposal:	Full planning permission to alter roof edging, fenestration and wall facing to previously permitted rear extension (HGY/2011/1070)		
Application No:	<b>HGY/2014/1369</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	10/07/2014
Location:	1 North Hill Avenue N6 4RJ		
Proposal:	Erection of a single storey rear extension		
Application No:	<b>HGY/2014/1373</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	11/07/2014
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:	<b>HGY/2014/1386</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/08/2014
Location:	14 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 5 (treatment of the surroundings of the proposed development) attached to planning permission HGY/2014/0141		
Application No:	<b>HGY/2014/1387</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/08/2014
Location:	16 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 5 (treatment of the surroundings of the proposed development) attached to planning permission HGY/2014/0142		
Application No:	<b>HGY/2014/1389</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/06/2014
Location:	14 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 3 (Method of Construction Statement) attached to planning permission HGY/2014/0141		
Application No:	<b>HGY/2014/1390</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/06/2014
Location:	16 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 3 (Method of Construction Statement) attached to planning permission HGY/2014/0142		

Application No:	<b>HGY/2014/1391</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/08/2014
Location:	14 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 4 (details of replacement trees) attached to planning permission HGY/2014/0141		
Application No:	<b>HGY/2014/1392</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	08/08/2014
Location:	16 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 4 (details of replacement trees) attached to planning permission HGY/2014/0142		
Application No:	<b>HGY/2014/1394</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/06/2014
Location:	Land adjacent to 14 Bishopswood Road N6 4NY		
Proposal:	Approval of details pursuant to Condition 8 (Method of Construction Statement) attached to planning permission HGY/2014/0376		
Application No:	<b>HGY/2014/1408</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	26/06/2014
Location:	44 Cholmeley Park N6 5ER		
Proposal:	Erection of a side extension		
Application No:	<b>HGY/2014/1420</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/07/2014
Location:	Flat 5 25 Jacksons Lane N6 5SR		
Proposal:	Replacement of existing lounge uPVC double glazed window with extra window opening and uPVC bedroom sash window with double glazed sash windows		
Application No:	<b>HGY/2014/1426</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/07/2014
Location:	High Point 1 & High Point 2 North Hill N6 4AZ		
Proposal:	Replacement of existing balcony water spout with chutes in the same position. Asphalt surface to be covered with liquid applied waterproofing membrane		
Application No:	<b>HGY/2014/1429</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	15/07/2014
Location:	11 Sheldon Avenue N6 4JS		
Proposal:	Erection of single storey rear and side extensions to main house (householder application)		
Application No:	<b>HGY/2014/1437</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Alexander House Hillcrest N6 4HL		
Proposal:	Replacement of existing windows with new double-glazed timber windows		
Application No:	<b>HGY/2014/1439</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/07/2014
Location:	12 Highgate Close N6 4SD		
Proposal:	Demolition of existing single storey rear extension and erection of new single storey rear extension, internal alterations including conversion of garage to form utility room and replacement of external garage door		

Application No:	<b>HGY/2014/1440</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Mountbatten House Hillcrest N6 4HJ		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows		
Application No:	<b>HGY/2014/1441</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Dowding House Hillcrest N6 4HD		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows.		
Application No:	<b>HGY/2014/1442</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Tedder House Hillcrest N6 4HB		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows		
Application No:	<b>HGY/2014/1443</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Montgomery House Hillcrest N6 4EX		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows		
Application No:	<b>HGY/2014/1445</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Cunningham House Hillcrest N6 4HA		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows		
Application No:	<b>HGY/2014/1446</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	08/08/2014
Location:	Wavell House Hillcrest N6 4HH		
Proposal:	Replacement of existing windows with new double-glazed timber windows excluding the crittal windows		
Application No:	<b>HGY/2014/1467</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/07/2014
Location:	22A Hampstead Lane N6 4SB		
Proposal:	Erection of side extension with pitched roof and installation of new front door (householder application)		
Application No:	<b>HGY/2014/1493</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	15/07/2014
Location:	5 Kingsley Place N6 5EA		
Proposal:	Extension of rear boundary and erection of new wooden fence with associated landscaping		
Application No:	<b>HGY/2014/1539</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/07/2014
Location:	1A Cholmeley Park N6 5ET		
Proposal:	Extension of main bedroom into patio, relocation of main entrance and refuse enclosure with new fence boundary treatment (householder application)		

Application No:	<b>HGY/2014/1595</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	29/07/2014
Location:	31 Stormont Road N6 4NR		
Proposal:	Tree works to include thin by 15% and remove dead wood to 2 x Oak Trees.		
Application No:	<b>HGY/2014/1685</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	07/08/2014
Location:	38 Hampstead Lane N6 4LA		
Proposal:	Increasing the height of the front wall		
Application No:	<b>HGY/2014/1701</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	10/07/2014
Location:	12 Broadlands Close N6 4AF		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/0721 to amend fenestration, wall materials between retained and raised roof, and rear elevation drawing.		
Application No:	<b>HGY/2014/1722</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/08/2014
Location:	5 Holmesdale Road N6 5TH		
Proposal:	Loft extension with the addition of a rear facing dormer, three rooflights and terrace.		
Application No:	<b>HGY/2014/1730</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	06/08/2014
Location:	48 Langdon Park Road N6 5QG		
Proposal:	Formation of lightwells to front and rear, together with alterations in connection with basement excavations		
Application No:	<b>HGY/2014/1738</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/08/2014
Location:	23 Highgate Close N6 4SD		
Proposal:	Alterations to front elevation to provide extra living space and changing 3 rear doors for one patio door		
Application No:	<b>HGY/2014/1742</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	14/08/2014
Location:	82 Southwood Lane N6 5SP		
Proposal:	Demolition of part of the front wall, replacement of existing hard standing, vehicle crossover & dropped kerb and installation of dual sliding wooden gates		
Application No:	<b>HGY/2014/1758</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/08/2014
Location:	Highgate School North Road N6 4AY		
Proposal:	Approval of details pursuant to Condition 10 (removal of roof tiles, lead flashing and soffits) attached to planning permission HGY/2012/2346		
Application No:	<b>HGY/2014/1772</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/08/2014
Location:	32 Hampstead Lane N6 4NT		
Proposal:	Alterations to existing roof and rooflights, and creation of lightwell to basement.		

Application No:	<b>HGY/2014/1774</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	18/08/2014
Location:	St Michaels School North Road N6 4BG		
Proposal:	Construction of play equipment shed on tarmac area next to Key Stage 2 Playground.		
Application No:	<b>HGY/2014/1799</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	20/08/2014
Location:	10A Hillside Gardens N6 5ST		
Proposal:	Erection of single storey rear and side extension to ground floor flat		
Application No:	<b>HGY/2014/1807</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/08/2014
Location:	Ridgefield Courtenay Avenue N6 4LP		
Proposal:	Demolition of existing front garden wall and its replacement with a new wall, piers gates and railings.		
Application No:	<b>HGY/2014/1830</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/08/2014
Location:	51 Hornsey Lane Gardens N6 5NY		
Proposal:	Certificate of Lawfulness for use of property as eight self contained flats		
Application No:	<b>HGY/2014/1832</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/08/2014
Location:	25 Broadlands Road N6 4AE		
Proposal:	Erection of a single storey swimming pool towards the rear of the property and extension of the existing gym on the second floor towards the rear by 1.7m		
Application No:	<b>HGY/2014/1837</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	22/08/2014
Location:	17 Cromwell Avenue N6 5HN		
Proposal:	Erection of second floor rear extension		
Application No:	<b>HGY/2014/1841</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/08/2014
Location:	439 Archway Road N6 4HT		
Proposal:	Erection of a single storey rear extension and insertion of a new window into the side elevation.		
Application No:	<b>HGY/2014/1869</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/08/2014
Location:	9 View Road N6 4DJ		
Proposal:	Retention of external rear elevation and garden works: reclaim existing rear garden porch paving and surrounding fence.		
Application No:	<b>HGY/2014/1870</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	28/08/2014
Location:	28 Hampstead Lane N6 4NX		
Proposal:	Construction of an out house garden room in the rear garden (householder application)		



Application No:	<b>HGY/2014/1881</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	29/08/2014
Location:	61 Cromwell Avenue N6 5HP		
Proposal:	Refurbishment and conversion of property from 5 self-contained flats to 2 maisonettes and 1 flat, and erection of single storey rear extension.		
Application No:	<b>HGY/2014/1932</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/08/2014
Location:	Junior School Development Site Highgate School Bishopswood Road N6 4SA		
Proposal:	Tree works to include fell and grind out to 1 x Elm Tree.		
Application No:	<b>HGY/2014/1954</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	26/08/2014
Location:	Highgate Private Hospital 17-19 View Road N6 4DJ		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2009/0837		
Application No:	<b>HGY/2014/1955</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	26/08/2014
Location:	Highgate Private Hospital 17-19 View Road N6 4DJ		
Proposal:	Approval of details pursuant to condition 8 (temporary access to rear of site) attached to planning permission HGY/2009/0837		
Application No:	<b>HGY/2014/1956</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	26/08/2014
Location:	Highgate Private Hospital 17-19 View Road N6 4DJ		
Proposal:	Approval of details pursuant to condition 11d (new trees and shrubs) attached to planning permission HGY/2009/0837		
Application No:	<b>HGY/2014/2001</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	12/08/2014
Location:	Ridgefield Courtenay Avenue N6 4LP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/0131 to allow slight alteration to site layout.		

---

Ward: **Hornsey**


---

Application No:	<b>HGY/2013/1922</b>	Officer:	Fortune Gumbo
Decision:	FLEXGTD	Decision Date:	11/06/2014
Location:	40-41 Topsfield Parade Tottenham Lane N8 8PR		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 18/10/2013: Existing Use Class A1 - Proposed Use Class A3		
Application No:	<b>HGY/2014/0661</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/08/2014
Location:	Campsbourne Parade High Street N8 7PR		
Proposal:	Creation of new roof extension to contain 4 residential units, and associated extension and amendments to rear and side elevation for access.		

Application No:	<b>HGY/2014/0678</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/07/2014
Location:	40 Nightingale Lane N8 7QU		
Proposal:	Approval of Details pursuant to Condition 12 (contaminated land) attached to planning permission HGY/2012/1258		
Application No:	<b>HGY/2014/0680</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/08/2014
Location:	40 Nightingale Lane N8 7QU		
Proposal:	Approval of Details pursuant to Condition 7 (control of construction dust) attached to planning permission HGY/2012/1258		
Application No:	<b>HGY/2014/0919</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	14/08/2014
Location:	7B Harold Road N8 7DE		
Proposal:	Use of first and second floor levels as nursery daycare (Use Class D1) (retrospective application for change of use from a flat - Use Class C3) with retention of external staircase to the rear		
Application No:	<b>HGY/2014/1010</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	02/06/2014
Location:	12 Hawthorn Road N8 7NA		
Proposal:	Removal of existing lean to extension roof and doors and replacement with new kitchen enclosure.		
Application No:	<b>HGY/2014/1018</b>	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	18/06/2014
Location:	46 Tottenham Lane N8 7ED		
Proposal:	Demolition of existing building and erection of a four storey block containing 5 residential units on upper floors and D2 use on ground floor.		
Application No:	<b>HGY/2014/1048</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/06/2014
Location:	1 Hermiston Court Hermiston Avenue N8 8NN		
Proposal:	Formation of a side gable and rear-facing loft extension to a two-storey building. With three roof lights to front roof pitch and Juliet balcony (householder application)		
Application No:	<b>HGY/2014/1096</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/06/2014
Location:	Hornsey Depot High Street N8 7PY		
Proposal:	Approval of Details pursuant to Condition 32 (wildlife and Country side act) attached to planning permission HGY/2013/2019		
Application No:	<b>HGY/2014/1100</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2014
Location:	Hornsey Depot High Street N8 7PY		
Proposal:	Approval of Details pursuant to Condition 7 (construction management plan) attached to planning application HGY/2013/2019		
Application No:	<b>HGY/2014/1107</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	10/06/2014
Location:	82 Tottenham Lane N8 7EE		
Proposal:	Certificate of Lawfulness for the erection of a rear extension with 3 skylights and new biodiversity green sedum roof on roof of existing utility		

Application No:	<b>HGY/2014/1110</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	11/06/2014
Location:	21 Church Lane N8 7BU		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2014/1206</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	18/06/2014
Location:	18 Nightingale Lane N8 7QU		
Proposal:	Erection of 2-storey rear extension		
Application No:	<b>HGY/2014/1219</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	20/06/2014
Location:	13 Linzee Road N8 7RG		
Proposal:	Erection of a ground floor and partial side extension		
Application No:	<b>HGY/2014/1241</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	26/06/2014
Location:	123 Inderwick Road N8 9JR		
Proposal:	Erection of rear dormer with two rooflights to front roofslope		
Application No:	<b>HGY/2014/1303</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/07/2014
Location:	26 North View Road N8 7LL		
Proposal:	Erection of rear first floor extension		
Application No:	<b>HGY/2014/1370</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	30/07/2014
Location:	165 Nightingale Lane N8 7LJ		
Proposal:	Erection of a single storey rear/side extension		
Application No:	<b>HGY/2014/1452</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	16/07/2014
Location:	The Nightingale 40 Nightingale Lane N8 7QU		
Proposal:	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2012/1258, to reconfigure the consented floorspace with minor alterations to the north elevation and increase of units to 8 flats		
Application No:	<b>HGY/2014/1469</b>	Officer:	Gareth Prosser
Decision:	PN REFUSED	Decision Date:	18/07/2014
Location:	73 Tottenham Lane N8 9BE		
Proposal:	Prior notification for change of use of property from A1 (retail) to A1 (retail) and C3 (residential apartment) at ground floor.		
Application No:	<b>HGY/2014/1471</b>	Officer:	Jeffrey Holt
Decision:	PN NOT REQ	Decision Date:	06/08/2014
Location:	Hornsey Reuse and Recycling Centre High Street N8 7QB		
Proposal:	Prior notification for demolition of derelict buildings in order to prepare site for demolition.		

Application No:	<b>HGY/2014/1547</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/07/2014
Location:	69 Tottenham Lane N8 9BE		
Proposal:	Display of 1 x non-illuminated fascia sign		
Application No:	<b>HGY/2014/1549</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/07/2014
Location:	69 Tottenham Lane N8 9BE		
Proposal:	Change of use from A1 (retail) to D1 (physiotherapy clinic)		
Application No:	<b>HGY/2014/1563</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/07/2014
Location:	276 Ferme Park Road N8 9BL		
Proposal:	Erection of rear ground floor extension		
Application No:	<b>HGY/2014/1703</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PE		
Proposal:	Approval of details pursuant to condition 5 (full details and design of the photovoltaic equipment) attached to planning permission HGY/2012/1190		
Application No:	<b>HGY/2014/1704</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PE		
Proposal:	Approval of details pursuant to condition 12 (full details of the artificial lighting scheme) attached to planning permission HGY/2012/1190		
Application No:	<b>HGY/2014/1705</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PE		
Proposal:	Approval of details pursuant to condition 19 (scheme for a central satellite dish / aerials) attached to planning permission HGY/2012/1190		
Application No:	<b>HGY/2014/1707</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PT		
Proposal:	Approval of details pursuant to condition 7 (hard landscaping) attached to planning permission HGY/2012/1190		
Application No:	<b>HGY/2014/1708</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PT		
Proposal:	Approval of details pursuant to condition 17 (provision of a total of 59 sheltered secure cycle parking spaces) attached to planning permission HGY/2012/1190		
Application No:	<b>HGY/2014/1731</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/08/2014
Location:	20 Hillfield Avenue N8 7DT		
Proposal:	Erection of a single storey rear extension		

---

Application No:	<b>HGY/2014/1757</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	31/07/2014
Location:	2-76 Minster Walk N8 7JS		
Proposal:	Alterations to main roofs to include raising of front parapet, construction of raised party parapet walls to existing party walls to terminate above roof level, new fascia boards, rainwater gutters and rainwater pipes to rear elevation in conjunction with renewal of roof coverings and rooflights to main flat roof.		
Application No:	<b>HGY/2014/1770</b>	Officer:	Robbie McNaugher
Decision:	PN NOT REQ	Decision Date:	05/08/2014
Location:	12 Hermiston Avenue N8 8NL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.345m.		
Application No:	<b>HGY/2014/1796</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	12/08/2014
Location:	156 Tottenham Lane N8 8SE		
Proposal:	Installation of new fence to boundary wall, extension of existing fence to front boundary, formation of hardstanding area for cages/trolleys and provision of 2 additional parking bays.		
Application No:	<b>HGY/2014/1856</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	20/08/2014
Location:	5 Harold Road N8 7DE		
Proposal:	Demolition of existing side extension, erection of single storey rear and infill extensions, and internal reconfiguration (householder application)		
Application No:	<b>HGY/2014/1925</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/08/2014
Location:	141 Nelson Road N8 9RR		
Proposal:	Change of use from C2 to C3 dwelling house for single family		
Application No:	<b>HGY/2014/2017</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/08/2014
Location:	Pembroke Works Campsbourne Road N8 7PE		
Proposal:	Non-material amendments following a grant of planning permission HGY/2012/1190 for Substitution of Fibre C feature cladding panels between windows on first and second floor elevations with brown brick to match ground floor and minor variations to window fenestration.		

---

Ward: **Muswell Hill**


---

Application No:	<b>HGY/2014/0968</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/06/2014
Location:	33 Cascade Avenue N10 3PT		
Proposal:	Formation of rear dormer, insertion of rear rooflights and erection of single storey rear extension		
Application No:	<b>HGY/2014/1003</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	02/06/2014
Location:	5 The Court Cascade Avenue N10 3PS		
Proposal:	Certificate of Lawfulness for use as garages		

Application No:	<b>HGY/2014/1004</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/06/2014
Location:	24 St James's Lane N10 3DB		
Proposal:	Formation of rear dormer and insertion of front rooflight (householder application)		
Application No:	<b>HGY/2014/1007</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	02/06/2014
Location:	42a Cranley Gardens N10 3AL		
Proposal:	Erection of ground floor rear extension and alteration to existing ground floor side windows		
Application No:	<b>HGY/2014/1013</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/06/2014
Location:	Ground Floor Flat 23 Hillfield Park N10 3QT		
Proposal:	Retrospective planning permission for replacement of single pane sash windows with like for like double glazed sash windows		
Application No:	<b>HGY/2014/1026</b>	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	04/06/2014
Location:	110 Muswell Hill Road N10 3JD		
Proposal:	Certificate of Lawfulness for the erection of a loft extension with Juliet balcony		
Application No:	<b>HGY/2014/1061</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/06/2014
Location:	11 Wood Vale N10 3DJ		
Proposal:	Demolition of existing upper ground floor rear terrace and outbuilding to lower ground floor. Erection of an extension to rear lower ground floor and part extension to rear ground floor and part extension and reinstated terrace to rear upper ground floor. Remove existing garage door and lifting of existing hipped garage roof to front elevation. Addition of two dormers one side, one rear to form new attic level with three velux roof lights to front and side elevation		
Application No:	<b>HGY/2014/1178</b>	Officer:	Robbie McNaugher
Decision:	PN REFUSED	Decision Date:	09/06/2014
Location:	28 Cranley Gardens N10 3AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.1m, for which the maximum height would be 3.16m and for which the height of the eaves would be 2.75m.		
Application No:	<b>HGY/2014/1179</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	02/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details pursuant to condition 7 (Site Waste Management Plan) to planning permission HGY/2013/1169		
Application No:	<b>HGY/2014/1181</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	16/06/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details pursuant to condition 12 (Method Construction Statement) to planning permission HGY/2013/1169		

Application No:	<b>HGY/2014/1182</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details (in part) pursuant to condition 13 (Detailed Plans and Drawings) part e. (replacement windows only) to planning permission HGY/2013/1169		
Application No:	<b>HGY/2014/1184</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details (in part) pursuant to condition 3 (Detailed Plans and Drawings) part e. (replacement windows only) to Listed Building Consent HGY/2013/1170		
Application No:	<b>HGY/2014/1201</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	26 Church Crescent N10 3NE		
Proposal:	Creation of lower planting beds access and secure cycle storage by increasing the light well to the lower part of the front bay		
Application No:	<b>HGY/2014/1210</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	20/06/2014
Location:	141 Priory Road N8 8NA		
Proposal:	Certificate of lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of 4 front rooflights		
Application No:	<b>HGY/2014/1234</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/07/2014
Location:	8 Cranmore Way N10 3TP		
Proposal:	Extension of existing ground floor rear bay window and alteration to facade of existing rear extension (householder application)		
Application No:	<b>HGY/2014/1272</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	30 Muswell Hill N10 3TA		
Proposal:	Approval of details pursuant to Condition 12 (detailed record, photos and survey of historic WW2 ARP) attached to planning permission HGY/2013/1846.		
Application No:	<b>HGY/2014/1307</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	04/07/2014
Location:	14 Muswell Hill N10 3TA		
Proposal:	Certificate of Lawfulness for the erection of a rear single storey extension		
Application No:	<b>HGY/2014/1323</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	07/07/2014
Location:	5 Grand Avenue N10 3AY		
Proposal:	Construction of a small wooden children's play platform by existing tree in garden (householder application)		
Application No:	<b>HGY/2014/1329</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/07/2014
Location:	222A Park Road N8 8JX		
Proposal:	Erection of ground floor side extension to rear of ground floor flat.		

Application No:	<b>HGY/2014/1336</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/07/2014
Location:	5 Princes Avenue N10 3LS		
Proposal:	Erection of single storey rear extension to existing nursery and alterations to side elevation		
Application No:	<b>HGY/2014/1337</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/08/2014
Location:	5 Princes Avenue N10 3LS		
Proposal:	Provision of new railings to front of existing nursery with removal of parking spaces to be used in part as a learning area		
Application No:	<b>HGY/2014/1338</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/07/2014
Location:	25 Onslow Gardens N10 3JT		
Proposal:	Erection of single storey side extension to rear		
Application No:	<b>HGY/2014/1349</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/07/2014
Location:	88 Muswell Hill Place N10 3RR		
Proposal:	Replacement of existing windows and door with white uPVC windows and doors.		
Application No:	<b>HGY/2014/1360</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/07/2014
Location:	26 Redston Road N8 7HJ		
Proposal:	Erection of single storey with partial semi-basement rear extension, roof extension and internal alterations		
Application No:	<b>HGY/2014/1485</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	05/08/2014
Location:	Rookfield Close Spinney Rookfield Close N10 3TR		
Proposal:	Tree works to include crown reduction of height and spread by 33% to 1 x Sycamore tree		
Application No:	<b>HGY/2014/1502</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	08/08/2014
Location:	34 Linden Road N10 3DH		
Proposal:	Renovation and extensions to existing family house including single storey rear extension, double storey side extension, and enlargement to existing roof conversion		
Application No:	<b>HGY/2014/1518</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/07/2014
Location:	12 Connaught Gardens N10 3LB		
Proposal:	Erection of 2 storey side and rear extension		
Application No:	<b>HGY/2014/1521</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/07/2014
Location:	Flat 5 22 Princes Avenue N10 3LR		
Proposal:	Replacement of existing windows with white painted double-glazed casement windows		



Application No:	<b>HGY/2014/1541</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/07/2014
Location:	Arch 8 The Viaduct St James's Lane N10 3QX		
Proposal:	Demolition of an existing workshop building and construction of a new design studio building underneath the viaduct arch number 8.		
Application No:	<b>HGY/2014/1548</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/07/2014
Location:	5 Wavel Mews N8 8LQ		
Proposal:	Erection of single and double storey extensions to existing residential property (householder application)		
Application No:	<b>HGY/2014/1550</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	28/07/2014
Location:	Flat 1 21 Princes Avenue N10 3LS		
Proposal:	Provision of one additional car parking space involving two new access points, one from Princes Avenue and one from Princes Lane, and new boundary treatments.		
Application No:	<b>HGY/2014/1612</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	08/07/2014
Location:	38 Connaught Gardens N10 3LH		
Proposal:	Tree works to include reduce height by 3m and thin remaining canopy by 20% to 1x Horse Chestnut tree.		
Application No:	<b>HGY/2014/1615</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/08/2014
Location:	32 Onslow Gardens N10 3JU		
Proposal:	Approval of details pursuant to Condition 3 (details of hard and soft landscaping) attached to planning permission HGY/2013/0921.		
Application No:	<b>HGY/2014/1624</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	30/07/2014
Location:	6 Cascade Avenue N10 3PU		
Proposal:	Replacement of existing front and two side windows with like for like casements windows in timber painted white.		
Application No:	<b>HGY/2014/1635</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	10/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details (in part) pursuant to condition 3 (materials; brick, faience, zinc and glass brick) attached to planning permission HGY/2013/1169		
Application No:	<b>HGY/2014/1652</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/08/2014
Location:	13 Grand Avenue N10 3AY		
Proposal:	Partial demolition of existing rear ground floor extension and erection of new kitchen extension (householder application)		
Application No:	<b>HGY/2014/1698</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	10/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Non material amendment following a grant of planning permission HGY/2013/1169 to amend Planet Organic layout, roof terrace, rear canopy and window layout		

Application No:	<b>HGY/2014/1790</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/08/2014
Location:	90 Park Road N8 8JQ		
Proposal:	Certificate of lawfulness for use of part first floor as five self contained studio flats		
Application No:	<b>HGY/2014/1817</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	21/08/2014
Location:	35 St James's Lane N10 3DA		
Proposal:	Loft conversion with front and rear rooflights and rear roof terrace		
Application No:	<b>HGY/2014/1847</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/08/2014
Location:	112 Cranley Gardens N10 3AH		
Proposal:	Demolition of the existing property, to be rebuilt like for like with the approved additions of a basement, sub basement plant room, ground floor level rear extension, first floor level side extension & rear dormer modifications		
Application No:	<b>HGY/2014/2005</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	28/08/2014
Location:	26 Redston Road N8 7HJ		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.12m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	<b>HGY/2014/2103</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	107-143 Muswell Hill Road N10 3HS		
Proposal:	Approval of details (in part) pursuant to condition 3 (materials; replacement window details) attached to planning permission HGY/2013/1169		

---

Ward: **Noel Park**

---

Application No:	<b>HGY/2013/2580</b>	Officer:	Fortune Gumbo
Decision:	FLEXGTD	Decision Date:	11/06/2014
Location:	10 High Road N22 6BX		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 18/12/2013: Existing Use Class A1 - Proposed Use Class A3		
Application No:	<b>HGY/2014/0512</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	09/06/2014
Location:	467 Lordship Lane N22 5DJ		
Proposal:	Use of garden area as part of restaurant.		
Application No:	<b>HGY/2014/0571</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/07/2014
Location:	123 Morley Avenue N22 6NP		
Proposal:	Erection of white Timber conservatory to the side of the property		

Application No:	<b>HGY/2014/0931</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2014
Location:	Rear of 36-42 Alexandra Road N8 0PP		
Proposal:	Approval of details pursuant to condition 11 (detailed scheme showing fire hydrant) attached to planning permission HGY/2011/0568.		
Application No:	<b>HGY/2014/1091</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/07/2014
Location:	50 Turnpike Lane N8 0PS		
Proposal:	Change of use of 8 self-contained flats used unlawfully (C3) into a 6 bedroom HMO (sui generis)		
Application No:	<b>HGY/2014/1093</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/06/2014
Location:	4-6 High Road N22 6BX		
Proposal:	Creation of two units via subdivision of existing units		
Application No:	<b>HGY/2014/1106</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2014
Location:	42 Waldegrave Road N8 0QA		
Proposal:	Use of property as two self-contained flats (certificate of lawfulness for an existing use)		
Application No:	<b>HGY/2014/1186</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	17/06/2014
Location:	17 Westbury Avenue N22 6BS		
Proposal:	Prior approval for change of use of first and second floor from offices (Class B1 (a) to residential (Class C3)		
Application No:	<b>HGY/2014/1190</b>	Officer:	Malachy McGovern
Decision:	PN REFUSED	Decision Date:	11/06/2014
Location:	98 Turnpike Lane N8 0PH		
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 2.9m and for which the height of the eaves would be 2.9m		
Application No:	<b>HGY/2014/1242</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/06/2014
Location:	136A High Road N22 6EB		
Proposal:	Display of 3 x internally illuminated static signs and 1 x non illuminated sign.		
Application No:	<b>HGY/2014/1243</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/06/2014
Location:	136A High Road N22 6EB		
Proposal:	External alterations to shopfront and installation of ATM machine.		
Application No:	<b>HGY/2014/1283</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	27/06/2014
Location:	42 Alexandra Road N8 0PP		
Proposal:	Conversion of existing 3 storey terraced house into 2 self contained flats.		

Application No:	<b>HGY/2014/1305</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/07/2014
Location:	Wood Green Shopping City High Road N22 6YD		
Proposal:	Installation of 3 internally illuminated static fascia signs		
Application No:	<b>HGY/2014/1306</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/07/2014
Location:	Wood Green Shopping City High Road N22 6YD		
Proposal:	Installation of 3 ATM machines		
Application No:	<b>HGY/2014/1327</b>	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	07/07/2014
Location:	513 Lordship Lane N22 5DL		
Proposal:	Retrospective planning application for installation of windows (certificate of lawfulness for an existing use)		
Application No:	<b>HGY/2014/1363</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/07/2014
Location:	108 Alexandra Road N8 0LJ		
Proposal:	Replacement of existing panels / fence and gate to rear with new fence a and gate constructed in timber		
Application No:	<b>HGY/2014/1368</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/08/2014
Location:	The Westbury 57 Westbury Avenue N22 6BS		
Proposal:	Erection of single storey side extension, installation of kitchen extract ductwork and fresh air input cowl, and external works		
Application No:	<b>HGY/2014/1402</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	24/06/2014
Location:	141 High Road N22 6BA		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2014/1409</b>	Officer:	Fortune Gumbo
Decision:	PN NOT REQ	Decision Date:	03/07/2014
Location:	26 Hornsey Park Road N8 0JP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m		
Application No:	<b>HGY/2014/1428</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/06/2014
Location:	Western Road Depot Western Road N22		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/2156 to allow change to finish of northern boundary fenceline		
Application No:	<b>HGY/2014/1430</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/07/2014
Location:	445 Lordship Lane N22 5DJ		
Proposal:	Use of ground floor as D1 (clinic)		

Application No:	<b>HGY/2014/1447</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	16/07/2014
Location:	62 Turnpike Lane N8 0PR		
Proposal:	Alterations to front of property and installation of rear and front seating areas		
Application No:	<b>HGY/2014/1464</b>	Officer:	Fortune Gumbo
Decision:	PERM DEV	Decision Date:	26/08/2014
Location:	26 Hornsey Park Road N8 0JP		
Proposal:	Certificate of lawfulness for formation of rear dormers and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1465</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/07/2014
Location:	The Westbury 57 Westbury Avenue N22 6BS		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x externally illuminated hanging sign and 1 x non-illuminated signwriting on projecting blind		
Application No:	<b>HGY/2014/1489</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/07/2014
Location:	38-40 High Road N22 6BX		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign		
Application No:	<b>HGY/2014/1529</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	24/07/2014
Location:	6 Ashley Crescent N22 6LJ		
Proposal:	Replacement of 7 number single glazed timber sash windows with new double glazed windows to match existing (householder application)		
Application No:	<b>HGY/2014/1540</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/07/2014
Location:	1-3 High Road N22 6BH		
Proposal:	Display of 1 x non-illuminated fascia sign, 1 x internally illuminated fascia sign, 1 x internally illuminated hanging sign, 3 x non-illuminated vinyl signs and 1 x externally illuminated vinyl sign.		
Application No:	<b>HGY/2014/1558</b>	Officer:	Steve Andrews
Decision:	PN NOT REQ	Decision Date:	17/07/2014
Location:	71 Bury Road N22 6HS		
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 2.8m		
Application No:	<b>HGY/2014/1598</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	29/07/2014
Location:	71 Hewitt Avenue N22 6QH		
Proposal:	Formation of rear dormer, insertion of front rooflights and erection of first floor rear extension		
Application No:	<b>HGY/2014/1622</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	01/08/2014
Location:	16 Moselle Avenue N22 6ES		
Proposal:	Erection of a single storey rear extension		

Application No:	<b>HGY/2014/1643</b>	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	01/08/2014
Location:	71 Bury Road N22 6HS		
Proposal:	Certificate of lawfulness for erection of rear dormer extension with two rooflights to front roof slope.		
Application No:	<b>HGY/2014/1662</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	06/08/2014
Location:	88-96 High Road N22 6HE		
Proposal:	Display of 2 x internally illuminated fascia signs		
Application No:	<b>HGY/2014/1709</b>	Officer:	Aaron Lau
Decision:	PN NOT REQ	Decision Date:	14/08/2014
Location:	Wood Green Shopping City High Road N22 6YD		
Proposal:	Prior notification for the installation of 3 no. antennas to be installed on the existing stub tower and associated development thereto.		
Application No:	<b>HGY/2014/1737</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/07/2014
Location:	Land rear of 36 Alexandra Road N8 0PP		
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/0568 for installation of 2 skylight windows in House A and B and installation of a pair of double doors to kitchen / dining / living space in House B		
Application No:	<b>HGY/2014/1800</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/08/2014
Location:	6 High Road N22 6BX		
Proposal:	Display of 1 x internally illuminated fascia signs and 1 x internally illuminated projecting sign		
Application No:	<b>HGY/2014/1812</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	22/08/2014
Location:	Offices 8A Turnpike Lane N8 0PT		
Proposal:	Prior notification for change of use of property from B1 (a) offices to C3 (residential)		
Application No:	<b>HGY/2014/1820</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/08/2014
Location:	Unit 31 Wood Green Shopping City High Road N22 6YD		
Proposal:	Change of use from A1 (retail to mixed A1/A3 (coffee shop) to create an extension to the existing Costa Coffee		
Application No:	<b>HGY/2014/1868</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/08/2014
Location:	24 Vernon Road N8 0QD		
Proposal:	Certificate of Lawfulness for use of property as two self contained flats.		
Application No:	<b>HGY/2014/1873</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	28/08/2014
Location:	141 Morley Avenue N22 6NP		
Proposal:	Erection of ground floor rear extension (householder application)		

Application No: **HGY/2014/2055** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/08/2014  
 Location: Land rear of 36 Alexandra Road N8 0PP  
 Proposal: Non-material amendment following a grant of planning permission HGY/2011/0568 for installation of 2 skylight windows in House A and B and installation of door to kitchen / dining / living space in House B

Ward: **Northumberland Park**

Application No: **HGY/2014/0455** Officer: Aaron Lau  
 Decision: GTD Decision Date: 16/06/2014  
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ  
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2013/1792

Application No: **HGY/2014/1005** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 31/07/2014  
 Location: 15 Northumberland Park N17 0TA  
 Proposal: Erection of single storey and first floor extension

Application No: **HGY/2014/1068** Officer: Anthony Traub  
 Decision: PERM DEV Decision Date: 06/06/2014  
 Location: 62 Beaufoy Road N17 8BU  
 Proposal: Certificate of Lawfulness for formation of rear dormer.

Application No: **HGY/2014/1083** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 07/08/2014  
 Location: Rear of 815 High Road N17 8ER  
 Proposal: Change of use from garage at rear of A1 shop to Social Club

Application No: **HGY/2014/1127** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 07/08/2014  
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP  
 Proposal: Approval of details pursuant to condition 15 (materials) attached to planning permission HGY/2010/1000

Application No: **HGY/2014/1128** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 12/06/2014  
 Location: 26 Ruskin Road N17 8ND  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2014/1130** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 08/07/2014  
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP  
 Proposal: Approval of details pursuant to condition 47 (Ecology) attached to planning permission HGY/2010/1000

Application No: **HGY/2014/1131** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 06/06/2014  
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP  
 Proposal: Approval of details pursuant to condition 45 (Drainage / SuDs) attached to planning permission HGY/2010/1000

Application No:	<b>HGY/2014/1132</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/06/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition 44 (Construction - Environmental Management Plan) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1133</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/06/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition 43 (Noise/Dust) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1136</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/06/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition 28 (Hoardings) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1137</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	11/07/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition 19 (Disabled Parking) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1170</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	18/06/2014
Location:	835 High Road N17 8ER		
Proposal:	Display of 1 x internally illuminated fascia sign.		
Application No:	<b>HGY/2014/1177</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	22/07/2014
Location:	Unit 3 Brunswick Square N17 8ES		
Proposal:	Erection of first floor mansard / loft floor extension for office use with internal and external alterations		
Application No:	<b>HGY/2014/1273</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	01/07/2014
Location:	66 Northumberland Park N17 0TT		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2014/1295</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/08/2014
Location:	1-35 Headcorn Road and 51-92 Tenterden Road N17		
Proposal:	Replacement of 14 existing communal entrance doors with new steel communal entrance doors		
Application No:	<b>HGY/2014/1309</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/07/2014
Location:	55A + B Mark Road N22 6PX		
Proposal:	Use of property as two self-contained flats (certificate of lawfulness for an existing use)		



Application No:	<b>HGY/2014/1313</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/07/2014
Location:	29 Beaufoy Road N17 8AX		
Proposal:	Certificate of Lawfulness for the retention of a satellite dish and security grilles		
Application No:	<b>HGY/2014/1356</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/07/2014
Location:	143 Northumberland Park N17 0TL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2012/0620 to alter fenestration, details of bin store, extension and flues, and curtain walling, in order to meet building regulations		
Application No:	<b>HGY/2014/1410</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	18/06/2014
Location:	Unit 11 Mowlem Trading Estate Leese Road and land fronting Watermead Way, N17 0QJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/1792 to reword condition 2 to add drawing numbers that were approved with the application.		
Application No:	<b>HGY/2014/1507</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/07/2014
Location:	1 Offord Close N17 0TE		
Proposal:	Erection of a single storey garage.		
Application No:	<b>HGY/2014/1534</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/08/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 27 (signage for each phase of the development) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1535</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/08/2014
Location:	Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 11 (archaeological survey) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1630</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/08/2014
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 14 (landscape and boundary treatment - forecourt of No.744 High Road) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1665</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/08/2014
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to condition 33 (cycle parking layout) attached to planning permission HGY/2010/1000		
Application No:	<b>HGY/2014/1673</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/08/2014
Location:	Tottenham Hotspur Football Club 748 High Road N17 0AP		
Proposal:	Approval of details pursuant to Condition 31 (storage and collection of refuse for each phase) attached to planning permission HGY/2010/1000		

Application No: **HGY/2014/1744** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 12/08/2014  
 Location: Northumberland Park Community School Trulock Road N17 0PG  
 Proposal: Extensions to two number existing staircases and canopy.

Application No: **HGY/2014/2237** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 26/08/2014  
 Location: Land Off Northumberland Park N17 0TX  
 Proposal: Approval of details pursuant to condition 6 (cycle parking) attached to planning permission HGY/2013/1976

Application No: **HGY/2014/2247** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 26/08/2014  
 Location: Land Off Northumberland Park N17 0TX  
 Proposal: Approval of details pursuant to condition 6 (cycle parking) attached to planning permission HGY/2013/1973

Application No: **HGY/2014/2326** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 26/08/2014  
 Location: Land Off Northumberland Park N17 0AL  
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/1976 for variation of condition 3 in relation to rear boundary works

Application No: **HGY/2014/2327** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 26/08/2014  
 Location: Land Off Northumberland Park N17 0AL  
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/1973 for variation of condition 3 in relation to rear boundary works

---

Ward: **St Anns**

---

Application No: **HGY/2013/1920** Officer: Fortune Gumbo  
 Decision: FLEXGTD Decision Date: 11/06/2014  
 Location: 24 Grand Parade N4 1LG  
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 26/08/2013: Existing Use Class A1 - Proposed Use Class A3

Application No: **HGY/2014/0943** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 21/07/2014  
 Location: 280 The Pavilion Chestnuts Recreation Ground St Anns Road N15 5BN  
 Proposal: Demolition of Chestnut Park Pavilion

Application No: **HGY/2014/1008** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 27/08/2014  
 Location: 16 Avenue Road N15 5JH  
 Proposal: Erection of single storey rear extension.

Application No:	<b>HGY/2014/1014</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	02/06/2014
Location:	33 Salisbury Road N4 1JY		
Proposal:	Change of use of ground floor from shop to residential, demolition of store room at rear of the shop to provide small area of enclosed open space.		
Application No:	<b>HGY/2014/1024</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/06/2014
Location:	1 South Grove N15 5QG		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/1869		
Application No:	<b>HGY/2014/1152</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/06/2014
Location:	1 South Grove N15 5QG		
Proposal:	Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2013/1869		
Application No:	<b>HGY/2014/1153</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/06/2014
Location:	1 South Grove N15 5QG		
Proposal:	Approval of details pursuant to condition 5 (boundary treatment) attached to planning permission HGY/2013/1869		
Application No:	<b>HGY/2014/1154</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/06/2014
Location:	1 South Grove N15 5QG		
Proposal:	Approval of details pursuant to condition 6 (details of all levels) attached to planning permission HGY/2013/1869		
Application No:	<b>HGY/2014/1155</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	05/06/2014
Location:	1 South Grove N15 5QG		
Proposal:	Approval of details pursuant to condition 8 (provision of refuse and waste storage) attached to planning permission HGY/2013/1869		
Application No:	<b>HGY/2014/1202</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	20/06/2014
Location:	74A Roseberry Gardens N4 1JL		
Proposal:	Erection of single storey rear extension, removal of window from bedroom and replace with double-glazed double opening crittal doors.		
Application No:	<b>HGY/2014/1218</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	17/06/2014
Location:	42 Black Boy Lane N15 3AR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.67m		
Application No:	<b>HGY/2014/1224</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	23/06/2014
Location:	47 Warwick Gardens N4 1JD		
Proposal:	Erection of rear dormer extension with two rooflights to front roofslope		

Application No:	<b>HGY/2014/1225</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/06/2014
Location:	3 Edgecot Grove N15 5HD		
Proposal:	Change of use from launderette (sui generis) to accountant office (A2) with internal alterations		
Application No:	<b>HGY/2014/1263</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	01/07/2014
Location:	39 Avondale Road N15 3SL		
Proposal:	Certificate of Lawfulness for the erection of a rear dormer hip to gable extension with two roof lights to front roof slope.		
Application No:	<b>HGY/2014/1269</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/08/2014
Location:	Flat 10 Chedworth House 227 West Green Road N15 5EH		
Proposal:	Retrospective planning permission for the installation of windows and doors		
Application No:	<b>HGY/2014/1344</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	08/07/2014
Location:	Flat A 51 Abbotsford Avenue N15 3BT		
Proposal:	Formation of two rear dormers		
Application No:	<b>HGY/2014/1415</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	14/07/2014
Location:	66 Etherley Road N15 3AU		
Proposal:	Use of property as 6 self-contained flats		
Application No:	<b>HGY/2014/1422</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/07/2014
Location:	43 Grand Parade N4 1AQ		
Proposal:	Variation of Condition 4 (hours of operation) attached to planning permission HGY/2012/1442 to alter the operation hours to 10.00 to 24.00 Sunday to Thursday and 10.00 to 01.30 Friday and Saturday.		
Application No:	<b>HGY/2014/1448</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/07/2014
Location:	323 West Green Road N15 3PA		
Proposal:	Certificate of Lawfulness for use as a studio flat		
Application No:	<b>HGY/2014/1457</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	29/07/2014
Location:	33 Oulton Road N15 5PY		
Proposal:	Certificate of Lawfulness for the Conversion of loft and creation of a rear dormer extension with two roof lights to front roof slope.		
Application No:	<b>HGY/2014/1476</b>	Officer:	Malachy McGovern
Decision:	PN NOT REQ	Decision Date:	10/07/2014
Location:	13 Gorleston Road N15 5QR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m		

Application No:	<b>HGY/2014/1551</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/07/2014
Location:	144 Cornwall Road N15 5AU		
Proposal:	Conversion of existing property into 2 x self-contained flats		
Application No:	<b>HGY/2014/1552</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	04/08/2014
Location:	70 Haringay Road N15 3HX		
Proposal:	Retention of loft conversion with rear dormer to care home		
Application No:	<b>HGY/2014/1560</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	28/07/2014
Location:	22 Avenue Road N15 5JH		
Proposal:	Conversion of existing seven bedroom HMO to 5 x one bed flats, with addition to existing rear ground floor extension, erection of new floor on top of rear extension and formation of front dormer		
Application No:	<b>HGY/2014/1621</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/08/2014
Location:	409 St Anns Road N15 3JL		
Proposal:	Change of use at ground floor level from A1 (retail) to C3 (residential); proposed roof extension with a front and rear mansard roof; demolition of garage to utilise as amenity space for use of property as a three bedroom house		
Application No:	<b>HGY/2014/1642</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/08/2014
Location:	452 St Anns Road N15 3JH		
Proposal:	Display of 2 x internally illuminated fascia signs, 1 x internally illuminated hanging sign and 1 x internally illuminated hoarding sign.		
Application No:	<b>HGY/2014/1762</b>	Officer:	Ruma Nowaz
Decision:	PN NOT REQ	Decision Date:	07/08/2014
Location:	19 Ritches Road N15 3TB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 m, for which the maximum height would be 3 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1785</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	19/08/2014
Location:	19 Ritches Road N15 3TB		
Proposal:	Certificate of Lawfulness for formation of rear dormer, erection of rear single storey extension and insertion of front rooflights.		
Application No:	<b>HGY/2014/1810</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/08/2014
Location:	70 Black Boy Lane N15 3AR		
Proposal:	Retrospective planning permission for retention of existing rear kitchen window with new larger double-glazed uPVC window, and replacement of existing back door and rear extension window with new double-glazed uPVC French doors.		
Application No:	<b>HGY/2014/1835</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/08/2014
Location:	Legat Court Warwick Gardens N4 1JE		
Proposal:	Replacement PVCu Windows and Doors.		

---

Application No:	<b>HGY/2014/1846</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/08/2014
Location:	Reygate Court Warwick Gardens N4 1JB		
Proposal:	Replacement of existing white timber windows with white PVCu Windows and Doors.		
Application No:	<b>HGY/2014/1849</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	26/08/2014
Location:	67-109 Warwick Gardens N4 1JD		
Proposal:	Replacement white PVCu windows and doors		
Application No:	<b>HGY/2014/1850</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/08/2014
Location:	2-24 St Anns Road N15 6DT		
Proposal:	Replacement PVCu windows and doors		
Application No:	<b>HGY/2014/1859</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/08/2014
Location:	Reygate Court 120-138 Roseberry Gardens N4 1JL		
Proposal:	Replacement White PVCu Windows and Doors.		
Application No:	<b>HGY/2014/2087</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	19/08/2014
Location:	307 West Green Road N15 3PA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/0691 to alter specification of flat roof windows		

---

Ward: **Seven Sisters**

---

Application No:	<b>HGY/2014/0862</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/06/2014
Location:	115 Fairview Road N15 6TS		
Proposal:	Retention of single storey side and rear extension		
Application No:	<b>HGY/2014/0939</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/06/2014
Location:	Topper House Vale Road N4 1TF		
Proposal:	Use of ground, first and second floors as 8 self-contained flats		
Application No:	<b>HGY/2014/1006</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/06/2014
Location:	141 + 143 Vartry Road N15 6HB		
Proposal:	Replacement of existing single glazed painted timber windows and doors with white upvc double glazed windows and doors.		
Application No:	<b>HGY/2014/1053</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	05/06/2014
Location:	497A Seven Sisters Road N15 6EP		
Proposal:	Formation of rear dormer		

Application No:	<b>HGY/2014/1059</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	04/06/2014
Location:	Arena Business Centre 71 Ashfield Road N4 1NY		
Proposal:	Construction of bike shed and bollards		
Application No:	<b>HGY/2014/1064</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	05/06/2014
Location:	Flat A 497 Seven Sisters Road N15 6EP		
Proposal:	Erection of second floor rear extension		
Application No:	<b>HGY/2014/1119</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	23/07/2014
Location:	First Floor Offices Florentia Clothing Village Vale Road N4 1TD		
Proposal:	Use of first floor of main building as administrative offices		
Application No:	<b>HGY/2014/1208</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	31/07/2014
Location:	123 Castlewood Road N15 6BD		
Proposal:	Erection of a three storey side extension, second floor extensions, and first floor rear extension.		
Application No:	<b>HGY/2014/1214</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	13/06/2014
Location:	134 Castlewood Road N15 6BE		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m		
Application No:	<b>HGY/2014/1310</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/07/2014
Location:	100 Fairview Road N15 6TP		
Proposal:	Erection of additional 'Type 3' storey		
Application No:	<b>HGY/2014/1324</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	07/07/2014
Location:	Burlington House Tewkesbury Road N15 6SE		
Proposal:	Prior Notification for change of use of property from B1 (a) office to C3 (residential).		
Application No:	<b>HGY/2014/1357</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	14/08/2014
Location:	103 Craven Park Road N15 6AH		
Proposal:	Erection of a single storey ground floor rear extension and roof extension at rear second level		
Application No:	<b>HGY/2014/1432</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	17/07/2014
Location:	R/O 113 Crowland Road N15 6UR		
Proposal:	Change of use of premises from storage to C3 (residential)		

Application No:	<b>HGY/2014/1455</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	17/07/2014
Location:	144 High Road N15 6JN		
Proposal:	Retention of ATM through glazed shop front with matching vertical glazing mullion and modified security roller shutter, and alterations to existing shopfront		
Application No:	<b>HGY/2014/1456</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	17/07/2014
Location:	144 High Road N15 6JN		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	<b>HGY/2014/1460</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/07/2014
Location:	112 Craven Park Road N15 6AB		
Proposal:	Erection of second floor and attic floor extension.		
Application No:	<b>HGY/2014/1468</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/08/2014
Location:	89-91 High Road N15 6DL		
Proposal:	Display of 3 x externally illuminated fascia signs, 1 x non-illuminated fascia sign, 1 x externally illuminated hanging sign and 1 x non-illuminated vinyl graphics sign		
Application No:	<b>HGY/2014/1475</b>	Officer:	Ruma Nowaz
Decision:	PN NOT REQ	Decision Date:	10/07/2014
Location:	50 Riverside Road N15 6DA		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2014/1504</b>	Officer:	John Ogenga P'Lakop
Decision:	PN REFUSED	Decision Date:	15/07/2014
Location:	41 Oakdale Road N4 1NU		
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 2.8m		
Application No:	<b>HGY/2014/1520</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/07/2014
Location:	106 Lealand Road N15 6JT		
Proposal:	Erection of an additional 'Type 3' storey		
Application No:	<b>HGY/2014/1566</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/08/2014
Location:	12 Hermitage Road N4 1DB		
Proposal:	Erection of a single storey rear extension and internal refurbishment. Replacement of existing sash windows with double glazed sash windows (revised plans)		
Application No:	<b>HGY/2014/1587</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/07/2014
Location:	76 Crowland Road N15 6UU		
Proposal:	Erection of single storey rear kitchen extension and front and rear loft conversion		



Application No:	<b>HGY/2014/1603</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/07/2014
Location:	68 Gladesmore Road N15 6TD		
Proposal:	Conversion of two self-contained flats to a single family dwelling and loft conversion according to 'type 3' and double storey loft with roof lights to front		
Application No:	<b>HGY/2014/1628</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	24/07/2014
Location:	8 Lockmead Road N15 6BX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6 m, for which the maximum height would be 2.9 m and for which the height of the eaves would be 2.7 m.		
Application No:	<b>HGY/2014/1645</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	04/08/2014
Location:	29A + B Gladesmore Road N15 6TA		
Proposal:	Replacement of existing timber framed windows with up double glazed windows		
Application No:	<b>HGY/2014/1656</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	05/08/2014
Location:	6 Hillside Road N15 6NB		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2014/1660</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	06/08/2014
Location:	6 Hillside Road N15 6NB		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1679</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	23/07/2014
Location:	136 Finsbury Park Avenue N4 1DS		
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 2.9m and for which the height of the eaves would be 2.9m		
Application No:	<b>HGY/2014/1681</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/08/2014
Location:	12 Wargrave Avenue N15 6UD		
Proposal:	Erection of a "Type 3" extension		
Application No:	<b>HGY/2014/1686</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/08/2014
Location:	2-4 Ferndale Road N15 6UE		
Proposal:	Erection of type 3 extension and infill side extensions.		
Application No:	<b>HGY/2014/1719</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	29/08/2014
Location:	52 Daleview Road N15 6PJ		
Proposal:	Conversion of property into two self contained flats 1 x studio flat and 1 x 3 bed maisonette including a single storey rear extension.		

Application No:	<b>HGY/2014/1771</b>	Officer:	Sarah Madondo
Decision:	PN REFUSED	Decision Date:	18/08/2014
Location:	Cara House 339A Seven Sisters Road N15 6RD		
Proposal:	Prior approval for change of use from B1 (a) offices to C3 (residential)		
Application No:	<b>HGY/2014/1779</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	18/08/2014
Location:	Unit 4 Arena Shopping Park Williamson Road N4 1ED		
Proposal:	Display of 1 x internally illuminated fascia sign, 1 x non illuminated fascia sign, 1 x non-illuminated vinyl sign and 2 x internally illuminated perspex signs.		
Application No:	<b>HGY/2014/1805</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	19/08/2014
Location:	42 Wargrave Avenue N15 6UB		
Proposal:	Addition of new second floor with new pitched roof (householder application)		
Application No:	<b>HGY/2014/1855</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	27/08/2014
Location:	27-47 Fladbury Road N15 6SB		
Proposal:	Replacement white PVCu windows and doors.		
Application No:	<b>HGY/2014/2002</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	26/08/2014
Location:	56 Rostrevor Avenue N15 6LP		
Proposal:	Erection of a 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.		

---

Ward: **Stroud Green**


---

Application No:	<b>HGY/2014/0473</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/06/2014
Location:	20 & 20A Woodstock Road N4 3EX		
Proposal:	Erection of lower and upper ground floor rear extension with roof terrace; loft conversion with rear dormer, enlargement of lower ground floor unit and conversion of upper floors into 2 x 2 bedroom units; with changes to front forecourt area and creation of a new refuse enclosure (AMENDED DESCRIPTION)		
Application No:	<b>HGY/2014/0728</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	27/06/2014
Location:	86 Oakfield Road N4 4LB		
Proposal:	Demolition of existing rear ground floor extension and creation of new single-storey rear extension to ground floor.		
Application No:	<b>HGY/2014/0838</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	11/07/2014
Location:	164 Stroud Green Road N4 3RS		
Proposal:	Construction of a side dormer and a rear dormer extension and creation of a new flat within the roofspace.		

Application No:	<b>HGY/2014/0870</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	16/07/2014
Location:	62 Mount View Road N4 4JR		
Proposal:	Tree works to include re-pollarding, reduction by 20% and removal of ivy growth to 4no. Lime trees		
Application No:	<b>HGY/2014/0909</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	04/07/2014
Location:	22 Inderwick Road N8 9LD		
Proposal:	Certificate of lawfulness for formation of rear dormer to create a loft conversion		
Application No:	<b>HGY/2014/0951</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/07/2014
Location:	55 Uplands Road N8 9NH		
Proposal:	Tree works to include 40% crown reduction		
Application No:	<b>HGY/2014/1002</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/06/2014
Location:	158A Ferme Park Road N8 9SE		
Proposal:	Works to existing cellar to create habitable space and alterations to rear lower ground floor elevation		
Application No:	<b>HGY/2014/1019</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	23/07/2014
Location:	64-68 Stapleton Hall Road N4 4QA		
Proposal:	Certificate of lawfulness for the erection of two single dwelling houses		
Application No:	<b>HGY/2014/1035</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/06/2014
Location:	Ground Floor Flat 23 Cornwall Road N4 4PH		
Proposal:	Erection of a rear ground floor extension		
Application No:	<b>HGY/2014/1038</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/06/2014
Location:	Flat 17 4 Mount View Road N4 4SL		
Proposal:	Replacement of existing windows with double-glazed PVC windows		
Application No:	<b>HGY/2014/1040</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/06/2014
Location:	23 Inderwick Road N8 9LB		
Proposal:	Replacement of existing garden facing roof light with new dormer and terrace (householder application)		
Application No:	<b>HGY/2014/1045</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/06/2014
Location:	Flat A 4 Woodstock Road N4 3EX		
Proposal:	Retrospective planning application for replacement of existing sash windows with uPVC double glazed sash windows and replacement of dormer windows with double glazed dormer windows		

Application No:	<b>HGY/2014/1092</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/08/2014
Location:	80 Denton Road N8 9NT		
Proposal:	Tree works to include removal of re-growth since most recent reduction to 1x Sycamore tree		
Application No:	<b>HGY/2014/1097</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	03/06/2014
Location:	Flat B 121 Mount View Road N4 4JH		
Proposal:	Demolition of existing rear conservatory and construction of a single storey rear extension		
Application No:	<b>HGY/2014/1099</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	08/07/2014
Location:	34 Stroud Green Road N4 3ES		
Proposal:	Erection of first floor rear extension to office room at the rear part of the building		
Application No:	<b>HGY/2014/1104</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	03/06/2014
Location:	32 Albany Road N4 4RL		
Proposal:	Erection of single storey timber outbuilding in rear garden		
Application No:	<b>HGY/2014/1113</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/06/2014
Location:	Ground Floor Flat A 35 Florence Road N4 4DJ		
Proposal:	Variation of condition of 2 (accordance with plans and specifications) attached to planning permission HGY/2013/0478, to implement design changes to roof of side extension and ground floor rear extension		
Application No:	<b>HGY/2014/1120</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/06/2014
Location:	180 Stroud Green Road N4 3RS		
Proposal:	Conversion of second and third floors to 2 x one bed self-contained flats		
Application No:	<b>HGY/2014/1125</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/06/2014
Location:	107 Mount View Road N4 4JH		
Proposal:	Tree works to include crown thinning by 20% and crown reduction by 10-15% to 2 x London Plane Trees.		
Application No:	<b>HGY/2014/1144</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	17/06/2014
Location:	15 Albert Road N4 3RR		
Proposal:	Erection of rear first floor extension and external spiral staircase		
Application No:	<b>HGY/2014/1149</b>	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	13/06/2014
Location:	91 Nelson Road N8 9RS		
Proposal:	Insertion of three front rooflights and two rear rooflights.		

Application No:	<b>HGY/2014/1200</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	18/06/2014
Location:	91 Inderwick Road N8 9LA		
Proposal:	Formation of a rear dormer extension with 3 no roof lights to front roof slope with a Juliet balcony.		
Application No:	<b>HGY/2014/1212</b>	Officer:	Jeffrey Holt
Decision:	PN REFUSED	Decision Date:	25/06/2014
Location:	41 Quernmore Road N4 4QP		
Proposal:	Prior notification for change of use of property from A1 (Retail) to C3 (residential)		
Application No:	<b>HGY/2014/1236</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	25/06/2014
Location:	83C Florence Road N4 4DL		
Proposal:	Formation of rear dormer and insertion of three front rooflights		
Application No:	<b>HGY/2014/1279</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	02/07/2014
Location:	54 Uplands Road N8 9NJ		
Proposal:	Partial demolition of existing back addition and construction of new single storey rear extension and raised patio (householder application)		
Application No:	<b>HGY/2014/1314</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/07/2014
Location:	23 Granville Road N4 4EJ		
Proposal:	Approval of details pursuant to condition 2 (materials) attached to planning permission HGY/2013/0394		
Application No:	<b>HGY/2014/1315</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/07/2014
Location:	23 Granville Road N4 4EJ		
Proposal:	Approval of details pursuant to condition 4 (rooflights) attached to planning permission HGY/2013/0394		
Application No:	<b>HGY/2014/1316</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/07/2014
Location:	23 Granville Road N4 4EJ		
Proposal:	Approval of details pursuant to condition 5 (obscure glazing) attached to planning permission HGY/2013/0394		
Application No:	<b>HGY/2014/1341</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/07/2014
Location:	74 Mount Pleasant Crescent N4 4HL		
Proposal:	Erection of a single storey side infill extension		
Application No:	<b>HGY/2014/1346</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	09/07/2014
Location:	17 Uplands Road N8 9NN		
Proposal:	Erection of single storey ground floor extension to side of existing rear projection. Replacement of existing terrace railings		

Application No:	<b>HGY/2014/1347</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/07/2014
Location:	Flat 1 104 Stapleton Hall Road N4 4QA		
Proposal:	Erection of wooden shed / summerhouse in rear garden		
Application No:	<b>HGY/2014/1353</b>	Officer:	Steve Andrews
Decision:	PERM DEV	Decision Date:	09/07/2014
Location:	17 Uplands Road N8 9NN		
Proposal:	Certificate of Lawfulness for extension of existing dormer roof and addition of rooflights.		
Application No:	<b>HGY/2014/1400</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	11/07/2014
Location:	10 Quernmore Road N4 4QU		
Proposal:	Erection of rear decking with timber / glass banister at ground floor level and formation of roof terrace at rear first floor level		
Application No:	<b>HGY/2014/1421</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	15/07/2014
Location:	Ground Floor 28 Stroud Green Road N4 3EA		
Proposal:	Use premises as retail shop (Class A1)		
Application No:	<b>HGY/2014/1436</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	15/07/2014
Location:	Flat B 3 Albany Road N4 4RR		
Proposal:	Replacement of small window and door to rear with sliding patio doors, and removing a small window.		
Application No:	<b>HGY/2014/1438</b>	Officer:	Steve Andrews
Decision:	REF	Decision Date:	16/07/2014
Location:	Flat C 4 Oakfield Road N4 4NL		
Proposal:	Insertion of 1 front and 2 rear rooflights and creation of rear second floor roof terrace.		
Application No:	<b>HGY/2014/1500</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/07/2014
Location:	28 Mount Pleasant Crescent N4 4HP		
Proposal:	Formation of rear dormer and insertion of front rooflights, addition of bay window to ground floor rear flank wall elevation, and creation of roof terrace on top of rear addition		
Application No:	<b>HGY/2014/1515</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/07/2014
Location:	78 Upper Tollington Park N4 4NB		
Proposal:	Certificate of Lawfulness for use of part of the property as five self contained flats (flats 1,3,4,5 and 6)		
Application No:	<b>HGY/2014/1589</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/07/2014
Location:	Flat 3 Tulip Place Beatrice Road N4 4PD		
Proposal:	Installation of white wood framed double-glazed window to front elevation		

Application No:	<b>HGY/2014/1641</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/08/2014
Location:	23 Cornwall Road N4 4PH		
Proposal:	Erection of a basement extension with lightwells		
Application No:	<b>HGY/2014/1677</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/08/2014
Location:	10 Oxford Road N4 3HA		
Proposal:	Certificate of Lawfulness for use of property as three self contained flats and one bedsit		
Application No:	<b>HGY/2014/1690</b>	Officer:	Matthew Gunning
Decision:	PN REFUSED	Decision Date:	12/08/2014
Location:	49A Oxford Road N4 3EY		
Proposal:	Prior approval for change of use from B1(a) offices to C3 (residential).		
Application No:	<b>HGY/2014/1755</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	15/08/2014
Location:	128B Ferme Park Road N8 9SD		
Proposal:	Construction of side & rear dormer extension, installation of one velux window to front and internal alterations.		
Application No:	<b>HGY/2014/1759</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/08/2014
Location:	128B Ferme Park Road N8 9SD		
Proposal:	Construction of hip to gable end and rear dormer, installation of one rooflight to front and associated internal alterations		
Application No:	<b>HGY/2014/1778</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	21/07/2014
Location:	64-68 Stapleton Hall Road N4 4QA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/1246 to change lower ground floor terrace level, add two brick chimneys and amend rear fenestration, rear eaves profile and roof form		
Application No:	<b>HGY/2014/1792</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/08/2014
Location:	92 Stapleton Hall Road N4 4QA		
Proposal:	Replacement of existing side door to rear patio area with a new sliding door with opaque glazing.		
Application No:	<b>HGY/2014/1798</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	20/08/2014
Location:	3 & 5 Cornwall Road N4 4PH		
Proposal:	Erection of ground floor rear/infill extensions, rear dormer extension with revised stair to top, conservation rooflights and side windows on both properties, first floor rear roof terrace and associated works.		
Application No:	<b>HGY/2014/1822</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/08/2014
Location:	15 Victoria Road N4 3SH		
Proposal:	Conversion of property into 2 x 3 bedroom flats		

List of applications decided under delegated powers between: 01/06/2014 and 31/08/2014

Application No: **HGY/2014/1840** Officer: Anthony Traub  
 Decision: GTD Decision Date: 22/08/2014  
 Location: 52 Denton Road N8 9NT  
 Proposal: Erection of single storey rear extension

Ward: **Tottenham Green**

Application No: **HGY/2013/2480** Officer: Fortune Gumbo  
 Decision: FLEXGTD Decision Date: 11/06/2014  
 Location: 80 West Green Road N15 5NS  
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 28/11/2013: Existing Use Class A1 (shop) - Proposed Use Class A3 (food & drink).

Application No: **HGY/2013/2642** Officer: Anthony Traub  
 Decision: GTD Decision Date: 28/08/2014  
 Location: Welbourne Primary School Stainby Road N15 4EA  
 Proposal: Approval of Details pursuant to Condition 10 (statement on letter) attached to planning permission HGY/2012/1528

Application No: **HGY/2014/0550** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/07/2014  
 Location: 1 Lawrence Yard Lawrence Road N15 4EE  
 Proposal: Retrospective application for change of use of property from A3 (Cafe) to D1 (Place of Worship).

Application No: **HGY/2014/0625** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 25/07/2014  
 Location: 36 Springfield Road N15 4AZ  
 Proposal: Erection of side and rear extensions at ground floor level (please note that this is a revised application)

Application No: **HGY/2014/0633** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 01/07/2014  
 Location: 68 West Green Road N15 5NR  
 Proposal: Redevelopment of vacant disused hair salon to side of West Green Tavern as 1 x two bed house

Application No: **HGY/2014/1115** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 09/06/2014  
 Location: 269 High Road N15 4RR  
 Proposal: Use of property as six self-contained studio flats.

Application No: **HGY/2014/1165** Officer: Steve Andrews  
 Decision: GTD Decision Date: 19/06/2014  
 Location: O/S 8-10 High Road N22 6BX  
 Proposal: Display of 2 x internally illuminated aluminium enclosed units with glass doors on a bus passenger shelter



Application No:	<b>HGY/2014/1199</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/06/2014
Location:	34 Lomond Close N15 5DF		
Proposal:	Replacement of existing windows and doors with new UPVC windows and doors.		
Application No:	<b>HGY/2014/1211</b>	Officer:	Valerie Okeyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	Ground Floor Flat 96 Lyndhurst Road N22 5AT		
Proposal:	Certificate of Lawfulness for use as a two bed flat.		
Application No:	<b>HGY/2014/1255</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	27/06/2014
Location:	Land Adjacent 57 Grove Park Road N15 4SL		
Proposal:	Demolition of existing building and erection of single/part 2 storey 2 bedroom dwelling with basement and light wells.		
Application No:	<b>HGY/2014/1286</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/07/2014
Location:	2 Jansons Road N15 4JU		
Proposal:	Erection of a single storey rear extension		
Application No:	<b>HGY/2014/1294</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/07/2014
Location:	689 Seven Sisters Road N15 5LA		
Proposal:	Change of use from A1 (internet cafe) to A5 (hot food takeaway)		
Application No:	<b>HGY/2014/1299</b>	Officer:	Lionel Harper
Decision:	REF	Decision Date:	23/06/2014
Location:	272 High Road N15 4AJ		
Proposal:	Retrospective application for retention of alterations to shopfront including installation of new shutter		
Application No:	<b>HGY/2014/1300</b>	Officer:	Lionel Harper
Decision:	REF	Decision Date:	23/06/2014
Location:	272 High Road N15 4AJ		
Proposal:	Retrospective application for display of 1 x internally illuminated fascia sign and 1 x externally illuminated hanging sign		
Application No:	<b>HGY/2014/1317</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	04/07/2014
Location:	193-197 Broad Lane N15 4QT		
Proposal:	Approval of details pursuant to condition 18 (Code for Sustainable Homes) attached to planning permission HGY/2010/1428		
Application No:	<b>HGY/2014/1427</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	15/07/2014
Location:	15 Townsend Road N15 4NT		
Proposal:	Certificate of Lawfulness for the demolition of an existing extension and replacement with a side infill extension to the rear and erection of a full width dormer extension with two rooflights to the front roofslope.		

Application No:	<b>HGY/2014/1477</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	22/07/2014
Location:	41 Suffield Road N15 5JX		
Proposal:	Partial change of use from C3 (residential) to D1 (non-residential institution) on the ground floor only, including extension and alteration		
Application No:	<b>HGY/2014/1478</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	12/08/2014
Location:	58 Greenfield Road N15 5EP		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights (amended plan) (amended description)		
Application No:	<b>HGY/2014/1509</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	24/07/2014
Location:	1A Elizabeth Road N15 5LG		
Proposal:	Demolition of existing two storey structure in rear yard and creation of new structure away from neighbouring buildings to provide 2 x two bed flats and amenity space		
Application No:	<b>HGY/2014/1516</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/08/2014
Location:	14 Loobert Road N15 4LQ		
Proposal:	Formation of rear dormer, insertion of front and rear rooflights, and changes to fenestration (householder application)		
Application No:	<b>HGY/2014/1527</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/07/2014
Location:	22 Norman Road N15		
Proposal:	Approval of details pursuant to Conditions 5 (proposed roof plan) attached to planning permission HGY/2014/0078		
Application No:	<b>HGY/2014/1594</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	11/08/2014
Location:	Land rear of 48 Antill Road N15 4BA		
Proposal:	Formation of a new two-storey single family house with rear garden		
Application No:	<b>HGY/2014/1596</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/07/2014
Location:	61A + B Tynemouth Road N15 4AU		
Proposal:	Replacement of existing windows with uPVC double-glazed windows.		
Application No:	<b>HGY/2014/1620</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	01/08/2014
Location:	1 Elizabeth Road N15 5LG		
Proposal:	Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)		
Application No:	<b>HGY/2014/1663</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/07/2014
Location:	Land Adjacent 110 Broad Lane N15 4DT		
Proposal:	Non material amendments following grant of planning permissions HGY/2011/0551 and HGY/2010/1375 to change elevations in line with revised internal layout, new uPVC windows and new balconies on the North elevation		

Application No:	<b>HGY/2014/1678</b>	Officer:	John Ogenga P'Lakop
Decision:	PN REFUSED	Decision Date:	24/07/2014
Location:	26 Westerfield Road N15 5LD		
Proposal:	Extension of single storey extension which extends beyond the rear wall of the original house 5.3 m, for which the maximum height would be 2.7 m and for which the height of the eaves would be 2.7 m.		
Application No:	<b>HGY/2014/1715</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	07/08/2014
Location:	61 Grove Park Road N15 4SL		
Proposal:	Erection of a rear dormer extension		
Application No:	<b>HGY/2014/1761</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	05/08/2014
Location:	30 Greenfield Road N15 5EP		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 m, for which the maximum height would be 3 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1763</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	19/08/2014
Location:	23 Mansfield Avenue N15 4HW		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6 m, for which the maximum height would be 3 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1764</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	18/08/2014
Location:	Land Adjacent 57 Grove Park Road N15 4SL		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2014/0050.		
Application No:	<b>HGY/2014/1804</b>	Officer:	Ruma Nowaz
Decision:	PN NOT REQ	Decision Date:	07/08/2014
Location:	58 Greenfield Road N15 5EP		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.86 m, for which the maximum height would be 3.011 m and for which the height of the eaves would be 2.731 m.		
Application No:	<b>HGY/2014/1862</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/08/2014
Location:	87 Broad Lane N15 4DW		
Proposal:	Retrospective planning application for retention of shop front and automatic shutter.		
Application No:	<b>HGY/2014/1865</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	27/08/2014
Location:	Isobel Place Town Hall Approach Road N15 4RY		
Proposal:	Installation of two sets of gates at the entrance to Isobel Place and Clyde Road.		
Application No:	<b>HGY/2014/1874</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	27/08/2014
Location:	Isobel Place Town Hall Approach Road N15 4RY		
Proposal:	Listed Building Consent for installation of two sets of gates at the entrance to Isobel Place and Clyde Road.		

Ward: **Tottenham Hale**Application No: **HGY/2014/0637** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 27/06/2014

Location: 19 Glendish Road N17 9XT

Proposal: Removal of existing single storey back addition and extensions and erection of new part single storey / part double storey back addition.

Application No: **HGY/2014/0677** Officer: Jeffrey Holt

Decision: GTD Decision Date: 03/06/2014

Location: 662 High Road N17 0AB

Proposal: Approval of details pursuant to condition 2 (structural engineers' drawings and method statement), 7a (internal drawings) and 7b (external drawings) attached to Planning Permission HGY/2012/0505

Application No: **HGY/2014/0791** Officer: Jeffrey Holt

Decision: GTD Decision Date: 24/06/2014

Location: 530 High Road N17 9SX

Proposal: Approval of details pursuant to condition 3 (materials) attached to Planning Permission HGY/2013/0745

Application No: **HGY/2014/1032** Officer: Jeffrey Holt

Decision: REF Decision Date: 04/06/2014

Location: 664-666 High Road N17 0AB

Proposal: Listed Building Consent for conversion of properties into 5 self contained flats.

Application No: **HGY/2014/1046** Officer: Jeffrey Holt

Decision: REF Decision Date: 04/06/2014

Location: 664-666 High Road N17 0AB

Proposal: Conversion of properties into 5 self contained flats.

Application No: **HGY/2014/1087** Officer: Aaron Lau

Decision: GTD Decision Date: 09/06/2014

Location: 638 High Road N17 0FD

Proposal: Approval of details pursuant to condition 12 (local employment during construction) attached to planning permission HGY/2012/0427.

Application No: **HGY/2014/1088** Officer: Aaron Lau

Decision: GTD Decision Date: 09/06/2014

Location: 638 High Road N17 0FD

Proposal: Approval of details pursuant to condition 13 (trainees during construction) attached to planning permission HGY/2012/0427.

Application No: **HGY/2014/1089** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 10/06/2014

Location: 49 Wycombe Road N17 9XN

Proposal: Certificate of lawfulness for erection of rear ground floor extension, alterations of roof from hip to gable, formation of rear dormer and insertion of front rooflight

Application No: **HGY/2014/1101** Officer: Anthony Traub

Decision: GTD Decision Date: 10/06/2014

Location: Tottenham Marshes Watermead Way N17 9NF

Proposal: Display of 6 x non-illuminated fascia signs and 15 x non-illuminated powder coated aluminium face panels

Application No:	<b>HGY/2014/1108</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/06/2014
Location:	18 Glendish Road N17 9XT		
Proposal:	Erection of PVCU conservatory to rear of property (householder application)		
Application No:	<b>HGY/2014/1111</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	11/06/2014
Location:	46 Hanbury Road N17 9RJ		
Proposal:	Certificate of Lawfulness for the erection of a single storey rear extension and a loft conversion with two roof lights to front roof slope		
Application No:	<b>HGY/2014/1150</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	20/06/2014
Location:	2 Queens Parade Green Lanes N8 0RD		
Proposal:	Demolition of the existing storage building and construction of single storey extension comprising an ancillary office		
Application No:	<b>HGY/2014/1192</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/06/2014
Location:	Pavillion 6 (Block NE) Hale Village Ferry Lane N17 9NF		
Proposal:	Non material amendments following a grant of planning permission HGY/2012/0799 to enhance the design of the scheme and facilitate the delivery of the building		
Application No:	<b>HGY/2014/1209</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	19 Parklands Cholmeley Park N6 5FE		
Proposal:	Alterations and enlargement of existing dormer, replacement of existing velux with new rooflight, erection of new lead clad dormer to replace existing rooflight and the insertion of new rooflight		
Application No:	<b>HGY/2014/1238</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	25/06/2014
Location:	Flat B 4 Priory Road N8 7RD		
Proposal:	Conversion of loft and formation of rear dormer extension		
Application No:	<b>HGY/2014/1259</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	18/06/2014
Location:	48 Thackeray Avenue N17 9DY		
Proposal:	Erection of a single storey rear extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.466m and for which the height of the eaves would be 2.4m		
Application No:	<b>HGY/2014/1265</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	18/06/2014
Location:	49 Wycombe Road N17 9XN		
Proposal:	Erection of a single storey rear extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	<b>HGY/2014/1285</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/07/2014
Location:	114 Lansdowne Road N17 9XX		
Proposal:	Erection of shed in rear garden		

Application No:	<b>HGY/2014/1319</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	23/06/2014
Location:	54 Kimberley Road N17 9BJ		
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 3.841m and for which the height of the eaves would be 2.769m		
Application No:	<b>HGY/2014/1339</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	08/07/2014
Location:	196-198 Shelbourne Road N17 9YB		
Proposal:	Erection of new 4 bedroom two storey end of terrace house with rear dormer extension with two roof lights to front roofslope.		
Application No:	<b>HGY/2014/1403</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	11/07/2014
Location:	22 Scotland Green N17 9TT		
Proposal:	Change of use from A1 (retail) to C3 (residential) to create 1 x two bed dwelling, with rear ground and first floor extensions, formation of rear dormer and alterations to front fenestration		
Application No:	<b>HGY/2014/1463</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/07/2014
Location:	40 Tamar Way N17 9HF		
Proposal:	Windows and doors replacement to double glazed, uPVC.		
Application No:	<b>HGY/2014/1472</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/06/2014
Location:	27 Scales Road N17 9HB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/0231 to change the upper storey cladding appearance from dark grey/black EPDM rubber membrane to dark grey render		
Application No:	<b>HGY/2014/1568</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1570</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 5 (boundary treatment) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1571</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 6 (levels) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1572</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 7 (waste storage) attached to planning permission HGY/2013/2465.		

---

Application No:	<b>HGY/2014/1573</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 8 (control of construction dust) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1574</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 9 (combustion and energy plant) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1575</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 10 (method statement) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1577</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 12 (travel plan) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1579</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 14 (code for sustainable homes) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1580</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 15 (extract duct/flue) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1581</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 16 (hygiene) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1582</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 17 (aerial) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1583</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 19 (roof terrace) attached to planning permission HGY/2013/2465.		

Application No:	<b>HGY/2014/1584</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 20 (construction management plan and construction logistics plans) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1585</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2014
Location:	Protheroe House Chesnut Road N17 9EQ		
Proposal:	Approval of details pursuant to Condition 21 (mobility locations / electric charging points) attached to planning permission HGY/2013/2465.		
Application No:	<b>HGY/2014/1608</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	06/08/2014
Location:	Former GLS Depot, Ferry Lane N17 9FG		
Proposal:	A reserved matters application (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Pavilion E5 forming part of the Hale Village Masterplan and discharge of Conditions 1, 4, 5, 6, 7, 8, 11, 12, 15, 41 and 42 attached to the outline consent. Redevelopment comprising a ten storey Pavilion building including 71 residential units and associated works. The outline planning application is an environmental impact assessment application and an environmental statement was submitted to the planning authority at that time.		
Application No:	<b>HGY/2014/1682</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	30/07/2014
Location:	52 Scales Road N17 9EZ		
Proposal:	Extension of a single storey extension which extends beyond the rear wall of the original house by 5.816 m, for which the maximum height would be 3 m and for which the height of the eaves would be 3 m.		
Application No:	<b>HGY/2014/1683</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	07/08/2014
Location:	143 Dowsett Road N17 9DN		
Proposal:	Certificate of Lawfulness for the erection of a rear dormer		
Application No:	<b>HGY/2014/1748</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2014
Location:	Image House Station Road N17 9LR		
Proposal:	Display of 5 x internally illuminated fascia signs, 1 x externally illuminated fascia sign, 2 x internally illuminated hanging signs and 14 x internally illuminated flood lighting signs.		
Application No:	<b>HGY/2014/1753</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/08/2014
Location:	Hale Village Ferry Lane N17 9QQ		
Proposal:	Display of 3 x non illuminated fascia sign, 2 x internally illuminated fascia sign, 1 x internally illuminated hanging sign and 1 x graphic non illuminated sign		
Application No:	<b>HGY/2014/1801</b>	Officer:	John Ogenga P'Lakop
Decision:	PN NOT REQ	Decision Date:	08/08/2014
Location:	26 Buller Road N17 9BH		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5 m, for which the maximum height would be 3.9 m and for which the height of the eaves would be 2.7 m.		



Application No: **HGY/2014/1809** Officer: Lionel Harper  
 Decision: REF Decision Date: 20/08/2014  
 Location: 464 High Road N17 9JD  
 Proposal: Display of 2 x non-illuminated fascia signs.

Application No: **HGY/2014/1872** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/07/2014  
 Location: Protheroe House Chesnut Road N17 9EQ  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/2465

Ward: **West Green**

Application No: **HGY/2013/2202** Officer: Fortune Gumbo  
 Decision: FLEXGTD Decision Date: 11/06/2014  
 Location: 435 Lordship Lane N22 5DH  
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 28/10/2013: Existing Use Class A1 - Proposed Use Class A3

Application No: **HGY/2014/0727** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/06/2014  
 Location: West Green Warden's Office Philip Lane N15 4AB  
 Proposal: Change of use from B1 (office space) to A3 (brasserie)

Application No: **HGY/2014/1001** Officer: Malachy McGovern  
 Decision: PERM DEV Decision Date: 03/06/2014  
 Location: 125 Downhills Way N17 6AH  
 Proposal: Certificate of Lawfulness for the creation of a full width rear dormer extension, change from hip to gable roof, with 3 new roof lights

Application No: **HGY/2014/1044** Officer: Steve Andrews  
 Decision: PERM DEV Decision Date: 07/08/2014  
 Location: 193 Carlingford Road N15 3ET  
 Proposal: Certificate of Lawfulness for the erection of a rear loft dormer extension and rear extension with two roof lights to front roof slope

Application No: **HGY/2014/1070** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 16/06/2014  
 Location: 13 Sirdar Road N22 6QP  
 Proposal: Formation of rear dormer and insertion of two front rooflights

Application No: **HGY/2014/1090** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 05/06/2014  
 Location: 4 Mannock Road N22 6AA  
 Proposal: Formation of rear dormers and insertion of 2 front rooflights

Application No:	<b>HGY/2014/1145</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/07/2014
Location:	336 Philip Lane N15 4AB		
Proposal:	Use as boarding accommodation for boys for a temporary period of 3 years including minor internal alterations		
Application No:	<b>HGY/2014/1146</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/07/2014
Location:	336 Philip Lane N15 4AB		
Proposal:	Listed building consent for internal works to enable use as boarding accommodation.		
Application No:	<b>HGY/2014/1164</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/06/2014
Location:	462 West Green Road N15 3PT		
Proposal:	Change of use of property from A1 (retail) to A2 (accountancy offices)		
Application No:	<b>HGY/2014/1240</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	25/06/2014
Location:	2 Wilmot Road N17 6LH		
Proposal:	Erection of a single storey side extension (householder application)		
Application No:	<b>HGY/2014/1298</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/07/2014
Location:	Belmont Junior & Infant School Rusper Road N22 6RA		
Proposal:	Replacement of existing single glazed timber windows and doors with new aluminium powder coated double glazed windows and doors		
Application No:	<b>HGY/2014/1404</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	09/07/2014
Location:	379 Lordship Lane N17 6AE		
Proposal:	Certificate of lawfulness for the erection of a rear dormer extension with rooflight to front roofslope		
Application No:	<b>HGY/2014/1495</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	22/07/2014
Location:	18 Belmont Road N15 3LT		
Proposal:	Use of property as 12 self-contained units (certificate of Lawfulness for an existing use)		
Application No:	<b>HGY/2014/1506</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	24/07/2014
Location:	257 Lordship Lane N17 6AA		
Proposal:	Demolition of existing print works and erection of new 3 storey dwelling with detached hobby room in rear garden		
Application No:	<b>HGY/2014/1524</b>	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	08/07/2014
Location:	24 Mannock Road N22 6AA		
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 3.2m and for which the height of the eaves would be 3m		

Application No:	<b>HGY/2014/1546</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/08/2014
Location:	321 Lordship Lane N17 6AB		
Proposal:	Construction of vehicle crossover		
Application No:	<b>HGY/2014/1557</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/07/2014
Location:	207 Langham Road N15 3LH		
Proposal:	Conversion of rear of ground floor to a studio flat and demolition of a single storey rear store to provide rear garden.		
Application No:	<b>HGY/2014/1623</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	26/08/2014
Location:	Flat C 140 Carlingford Road N15 3EU		
Proposal:	Erection of a rear dormer extension with two roof lights to front roof slope.		
Application No:	<b>HGY/2014/1667</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/08/2014
Location:	120 Walpole Road N17 6BW		
Proposal:	Alteration of the roof slope from hip to gable with rear dormer and insertion of rooflights to front elevation.		
Application No:	<b>HGY/2014/1765</b>	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	18/08/2014
Location:	230 Sirdar Road N22 6QX		
Proposal:	Certificate of Lawfulness for formation of rear dormer.		
Application No:	<b>HGY/2014/1784</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	19/08/2014
Location:	180B Langham Road N15 3NB		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1863</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	28/08/2014
Location:	Rear of 170-172 Langham Road N15 3LX		
Proposal:	Demolition of the existing building and erection of a 2 storey 1 bedroom house		
Application No:	<b>HGY/2014/2008</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	31/07/2014
Location:	29 Crawley Road N22 6AG		
Proposal:	Certificate of Lawfulness for construction of outbuilding/garden room to the rear garden of the existing residential property.		

---

Ward: **White Hart Lane**


---

Application No:	<b>HGY/2014/0580</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/06/2014
Location:	Site adjoining 78a Great Cambridge Road N17 8LT		
Proposal:	Erection of 1 bedroom house adjoining 78a Great Cambridge Road		

Application No:	<b>HGY/2014/0683</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	16/06/2014
Location:	38 Great Cambridge Road N17 7BU		
Proposal:	Part change of use from minicab office (sui generis) to part minicab office and part coffee shop (A1)		
Application No:	<b>HGY/2014/0751</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/06/2014
Location:	112 Great Cambridge Road N17 8LT		
Proposal:	Conversion of 2 x 1 bedroom flats to an enlarged 1 x 2 bedroom flat and 1 x 2 bed flat incorporating a single storey rear extension and roof conversion with new rear dormer		
Application No:	<b>HGY/2014/0880</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	01/07/2014
Location:	555 White Hart Lane N17 7RN		
Proposal:	Remedial works to replace a failed retaining wall at the boundary of the site and the adjacent properties (15-36 Thetford Close)		
Application No:	<b>HGY/2014/0882</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	16/06/2014
Location:	Peabody Estate Lordship Lane N17 7QP		
Proposal:	Replacement of existing single-glazed windows and doors with new double-glazed windows and doors		
	The application pertains to the following house numbers:		
	82, 100, 104, 106, 114, 116, 124, 126, 122A, 122A, 1A, 1, 2, 3, 4, 5, 6, 8, 14, 15, 16, 17, 18, 45, 47, 52, 53, 54, 55, 56, 57, 58, 59, 60, 62, 63, 68, 69, 70, 71, 72, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 85, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 141, 142, 143, 144, 145, 149, 151.		
Application No:	<b>HGY/2014/0904</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/07/2014
Location:	40 Courtman Road N17 7HU		
Proposal:	Erection of a rear extension (amended drawings)		
Application No:	<b>HGY/2014/1221</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	23/06/2014
Location:	99 Norfolk Avenue N13 6AL		
Proposal:	Certificate of lawfulness for the conversion of a loft to provide a hip to gable rear dormer extension with a rooflight to front roofslope		
Application No:	<b>HGY/2014/1302</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	01/07/2014
Location:	224 The Roundway N17 7DE		
Proposal:	Erection of double storey side and rear extension, with part single storey rear extension (householder application)		
Application No:	<b>HGY/2014/1304</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	03/07/2014
Location:	1 Norfolk Close N13 6AN		
Proposal:	Certificate of Lawfulness for the use of side extension as a self contained unit.		

Application No:	<b>HGY/2014/1321</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/08/2014
Location:	18 Bedwell Road N17 7AH		
Proposal:	Formation of rear dormer and insertion of two front rooflights (householder application)		
Application No:	<b>HGY/2014/1322</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	07/07/2014
Location:	32 Flexmere Road N17 7AT		
Proposal:	Retrospective planning permission for the retention of side and rear extension as built including a front porch (householder application)		
Application No:	<b>HGY/2014/1359</b>	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	01/08/2014
Location:	305 The Roundway N17 7AJ		
Proposal:	Erection of 2 storey terraced dwelling attached to side of existing dwelling.		
Application No:	<b>HGY/2014/1462</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	15/07/2014
Location:	18 Gedeney Road N17 7DY		
Proposal:	Certificate of lawfulness for erection of single storey rear extension		
Application No:	<b>HGY/2014/1486</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	05/08/2014
Location:	38 The Roundway N17 7EY		
Proposal:	Certificate of lawfulness for erection of single storey rear extension		
Application No:	<b>HGY/2014/1544</b>	Officer:	Fortune Gumbo
Decision:	PERM DEV	Decision Date:	05/08/2014
Location:	8 Bennington Road N17 7NU		
Proposal:	Certificate of lawfulness for installation of two rooflights to the rear roofslope		
Application No:	<b>HGY/2014/1658</b>	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	05/08/2014
Location:	376 Lordship Lane N17 7QX		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign		
Application No:	<b>HGY/2014/1684</b>	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	07/08/2014
Location:	130 Risley Avenue N17 7ER		
Proposal:	Certificate of lawfulness for erection of single storey rear extension		
Application No:	<b>HGY/2014/1826</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/08/2014
Location:	20 Laburnum Avenue N17 8LS		
Proposal:	Erection of a two storey side and rear extension with front porch roof conversion into a bedroom, four roof lights and rear roof slope with internal alterations		

List of applications decided under delegated powers between: 01/06/2014 and 31/08/2014

Application No: **HGY/2014/1908** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 19/08/2014  
 Location: 206 Devonshire Hill Lane N17 7NR  
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6 m, for which the maximum height would be 3.6 m and for which the height of the eaves would be 3 m.

Ward: **Woodside**

Application No: **HGY/2014/0715** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 19/08/2014  
 Location: 606 Lordship Lane N22 5JH  
 Proposal: Alterations to existing shop front

Application No: **HGY/2014/0716** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 29/07/2014  
 Location: 606 Lordship Lane N22 5JH  
 Proposal: Installation of 4no. satellite dishes, a TV aerial and 2no. air conditioning units to the third floor flat roof

Application No: **HGY/2014/0717** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 20/08/2014  
 Location: 606 Lordship Lane N22 5JH  
 Proposal: Display of 2 externally illuminated fascia signs and 1 x externally illuminated hanging sign.

Application No: **HGY/2014/0734** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 05/06/2014  
 Location: Lordship Lane Primary School Ellenborough Road N22 5PS  
 Proposal: Erection of first floor classroom extension above boiler house

Application No: **HGY/2014/1009** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 02/06/2014  
 Location: 614 Lordship Lane N22 5JH  
 Proposal: Conversion of upper floors into two studio flats.

Application No: **HGY/2014/1037** Officer: Sarah Madondo  
 Decision: PN REFUSED Decision Date: 06/06/2014  
 Location: 22-24 Homecroft Road N22 5EL  
 Proposal: Prior notification for change of use of property from B1(a) offices to C3 (residential)

Application No: **HGY/2014/1151** Officer: Steve Andrews  
 Decision: GTD Decision Date: 17/06/2014  
 Location: Avenue Lodge Bounds Green Road N22 8DF  
 Proposal: Approval of details pursuant to condition 5 (lighting scheme) attached to planning permission HGY/2013/2095

Application No: **HGY/2014/1159** Officer: Abiola Oloyede  
 Decision: PERM DEV Decision Date: 17/06/2014  
 Location: 9 Acacia Road N22 5SD  
 Proposal: Construction of outbuilding in rear garden

Application No:	<b>HGY/2014/1229</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	23/06/2014
Location:	132-134 Arcadian Gardens N22 5AE		
Proposal:	Demolition of existing garage and erection of a two storey 3 bedroom dwelling		
Application No:	<b>HGY/2014/1232</b>	Officer:	Steve Andrews
Decision:	REF	Decision Date:	24/06/2014
Location:	8 Homecroft Road N22 5EL		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2014/1245</b>	Officer:	Aaron Lau
Decision:	REF	Decision Date:	24/06/2014
Location:	3-5 Bounds Green Road N22 8HE		
Proposal:	Erection of ground floor extension to medical centre to form pharmacy and clinical accommodation.		
Application No:	<b>HGY/2014/1267</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/07/2014
Location:	212-214 High Road N22 8HH		
Proposal:	Conversion of 2 split level maisonettes into 4 self-contained flats		
Application No:	<b>HGY/2014/1276</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	16/06/2014
Location:	Site West of 1 Maryland Road N22 5AR		
Proposal:	Approval of details pursuant to condition 7 (secured cycle space) attached to planning permission HGY/2013/1661		
Application No:	<b>HGY/2014/1383</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	11/07/2014
Location:	New River Sports Centre White Hart Lane N22 5QW		
Proposal:	Approval of details pursuant to condition 13 (Travel Plan) attached to planning permission HGY/2014/0053		
Application No:	<b>HGY/2014/1385</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	19/08/2014
Location:	New River Sports Centre White Hart Lane N22 5QW		
Proposal:	Approval of details pursuant to condition 16 (Surface Water Drainage Scheme) attached to planning permission HGY/2014/0053		
Application No:	<b>HGY/2014/1388</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/06/2014
Location:	Site West of 1 Maryland Road N22 5AR		
Proposal:	Approval of details pursuant to condition 4 (Environmental Management Plan) attached to planning permission HGY/2013/1661.		
Application No:	<b>HGY/2014/1407</b>	Officer:	Steve Andrews
Decision:	GTD	Decision Date:	16/07/2014
Location:	Avenue Lodge Bounds Green Road N22 8DF		
Proposal:	Approval of details pursuant to condition 4 (screening details) attached to planning permission HGY/2013/2095		

Application No:	<b>HGY/2014/1508</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	24/07/2014
Location:	43 Ringslade Road N22 7TE		
Proposal:	Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights		
Application No:	<b>HGY/2014/1514</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/07/2014
Location:	646 Lordship Lane N22 5JH		
Proposal:	Display of 1 x non-illuminated fascia sign, 2 x internally illuminated fascia signs, 2 x internally illuminated hanging signs, 3 x non-illuminated vinyl signs and 1 x externally illuminated vinyl sign		
Application No:	<b>HGY/2014/1525</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	24/07/2014
Location:	684 Lordship Lane N22 5JN		
Proposal:	Use of property as 4 self-contained flats (certificate of lawfulness for an existing use)		
Application No:	<b>HGY/2014/1588</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/07/2014
Location:	488 Lordship Lane N22 5DE		
Proposal:	Change of use from a hair salon to a beauty therapy salon		
Application No:	<b>HGY/2014/1590</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	29/08/2014
Location:	Site West of 1 Maryland Road N22 5AR		
Proposal:	Variation of condition 5 (level 4 of Code For Sustainable Homes) attached to planning permission HGY/2013/1661, so that condition 5 requires Level 3 instead of 4.		
Application No:	<b>HGY/2014/1604</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/08/2014
Location:	96 White Hart Lane N22 5RL		
Proposal:	Certificate of lawfulness for use of property on the upper floor as two flats and six bedsits		
Application No:	<b>HGY/2014/1609</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	31/07/2014
Location:	38 Wolseley Road N22 7TW		
Proposal:	Certificate of Lawfulness for use of loft conversion to provide second bed to original one bedroom flat.		
Application No:	<b>HGY/2014/1614</b>	Officer:	Anthony Traub
Decision:	REF	Decision Date:	31/07/2014
Location:	1A Wolseley Road N22 7TW		
Proposal:	Erection of ground floor side extension, first floor extension and refurbishment of the office building		
Application No:	<b>HGY/2014/1617</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	31/07/2014
Location:	12 Perth Road N22 5RB		
Proposal:	Use of property as 4 self-contained studio flats		



Application No:	<b>HGY/2014/1661</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/08/2014
Location:	Ground Floor Flat 49 Selborne Road N22 7TH		
Proposal:	Erection of a single storey rear extension		
Application No:	<b>HGY/2014/1696</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	06/08/2014
Location:	22 Berners Road N22 5NE		
Proposal:	Certificate of Lawfulness for the erection of a single storey rear extension.		
Application No:	<b>HGY/2014/1711</b>	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	15/08/2014
Location:	22 - 24 Elco House Homecroft Road N22 5EL		
Proposal:	Prior notification for change of use of property from B1 (a) offices to C3 (residential).		
Application No:	<b>HGY/2014/1752</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	26/08/2014
Location:	110 Perth Road N22 5QP		
Proposal:	Erection of first floor rear extension		
Application No:	<b>HGY/2014/1795</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	20/08/2014
Location:	746-748 Lordship Lane N22 5JP		
Proposal:	Installation of new AC condenser unit directly next to similar existing AC condenser unit on the roof of the building		
Application No:	<b>HGY/2014/1824</b>	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	21/08/2014
Location:	83 Maryland Road N22 5AR		
Proposal:	Erection of replacement garden storage shed / workout room (householder application)		

---

Ward: **Not Applicable - Outside Borough**

---

Application No:	<b>HGY/2014/1340</b>	Officer:	Anthony Traub
Decision:	RNO	Decision Date:	03/06/2014
Location:	Ashmount Primary School Ashmount Road N19 3BH		
Proposal:	The construction of 3 single storey modular buildings with adjoining canopy, replacement boundary gates fronting Ashmount Road with vehicular access from Ashmount Road and a chain link and solid fence bounding the site, all for a limited period to provide temporary accommodation for a new primary school (Observations to L.B. Islington)		
Application No:	<b>HGY/2014/1343</b>	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	08/07/2014
Location:	7 White Lodge Close N2 0BL		
Proposal:	Creation of new basement level. Part single part two storey rear and to both sides extension following partial demolition. Extension to roof including 5no. rear dormers and 3no. rooflights to facilitate a loft conversion (Observations to L.B. Barnet)		

Application No: **HGY/2014/1917**

Officer: Robbie McNaugher

Decision: RNO

Decision Date: 25/07/2014

Location: Hampstead and Highgate chain of ponds

Proposal: Observations to Camden for proposed engineering works to the Hampstead and Highgate chains of ponds comprising dam raising at Model Boating Pond (2.5m) and Mixed Bathing Pond (1m), new walls along dam crest to increase the height of the dams at Men's Bathing Pond (1m) and Highgate No.1 Pond (1.25m), a 0.19m kerb along part of the crest at Hampstead No.2 Pond, a new flood storage dam (5.6m) in the catchpit area, grass-lined spillways at most ponds, dam crest restoration, pond enlargement at Model Boating Pond, a replacement changing room building at Ladies Bathing Pond and associated landscaping, habitat creation and de-silting. This application is accompanied by an Environmental Statement.

---

## Update on progress of proposals for Major Sites

1 September 2014

<b>SITES THAT HAVE BEEN TO COMMITTEE BUT ARE AWAITING ISSUE OF DECISION NOTICE</b>		
<b>Site</b>	<b>Description</b>	<b>Timescales/comments</b>
<b>Unit 11, Mowlem Trading Estate, Leaside Road and land Fronting Watermead Way, N17 0QJ</b>	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/1792 to regularise the condition with minor amendments to the Travis Perkins Unit A	Application approved at July Committee. Awaiting completion of the signing of the S106 Agreement before decision notice can be issued. Amended first draft with applicant's solicitors for consideration. Deadline date is 08/09/2014
<b>Vacant land between 17 &amp; 34 Pretoria Road</b>	Redevelopment of the site to provide a new four storey building housing 52 extra care residential units (Use Class C3) comprising a mix of 44 x 1 bed and 8 x 2 bed units with ancillary features for use by residents including restaurant, communal lounge, activity area, IT suite, staff areas, storage, energy centre, refuse/recycling area, vehicle parking (including disabled spaces), cycle/buggy parking and associated landscaping including communal gardens and balconies	Application approved at July committee. Awaiting completion of the signing of the S106 Agreement before decision notice can be issued. Deadline date is 12/09/2014
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>		
<b>Hornsey Depot, Hornsey Reuse and Recycling Centre, High Street, N8</b>	Demolition of existing buildings and comprehensive redevelopment of the site with a mix use scheme (Revised application with minor reduction of residential dwellings and increase in family affordable)	Planning application under consideration
<b>159 Tottenham Lane, N8</b>	Erection of a 4/5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 19 residential units on the upper floors.	13 week deadline due to expire but is in the process of being extended until the end of September. Further information and discussion required regarding the viability report and this is being discussed with the applicant. October committee targeted. Viability report has been audited.

<b>5 Bruce Grove, N15</b>	Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.	15 September Committee
<b>Former GLS Depot, Hale Village, N17</b>	Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), creche (D1), and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an uncultivated watercourse and Combined Heat and Power (CHP) with associated renewable energy systems	The application seeks to extend the life of the planning permission. Likely to be reported at the October planning sub-committee.
<b>Car Wash Site Broad Lane London N15 4DE</b>	Demolition of existing carwash and erection of a 5-storey block comprising 235.5sqm ground floor B1 office unit, 21 residential units (7 x 1 bed, 8 x 2 bed, 4 x 3 bed and 2 x 4 bed), covered bin storage, cycle storage and 12 parking spaces.	Application withdrawn following fundamental design issues. Planning Performance Agreement sent to the applicant.
<b>St Ann's Hospital Site</b>	Redevelopment of part of the former hospital site (8.72ha) to provide residential and new mental health building. The application includes new build and re-use of existing buildings.	Full application for part of the site within the Conservation Area and an outline application for the remainder of the site. Planning Performance Agreement in place with agreed timelines. DM Forum took place 16 <sup>th</sup> July. Pre-app committee meeting held on 28 July. Regulation 22 to be undertaken as a result of English Heritage response. Viability report and amended energy statement recently submitted.

<b>332 – 334 High Road N15</b>	Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A1/A2/B1) to the ground floor and 9no. self-contained flats (Use Class C3) to the upper levels	Likely to be reported to October Committee
<b>Highgate Magistrates Court, Highgate Police Station, Tefler House &amp; Church Road, N6 4HS</b>	Demolition of all existing buildings and construction of an apartment block and mews block to provide 82 residential flats, including basement and undercroft parking for 41 spaces, and comprehensive landscaping of the site.	Application was submitted on 2 <sup>nd</sup> September 2014 currently being registered and validated.  The scheme has been subject to a number of meetings with the Council, DRP and 2 Design Workshops with The Highgate Society and the Conservation Area Advisory Committee.  Development Management Forum on 4 <sup>th</sup> September 2014.
<b>IN PRE-APPLICATION DISCUSSION - TO BE SUBMITTED SOON</b>		
<b>Steel Yard Station Approach, Hampden Road</b>	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	In pre-application discussions – on going. Pre-app committee meeting held on 2 September. Significant outstanding issues. Members are keen to see affordable housing on site. Concerns that the current scheme at pre-app stage has not fully addressed the previous reasons of refusal.
<b>Raglan Hall Hotel, 8 – 12 Queens Avenue N10</b>	Change of use of property from hotel (C1) to residential (C3), with basement parking	In pre-application discussion - applicant seeking to submit a revised scheme that addresses a previous refusal of planning permission.
<b>IN PRE-APPLICATION DISCUSSION</b>		
<b>67 Lawrence Road, Tottenham, N15</b>	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 <sup>th</sup> July.
<b>Gisburn Mansions, Tottenham Lane</b>	Additional storey to three storey building to facilitate 12 residential units	Follow up pre-application took place 14 <sup>th</sup> July.

<b>Chances, 399 High Road, N17</b>	Refurbishment of premises and roof extension and extension to rear to provide 23 self-contained flats	Follow up pre-application took place on 9 <sup>th</sup> July
<b>69 Lawrence Road, Tottenham, N15</b>	Residential led redevelopment of the site comprising a mix use of heights up to a maximum height of 7 storeys. Employment uses. Mix of residential units.	Pre-application to took place on 17 <sup>th</sup> July.
<b>63, 45 &amp; 47 Lawrence Road</b>	Residential scheme, 87 units (35 x 1 bed, 40 x 2 bed and 12 x 3 bed)	Follow up pre-application meeting to take place very soon as proposal now includes 63.
<b>Palm Tree Court</b>	<ol style="list-style-type: none"> <li>1. Converting redundant office accommodation at GF of Palm Tree Court to form 4 self-contained flats</li> <li>2. Proposing an infill in gap between Palm Tree Court and Stoneleigh Court on First, Second and third floor levels projecting the full length accommodating 6 units.</li> </ol>	Pre-app took place 11 <sup>th</sup> July. Development is for older people (45+)
<b>MAJOR APPLICATION CONDITIONS</b>		
<b>Furnival house, 50 Cholmeley Park</b>	Approval of Details pursuant to Condition 2A (entrance hall, existing and new stair core) 2B (sections of new cornices, architraves and mouldings) 2C (Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights	On -going discussions
<b>Protheroe House, Chesnut Road</b>	Approval of details pursuant to Condition 11 (green roof) attached to planning permission HGY/2013/2465.	Shortly to be signed off. Developers ready to start work next week.
<b>Protheroe House, Chesnut Road</b>	Approval of details pursuant to Condition 13 (archaeological) attached to planning permission HGY/2013/2465.	Shortly to be signed off. Developers ready to start work next week
<b>Protheroe House, Chesnut Road</b>	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
<b>Unit 11, Mowlem Trading</b>	Approval of details pursuant to Condition 4 (Desktop Study, Condition 5 (Risk assessment), Condition 11 (hard	Shortly to be signed off

<b>Estate</b>	and soft landscaping), Condition 12 (Construction management plan, Construction logistics plan) attached to planning permission HGY/2013/1792	Internal review re. Condition 11 following receipt of amended landscaping details in response to DRP comments On -going discussions re. Conditions 4 and 5 Awaiting further materials re. Condition 4 On -going discussions re. rest of the conditions.
<b>New River Sports Centre White Hart Lane Wood Green London N22 5QW</b>	Approval of details pursuant to Condition 4 (Materials), Condition 5 (Tennis Dome Lighting Details), Condition 6 (Landscaping), Condition 7 (Existing Artificial Pitch Resurfacing), Condition 8 (Tennis Air Dome Design and Layout), Condition 9 (Infield Artificial Pitch), Condition 10 (Continuity of Existing Sports Use), Condition 11 (Method Statement), Condition 12 (Management of Demolitions) & Condition 15 (Ecological Management Plan) attached to planning permission HGY/2014/0053	
<b>Tottenham Hotspur Stadium</b>	Approval of details pursuant to Condition 13 (rear boundary works), Condition 24 (CCTV and security lighting), condition 25 (external lighting strategy), condition 36 (Ground Conditions), condition 37 (Ground Condition Remediation) condition 58 (Contamination) attached to planning permission HGY/2010/1000	Condition 24 and 25 pending advice from Met Police Conditions 36, 37 and 58 deferred until further investigative work is undertaken
<b>Hornsey Depot</b>	Approval of Details pursuant to condition 22 (construction and environmental management plan) and condition 21(a) (risk assessment) attached to planning permission HGY/2013/2019	Proof of CCS registration needed and is forthcoming.
<b>Pembroke Works</b>	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.

This page is intentionally left blank