



Haringey Council

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

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

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



Haringey Council

Planning Sub Committee

MONDAY, 7TH SEPTEMBER, 2015 at 7.00 pm HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Ahmet (Chair), Basu, Beacham, Bevan, Carroll (Vice-Chair), Carter, Doron, Mallett, Patterson, Ryan and Weston

AGENDA

1. **FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. 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.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES**

3. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

4. 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

5. DEPUTATIONS/PETITIONS

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

6. MINUTES (PAGES 1 - 18)

To confirm and sign the minutes of the Planning Sub Committee held on 6 and 23 July.

7. 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.

8. (LAND TO REAR OF 2-16 LAURADALE ROAD) 85 WOODSIDE AVENUE N10 3HF (PAGES 19 - 50)

Variation of Condition 2 (accordance with approved plans) following consent of planning permission HGY/2014/0511 to revise the design of the houses.

RECOMMENDATION: grant permission subject to conditions.

9. MUSWELL HILL POLICE STATION 115 FORTIS GREEN N2 9HW (PAGES 51 - 82)

Proposed conversion of former Police Station to 9 no. residential units.

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

- 10. CAMPSBOURNE INFANT SCHOOL, NIGHTINGALE LANE N8 7AF (PAGES 83 - 94)**
Erection of 49sqm detached, timber framed, flat roofed outdoor classroom building for D1 educational use.

RECOMMENDATION: grant permission subject to conditions.
- 11. STROUD GREEN PRIMARY SCHOOL WOODSTOCK ROAD N4 3EX (PAGES 95 - 108)**
Improvement works to Junior School playground, including, reduction in size of ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of rain garden, bug walk and seating decks. General resurfacing.

RECOMMENDATION: grant permission subject to conditions.
- 12. UPDATE ON MAJOR PROPOSALS (PAGES 109 - 120)**
To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.
- 13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 121 - 198)**
To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 20 June – 23 August 2015.
- 14. NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
- 15. DATE OF NEXT MEETING**
5 October.

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Thursday, 27 August 2015

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**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 6 JULY 2015**

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

MINUTE NO.	SUBJECT/DECISION
PC36.	<p>FILMING AT MEETINGS</p> <p>RESOLVED</p> <ul style="list-style-type: none"> That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.
PC37.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Doron.</p>
PC38.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> That the minutes of the Planning Committee held on 1 June be approved. <p>An action remained outstanding for details of the reasons behind the refusal of the approval of details application for 270-274 West Green Road to be sent to Cllr Mallett. Officers agreed to progress this as a matter of urgency.</p>
PC39.	<p>THAMES WATER LAND OFF WOODSIDE AVENUE N10 3JA</p> <p>The Committee considered a report on the application to grant planning permission for the change of use of land to horticultural use related to an existing educational establishment. Construction of 12 planting beds, 1 shed and two polytunnels, erection of a 1.8m fence and management of trees located on the site including those subject to Tree Preservation Orders. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to an additional slide, omitted in error from the agenda pack, which set out an alternative arrangement for the site as proposed by the Fortis Green Allotments Trust. A tabled submission was also circulated to the Committee at the request of the objectors including a letter received from Professor David Brown who was unable to attend the meeting.</p> <p>[7.05pm - Cllr Carroll entered the meeting late and as such was unable to take part in the determination of this item].</p> <p>A number of objectors addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> General support was expressed for Treehouse School's horticultural activities

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programme but not the proposed scheme.

- Should the scheme be approved, additional conditions were proposed for imposition including exclusion of the copse from any change of use; the fencing off of the copse from the horticultural area; the setting back and reduction in height of the eastern fence to 1.2m; replacement of the northern fence with a hedge; reduction in the size of the proposed shed; refusal of permission for polytunnels and timing the works in accordance with the ecological report.
- There was sufficient space within the campus of the school to accommodate the project and as such there was no demonstrable need for the development of the site.
- The construction of trails through the copse would be ecologically damaging.
- The ecological management plan would only apply to the site after the change of use and was therefore more a garden management plan.
- Concerns were expressed that the damage to the site would be more significant than contained to one small area.
- Erecting polytunnels and a horticultural garden in a wildlife sanctuary would be destructive and a poor lesson in teaching children about ecology.
- A significant number of local people were in objection to the scheme as destroying an undisturbed woodland and unique wildlife habitat.
- The application was contrary to Council policy in constituting the development of a Site of Nature Conservation (SINC).
- Works would cause disturbance to birds during nesting season.
- Concerns were raised over the potential for further tree removal onsite in the future as the project developed.

Cllr Newton addressed the Committee and expressed concern about the project. Although the important work of the school was recognised, it was felt that consultation and collaboration with local people had been limited, as were changes made to the plans despite the large number of objections made. He supported the imposition of the additional conditions proposed by the Allotments Trust as well as a wording change to condition 5 to allow the Trust and local people to have input into the location of horticultural items, trails etc onsite and an additional condition restricting access hours for the site.

Representatives for the applicant, Ambitious About Autism, addressed the Committee and raised the following points:

- The project would offer an excellent learning opportunity for pupils in enhancing the schools existing horticultural scheme which included a nature trail and pond and enabling them to develop valuable life skills and vocational experience within the community.
- A full ecological report and tree survey had been undertaken for the site.
- A number of vegetable and fruit growing areas would be provided, in keeping with the neighbouring allotments.
- The site would be managed full time by a horticultural expert.
- The site would be made available for use by other schools and community groups including as a vocational teaching space.
- The wrought iron fence to the eastern boundary currently posed a healthy risk due to metal spikes and would be refurbished. Maintaining the fence line was required for site security and pupil safety.
- An ecological management plan would be implemented and would include the installation of bat and bird boxes. Trees would only be removed onsite if

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diseased and in that instance, would be replaced.

- The shed and polytunnels would not have permanent concrete bases and therefore could be easily removed.
- The applicant was happy for exclusion zones to be established within the woodland.

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

- Feedback was sought from officers on the voracity of the additional conditions put forward by the Allotments Trust. Officers advised that the erection of fencing below 2m in height was permissible under permitted development rights and would therefore be unenforceable as a condition. Restricting hours of access and directing input from the local community in the execution of the project were also unlikely to meet the statutory test for conditions.
- Clarification was sought from the applicant on the decision to locate the project on the site as opposed to within the school grounds. The applicant advised that the site had been offered at a peppercorn rent for 20 years and that locating the project outside of the school campus would provide opportunities for pupils to get involved with the local community as part of preparing them for work.
- The Chair confirmed that she would be consulted by officers with regards to the approval and implementation of the ecological management plan.
- The Committee expressed concern over the potential future expansion of the scheme on site. Officers reminded of the duty to determine the application before them and as such future development was outside of the Committee's purview at the current time.
- Concerns were expressed that the application would set a precedent for development on SINC's. The applicant provide assurance that the site would be protected inline with the ecological management plan and that the copse area would not be developed. Officers added that the impact on the SINC had been assessed by an ecological officer and that overall the application was considered to be acceptable within the context of the presumption in favour of development for educational purposes under the NPPF.
- In response to a question, the applicant confirmed that the fences would be painted green.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/0507 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: 001, 002, 003, 201B & 202C.
Reason: In order to avoid doubt and in the interests of good planning.

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3. The chain link fences hereby approved shall be finished in a dark green colour and maintained as such thereafter.
Reason: To safeguard the appearance of the site and the character and appearance of the area.

4. All tree works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 recommendations for tree work. Replacement trees of a minimum 12-14cm girth must be planted within 12 months from the date of removal of the trees identified for removal as identified with the tree survey report.
Reason: Reason: To safeguard the health of existing trees which represent an important amenity feature.

5. No development shall take place until an updated Ecological Management Plan has been submitted to and approved in writing by the local planning authority in specific addressing and providing clarity on the points outlined below, with the measures thereafter implemented in accordance with the approved plan.
 - A map showing the location of key features/compartments including woodland exclusion zones, pond, grassland, etc;
 - Provision of 6 or more bat boxes on site;
 - Bat and bird boxes to be put in place in advance of the use commencing;
 - Adequate access for foxes and hedgehogs to be incorporated in the new northern fence line.
 Reason: To protect the flora and fauna and ecological value of the site in accordance with saved policy OS3.

INFORMATIVE: Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. For further information contact Natural England on 020 7932 5800.

PC40. TEWKESBURY HOUSE 2 PULFORD ROAD N15 6SP

The Committee considered a report on the application to grant planning permission for the erection of a new conservatory to the nursery building. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

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

The Committee expressed disapproval that a representative for the applicant was not in attendance at the meeting, an issue that had been raised for school applications at previous meetings.

In response to a question, confirmation was provided that the buildings to the north and rear of the site were residential. Officers however considered that the application would not harm the amenity of surrounding properties particularly in

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consideration of high background noise levels from Seven Sisters Road.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3466 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: TR/01/01
Reason: In order to avoid doubt and in the interests of good planning.

Informatives:

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

INFORMATIVE 2: 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.

PC41. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered an update report on applications determined under delegated powers between 1 June and 19 June 2015.

RESOLVED

- That the report be noted.

PC42. UPDATE ON MAJOR PROPOSALS

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

St Ann's Hospital

Confirmation was provided that the s106 agreement had been executed by both parties but there had been a slight delay from the applicants side due to outstanding legal fees.

Furnival House, 50 Cholmeley Park

Discussions were ongoing with the developer. Officers agreed to send Cllr Bevan

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	<p>an update.</p> <p>Hale Village Tower, Ferry Lane Clarification was sought on whether the Council had a maximum storey height policy for tall buildings. Officers advised that it would not be appropriate to impose a ceiling on the number of storeys. A discussion session had been scheduled with Members on 16 July to discuss a policy position.</p> <p>Steel Yard, Station Approach, Hampden Road Officers clarified that owing to the recent sale of the site, an application for a revised scheme was anticipated to be submitted for determination.</p> <p>191-201 Archway Road A position statement would be provided to Cllr Carter, with particular reference to the proposed retention of the work units in the basement.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted.
<p>PC43.</p>	<p>DATE OF NEXT MEETING</p> <p>23 July. The Chair advised that this was likely to be a slightly longer meeting, with consideration of a pre-app briefing for the Spurs site plus determination of three planning applications.</p>

COUNCILLOR AHMET

Chair

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THURSDAY, 23 JULY 2015**

Councillors: Ahmet (Chair), Basu, Beacham, Bevan, Carter, Mallett, Patterson, Ryan and Weston

MINUTE NO.	SUBJECT/DECISION
<p>PC01.</p>	<p>FILMING AT MEETINGS</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.
<p>PC02.</p>	<p>APOLOGIES</p> <p>Apologies were received from Cllrs Carroll and Doron. Cllr McShane substituted.</p>
<p>PC03.</p>	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Special Planning Committee held on 22 June be approved.
<p>PC04.</p>	<p>OLD FIRE STATION, TOWN HALL APPROACH ROAD, N15 4RX</p> <p>The Committee considered a report on the application to grant planning permission and Listed Building consent for the change of use of the ground floor from an office into a restaurant including interior alteration. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>A number of objectors addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> • Concerns were raised over the operation of the venue as a café/takeaway during the day and a restaurant in the evening which was inconsistent with A3 use. • The applicant had previously indicated that the business would be seeking custom from passing football supporters on Spurs match days leading to concern about anti-social behaviour in the area. • Consideration should have been given to alternative locations in the local area for the venture such as the Bernie Grants Centre or partnering up with an existing restaurant in the area. • The area was already served by a large number of chicken takeaway shops. • Final confirmation was outstanding on the proposed location for the restaurant's refuse bins. • No provision had been made for customer parking.

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- The access route to Isobel Place would potentially be frequently blocked due to supplier delivery vehicles or from staff parking.
- The restaurant could cause nuisance from noise and odour to adjacent businesses. A lack of detail had been provided on any soundproofing measures to be installed within the building in mitigation.
- The venture would have an adverse impact on the other small businesses currently located in the building which would be forced to relocate due to the scheme and due to the regeneration of the wider area.
- The restaurant food offer would not reflect the diversity of the area.

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

- The scheme was a not for profit venture to create a family friendly, sustainable restaurant with a varied menu as opposed to a chicken takeaway shop.
- A primary objective of the scheme was to create new jobs, up to 20 initially, and offer opportunities for young people to follow careers in catering.
- A public health slant was key to the concept in offering an innovative, healthier and affordable alternative to chicken takeaways, particularly aimed at young people, following research by Public Health London into the high obesity levels in the area.
- The venture would be sympathetic to and help preserve the Listed Building.
- The applicant would maintain ongoing dialogue with local people and businesses in the interests of being a good neighbour, particularly as a social enterprise.
- The applicant would seek to develop partnerships with other local institutions such as CONEL and the Tottenham Foundation with a view to enhancing job opportunities such as by providing linked catering courses.
- It was requested that job opportunities from the venture be made available to other local organisations such as linking with the Bernie Grants Art Centre and Haringey Association of Assisted Living.

Cllr Peacock addressed the Committee in objection to the application. She reiterated concerns raised by residents at ward surgeries about the proliferation of chicken takeaway shops in the area and the potential negative impact of the venture especially from football supporter custom on Spurs match days. It was also felt that the restaurant would detract from the regeneration works to the Tottenham Green area and undermine the input local people had had into the design.

Cllr Goldberg addressed the Committee in his capacity of Cabinet Member for Economic Development. He outlined that the project would contribute to the regeneration and animation of the village green area and would generate much need new jobs in the borough to contribute to the challenging targets set following the Tottenham riots. The proliferation of chicken takeaway shops in the borough was recognised as a problem and it was reiterated that the venture aimed to offer a healthier alternative to these outlets.

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

- Clarification was sought as to whether the proliferation of takeaway chicken shops in the area was a material planning consideration in determination of the application. Officers advised of an emerging policy position arising from the review underway of the borough's Development Management Policies to control the clustering of new hot food takeaway outlets within the vicinity of schools.

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The Committee were advised that this was a material consideration but should not be given significant weight as the policy position had yet to be adopted.

- In response to a question, the Committee were advised that any public subsidy provided to the enterprise was irrelevant to the planning merits of the application.
- Concerns were raised over the change of use class sought for the building and whether therefore if the venture failed, the healthy food slanted offer could be changed to that of a regular fast food takeaway shop. Officers advised that the imposition of a planning condition to restrict any change to the food menu offered would fail the statutory tests required for conditions. The Council had a property interest however in the site which could potentially be used to manage future occupancy in the event the venture failed.
- Concerns were raised over disabled access for the businesses decanted to the first floor of the building as a result of the project. The applicant advised that disabled access had never been provided to the first floor but that a disabled WC provided to the ground floor would be available for all users of the building.
- Officers provided information on the potential imposition of a personal permission condition to the application to reflect the unique characteristics of the healthy eating food offer and nature of the venture put forward by the applicant. It was however cautioned that this could not limit the future sale of any other food offer permissible within the A3 class usage.
- Clarification was sought from the applicant on whether the restaurant would provide a takeaway service including to football supporters on match days. Assurances were provided that the primary operation would be a sit down restaurant and that the venture would not be reliant on a takeaway offer as part of its business plan. The applicant however did not discount offering a limited takeaway offer, particularly on Spurs match days, to generate additional income to sustain the business. It was recognised however that this would require careful management.
- In response to concerns regarding the takeaway offer generating increased littering in the area, the applicant reiterated that the primary business would be a restaurant for seated patrons.
- Clarification was sought on the potential impact of the venture on local traffic and parking. Transport officers advised that the restaurant was considered to have negligible impact due to the small number of covers to be provided and its location in a highly accessible area with parking restrictions already in place in the form of double yellow lines.
- Clarification was sought on the provision of outside seating. The applicant confirmed that there would not be permanent outdoor seating but a number of temporary tables used outside during the summer months.
- Further details regarding proposed soundproofing to the building were requested. The applicant advised that measures would be installed to the rear wall. Officers proposed to replace conditions 4 and 5 in order to strengthen controls regarding noise, with a condition requiring the submission and approval by the Council of a noise management strategy to be implemented in perpetuity.
- Further information was sought on the stated public health benefits of the scheme. It was advised that the Councils' Director of Public Health was supportive of the venture as a harm reduction intervention under a wider obesity strategy for the borough, in particular through facilitating positive behaviour change.
- Reassurance was sought that changes made to the Listed Building could be

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reversed in the future in required. The conservation officer advised that the small, primarily internal alternations proposed would actually enhance the building by making it more 'readable' as an old fire station. In terms of the limited changes to the exterior, the extractor vent pipe to the southern elevation could easily be reversed to reinstate the building in the future.

Cllr Bevan put forward a motion to impose a personal permission condition for the permission to benefit the applicant only. At a vote, this motion fell.

The Chair moved the recommendation of the report including the replacement condition covering noise management and it was

RESOLVED

- That planning application HGY/2015/1405 be approved subject to conditions.
 - That Listed Building consent application HGY/2015/1406 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
 2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: 01-201 Site Plan As Proposed 1:200 A1 * A, 01-211 Ground Floor As Proposed 1:100 A1 * A, 01-212 Public Realm As Proposed 1:100 A1 * A, 01-301 Section AA As Proposed 1:50 A1 * A, 01-302 Section BB As Proposed 1:50 A1 * A, 01-401 Elevation AA As Proposed 1:100 A1 * A, 01-402 Elevation BB As Proposed 1:100 A1 * A, 01-403 Elevation CC As Proposed 1:100 A1 * A 01-404

Reason: In order to avoid doubt and in the interests of good planning.
 3. The use hereby permitted shall not be operated before 07:00 hours or after 23:30 hours Monday to Saturday and 10:00 and 19:00 on Sundays and Bank holidays.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 4. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A). In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.
Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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5. At no time shall any amplified speech or music generated from the site be audible within the nearby residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and consistent with advice in the National Planning Policy Framework.

6. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: To maintain the architectural and historical integrity of the listed building

7. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To ensure the correct preservation, enhancement and recording of historic features

8. Further details on all internal fixtures, external signage and fixtures, up lighters, steel pole and other public realm works should be submitted to the Council for approval.

Reason: In order to protect the character and setting of the listed building and the wider conservation area.

INFORMATIVES

Environmental Health

1. It is particularly important to install the correct type of filters for the type of cooking that you do. The Extractor Ventilation and Ducting System must be adequate to provide clean air and adequate ventilation for the cooking load, and safely remove any gases and heat without causing any hazards to the premises and others. The Extractor and Ventilation Ducting must be manufactured in the materials recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.
2. You must keep a written record of the Cleaning Schedule for the Extractor Ventilation and Ducting System that is available at all times for inspection by the Local Authority. It is further recommended that you include the Cleaning Schedule for the Extractor Ventilation and Ducting System within the daily records of the Cleaning Schedule for the Business.
3. Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a hazard or a nuisance. The system should incorporate a stainless steel canopy connected to a flue

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and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.

4. You must ensure the Engineer has installed anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
5. The Engineer must ensure flexible couplings are fitted between the fan unit and ducting to prevent vibration being transmitted into ducting
6. You must ensure the Flue Terminal at your business is positioned to prevent odour nuisances, and the risk of an outbreak of fire due to the lack of cleaning or due to other defects with the Extractor Ventilation and Ducting System as recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.

PC05. STAMFORD HILL PRIMARY SCHOOL, BERKELEY ROAD, N15 6HD

The Committee considered a report on the application to grant planning permission for the installation of a new working kitchen with works to include the installation of new cooking appliances and an extract canopy with flue ducting to the outside. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

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

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1512 be approved subject to conditions.
1. Notwithstanding the information submitted with this application, details of the amended flue colouring and how the works will be undertaken and maintained, shall be submitted to and approved in writing within 3 months of this decision date and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the character and appearance of the building and surrounding area, consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
 2. Notwithstanding the approved plans, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the ancillary kitchen use continues.

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

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

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

PC06. BOUNDS GREEN JUNIOR AND INFANT SCHOOL, BOUNDS GREEN ROAD, N11 2QG

The Committee considered a report on the application to grant planning permission for the demolition of an existing wing and replacement with a two storey extension building including new classroom and teaching rooms plus a new small single storey extension to the kitchen block to the rear of the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

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

A concern was raised over the visual impact of a new modern extension to a Victorian building and the higher maintenance costs associated with flat roof constructions. Officers advised that a simple, modern design was proposed to avoid the extension competing with the primary building. A pitched roof would add bulk and be out of context, particularly with the adjacent flat roofed three storey Springfield Tavern pub.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1279 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
- Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
122.RLA.BG.101A, 600, 601, 602, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052.
Reason: In order to avoid doubt and in the interests of good planning.
3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
4. The development hereby permitted shall not be occupied until such time as a revised travel plan has been provided to the Council's travel plan co-ordinator and an agreement has been reached to monitor the travel plan initiatives annually (at a cost of £3,000). The approved travel plan shall be implemented prior to first occupation of the development hereby permitted. The developer must submit a travel plan, annually for a period of no less than 3 years.
Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.
5. The development hereby permitted shall not be occupied until such time as the pedestrian crossing facilities on Park Road as per drawing 1000002233-2-110 have been implemented (at a cost of £51,235).
Reason: In the interests of the general safety of the highway and consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
6. Prior to the commencement of the development hereby permitted a drain blockage investigation shall be submitted to and approved in writing by the Local Planning Authority in respect of the blocked drain indicated as 'Manhole cover 22' on drawing number 1192 602 P2. The development shall be completed in accordance with the approved details.
Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
7. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.
Reasons: To safeguard the amenities of the area consistent with Policies

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6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

8. Prior to the first occupation of the development hereby approved installation details of the boiler to be provided for space heating and hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To reduce pollution, as required by the London Plan 2011 Policy 7.14.

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

INFORMATIVE 2: 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 3: Asbestos: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

PC07. PRE-APPLICATION BRIEFINGS

The following item was considered as a pre-application presentation to the Planning Sub-Committee in order to allow the discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decision on the following item was taken at the meeting, and any subsequent application would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

PC08. TOTTENHAM HOTSPUR STADIUM, BILL NICHOLSON WAY, N17 0AP

[The Chair announced the suspension of Committee Standing Orders to allow the continuation of the meeting beyond the 10pm cut off].

The Committee received a short presentation from officers followed by representatives of Tottenham Hotspurs Football Club (THFC) on early proposals to seek planning permission for a revised scheme for the redevelopment of the White

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Hart Lane stadium and the land around it. The Committee's attention was drawn to a tabled addendum setting out initial comments from the Quality Review Panel and Development Management Forum held subsequent to the publication of the agenda.

The Committee raised the following points and questions regarding the briefing:

- The Committee stressed their commitment to adherence to the Council's targets in relation to affordable housing provision on new developments, particularly in recognition of the significant increase in residential units proposed for the revised scheme. The applicant affirmed an intention to provide affordable housing both off and onsite but outlined that as the scheme currently remained at design stage, final costs had yet to be established and which would impact on the level of affordable housing permissible. Officers provided assurance that the Council were in the process of commissioning an independent specialist to review the viability assessment to be submitted by THFC in relation to the ability to deliver against policy aspirations.
- Clarification was sought on plans around the engagement of young people with the scheme including apprenticeships. The applicant advised that around 100 apprenticeships were already offered through the Tottenham Hotspur Foundation and THFC. The number of apprenticeships to be provided directly by the scheme would be set out within the final s106 agreement.
- Further details were sought on the primary health service provision proposed onsite and whether a clear commitment has been received from the NHS to utilise the facilities. The applicant advised that the extended provision proposed was in recognition of the significant need evidenced for additional GP access in the area and would now include specialist services as well as a GP surgery. Discussions with NHS England and an NHS trust to commission the GP service were at advanced stage in confirming occupation of the facilities.
- The Committee requested that prior to finalising the scheme, consideration be given to:
 - Utilisation of a ticket pricing structure to encourage early arrival of spectators.
 - The provision of green balconies within the residential tower design and adherence to the Building for Life guide for new homes.
 - The residential towers to the corners of the site being of triangular shape to bridge the curved shape of the stadium and rectilinear shape of surrounding streets.
- The Committee emphasised the standing of the Design Review Panel and the imperative of their views and comments on initial plans for a revised scheme being given proper recognition and consideration by the applicant.
- Areas of concern identified by the Committee included:
 - The proposed height and bulk of the residential towers, with the highest being 35 storeys.
 - The management of litter following events at the stadium.
 - The lack of WC provision along the High Road.
 - Disabled parking provision
 - Parking pressure on Homes for Haringey estates in the vicinity during events.
 - The misleading perception portrayed that the College and Sainsbury's store had been provided by the scheme as opposed to being necessary in order to support the development
 - That the proposed onsite museum would overlap with the Bruce Castle

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museum.

- Clarification was sought as to whether consideration had been given to moving the three locally listed buildings to an alternative location to avoid their demolition. It was advised that relocation had previously been considered under the consented scheme but that English Heritage (as was) was unable to support this rarely used approach due to the destruction of the context to the buildings. The Chair emphasised the importance of all options with regards to the locally listed buildings being fully assessed including the closure of roads and/or bus lanes.
- The Committee questioned why crowd control design plans for the High Road frontage under the consented scheme were now considered unacceptable. The applicant advised that new design solutions for this area had been generated following the application of further dynamic modelling of crowd movement, particularly in light of concerns regarding the blockage of bus lanes by supporters.
- A position was sought from the applicant regarding the application of the London Living Wage. Confirmation was provided that THFC was a Living Wage employer. The Club were in negotiations with two of the main contractors around this issue but identified that it would have less control over pay levels offered by the significant number of subcontractors engaged during the construction works.
- Measures to mitigate the increased pressures on sustainable transport provision in the area from the revised scheme were questioned. The applicant confirmed that discussions were underway with Transport for London and other stakeholders regarding the bus routes serving the area and making better use of the W3 bus. Consideration was also being given to operating a shuttle bus service from Tottenham Hale and Wood Green tube stations to the stadium.
- Clarification was sought on planned parking provision in light of proposed increases to the number of residential units and capacity of the stadium. The applicant advised that stadium parking including disabled bays would be provided at basement level (as approved by the Committee on 22 June 2015 under a s73 application for the consented scheme) and to an area behind the south stand. Basement level parking in the region of 250-275 spaces would be provided to the residential towers.
- Further details were sought on the community benefits associated with the new National Football League (NFL) contract. The applicant advised that a percentage of tickets would be allocated for the local community, promotion extended of the NFL's Play 60 active lifestyle campaign for children and the funding of 3 annual university places.
- Clarification was sought on whether a Spurs season ticket offer would be made to local people. The applicant advised that this would likely be the same as the current arrangement under the s106 of the consented scheme in offering preferential access for local people. Opportunities around pricing would also be explored inline with the increased stadium capacity sought.

The applicant advised that the final application would likely come before the Committee in December for determination, subject to the consultation process.

PC09. DATE OF NEXT MEETING

7 September.

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COUNCILLOR AHMET
Chair

Planning Sub Committee 7th September 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/0859	Ward: Fortis Green
<p>Address: (Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF</p> <p>Proposal: Variation of Condition 2 (accordance with approved plans) following consent of planning permission HGY/2014/0511 to revise the design of the houses</p> <p>Applicant: Mr Gonzalo Molla</p> <p>Ownership: Private</p> <p>Case Officer Contact: Valerie Okeiyi</p>	
Date received: 25/03/2015	Last amended date: 19/08/2015
<p>Drawing number of plans: 1568.00.00 Rev B, 1568.01.01 Rev B, 1568.01.02 Rev B, 1568.01.03 Rev B, 1568.01.04 Rev B, 1568.01.05 Rev B, 1568.01.06 Rev B, 1568.01.07 Rev B, 1568.01.08 Rev B, 1568.01.09 Rev B</p>	
<p>1.1 This planning application is being reported to Committee due to the level of objections received.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • This application is for an amendment to an approved scheme (LPA Ref: HGY/2012/1425- approved June 2013) for the change of use from light industrial to residential with the demolition of the existing buildings on site and erection of 1 x three bed house and 1 x three / four bed house. • In this case the application seeks to vary the approved drawings to change the design, form and materials of the proposed dwellings. • The modern style as per amended scheme is considered an acceptable approach and is sensitive to its surroundings and will not harm the amenity of surrounding land and buildings. 	

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 to begin no later than 11.06.2016
- 2) Development to be carried out in accordance with approved plans
- 3) Precise details of materials
- 4) Details of hard and soft landscaping
- 5) Details of boundary treatment
- 6) Detail of green roof
- 7) Details of waste and refuse
- 8) Construction Management Plan
- 9) Risk Assessment, detailing management of demolition and construction dust
- 10) Removal of permitted development rights
- 11) Details of all levels on the site
- 12) Tree Protection
- 13) Code for Sustainable Homes

Informatives

- 1) Asbestos survey
- 2) Naming
- 4) Waste Management
- 5) Community Infrastructure Levy

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

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8.0	APPENDICES: Appendix 1: Comment on Consultation Responses Appendix 2 : Plans and images Appendix 3: Minutes from Haringey Design Panel meeting no. 53.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the variation of Condition 2 (in accordance with approved plans) of planning consent ref: HGY/2014/0511 to change the design of the houses. The changes to the approved scheme would involve the following:

- The scheme would be of a flat roofed modern design keeping to the same envelope and footprint of the approved.
- The levels have been maintained or decreased for both houses.
- The external elevations of the houses are to be faced in brick with large areas of glazing, stainless steel fittings and minimalist details.
- The application has been amended since it was submitted and the amendments are as follows.
- Addition of 2m high brick wall, 1.2m raised flower bed, 1.8m high evergreen hedge to the rear boundary Indicative capping detail to the roof.
- Additional information on levels in plans, elevations and sections (existing and proposed levels).
- The box glazed window of house 1 on first floor level has been replaced with a flush window.
- Waste disposal area incorporated into the design

Site and Surroundings

3.2 The application site is known as 85 Woodside Avenue and is an irregular shaped site comprising of single storey buildings (an office building garage store etc) and associated hardstanding. The site and buildings are currently not in use and were last used by a construction company (Cuttle Mcleod Construction Ltd).

3.3 The subject site and the land to the west of the site were historically used by the Metropolitan Water Board for purposes connected with the nearby underground reservoir and included a depot, a garage for storage of pipes and other machinery and an associated dwelling. The site to the right which contained this associated dwelling (No 87) has been redeveloped and now contains a new brick built dwelling with accommodation in the roof space and at basement level.

3.4 To the front and south of the site is the Thames Water Reservoir site and Fortis Green Community Allotments which form a large area of green open space designated as 'Significant Local Open Land' in the Council's Local Plan. The covered reservoir site is used for recreational purposes by Aquarius Archery Club and Tetherdown Primary School. This open land is also designated as a Site of Nature Conservation (SINC) (Borough Grade II) within Haringey's Local Plan 2013.

- 3.5 Access to the site is achieved from Woodside Avenue along a tarmac paved access way, which is also used by the public as a footpath to Lauradale Road and Tetherdown School.
- 3.6 To the north of the are semi detached properties with rear gardens (approximately 13m deep) which front onto Lauradale Road. The site is located just outside the Fortis Green and Muswell Hill Conservation Areas.

Relevant Planning and Enforcement history

- 3.7 HGY/2014/0511- 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 – Approved - 22-07-14.

HGY/2012/1425- Change of use from light industrial to residential, demolition of existing buildings and erection of 1 x three bed house and 1 x three / four bed house – Approved - 11-06-13.

HGY/2011/0474 - Demolition of existing structures and construction of three detached dwellings comprising of 1 x two bed house and 2 x three bed houses at (Land to rear of 2 – 16 Lauradale Road) 85 Woodside Avenue N10 3HF – Non Determined - Planning Appeal Ref: APP/Y5420/A/11/2153377 was dismissed- 29/09/11.

HGY/2010/1887 -(Land To Rear Of 2-16 Lauradale Road) 85 Woodside Avenue London -Demolition of existing structures and erection of 3 x two storey single dwelling houses comprising of 1 x two bed house and 2 x four bedroom house (Amended plans) WDN-28/02/11.

HGY/2005/0834 - Change of existing garage space to office space – Approved 29/06/2005 (87 Woodside Avenue)

HGY/2005/1529 - Demolition of existing building and erection of 2 x two storey, 4 bedroom detached houses. – Refused 04/10/2005 (87 Woodside Avenue).

HGY/2005/0834 - Change of existing garage space to office space. – Approved 29/06/2005.

HGY/2003/0825 - Demolition of existing bungalow and adjacent builder's yard and single storey offices and garage. Erection of 8 new three storey houses with 12 parking spaces. – Withdrawn 30/07/2003.

HGY/2003/2060 - Demolition of existing bungalow and adjacent builders offices and garage. Erection of part 3 and part 2 storey terrace of 7 three bedroom houses, including 11 parking spaces with access from Woodside Avenue. – Refused 19/01/2004. Planning Appeal Ref: APP/Y5420/A/04/11400413 was dismissed- 04/10/04.

4. CONSULTATION RESPONSE

- 4.1 The following statutory bodies, internal consultees and local groups were consulted on this application:

Internal:

- 1) Cleansing (west)
- 2) Building Control
- 3) Transportation

- 4.2 The following responses were received:

Internal:

- 4.3 Transportation – The Officer raised no objection and has made the following comments:

The proposal relates to the design of the already consented dwellings on this site. The amendments will not result in the creation of any additional units and will not involve any alterations to the approved site access. It is therefore considered that the amendments would not have any negative impact upon the local highway network

- 4.4 Cleansing – Officer have no objection to the ground floor plan as amended, as long as the bins are presented on day of collection and returned by the resident.

- 4.5 Building Control – The Officer raised no objection and has made the following comments:

Both the BIA and the hydrology report are consistent and provide sufficient detail to confirm that the provision of the basements will not affect the surrounding land. Further more specific details will be required at submission of the Building Regulation application and attention is drawn to possible means of escape in case of fire issues that may exist

5. LOCAL REPRESENTATIONS

- 5.1 The application was publicised by way of 267 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 120

Objecting:120

Supporting:0

Others: 0

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

Impact on Significant Local Open Land (SLOL)

- Development would detract from the sites open nature;
- Development is not ancillary to the use of the open space;
- A new street created on the SLOL;
- Urbanisation of the SLOL;

Design & Appearance

- Design out of character;
- Revised design is significantly larger in scale than the consented scheme;
- Design is not in keeping with houses on Lauradale Road and surrounding area;
- Revised design is similar in shape to the Archery Club temporary club House;
- Unsuitable massing and appearance;
- Houses too large for the plot;
- Houses have inadequate size gardens;
- Houses do not reflect the adjacent house at no. 87 Woodside Avenue;
- Tree planting to the front of the house should take place;
- New design is more prominent than previously approved scheme;
- Gross overdevelopment of the site;
- Proposed houses are boxed style with flat roofs and prominent first floors resulting in an intrusive profile and increased massing, unlike the previously approved scheme;
- The revised scheme is too high;

Impact on amenity

- Overlooking onto Lauradale Road due to the new windows and higher level;
- Overlooking into the allotment;
- Design will be overbearing;
- Invasion of privacy from large windows;
- Full height windows to the north elevation, the boxed glass, full height deep enclosed balconies above the entrance will overlook no. 10 Lauradale Road;
- Development would create a greater sense of enclosure to no. 10 than the previously approved scheme;
- Garden of house 1 will be overshadowed;
- Concerns that house 2 is too close to 87 Woodside Avenue;
- No 12 Lauradale Road is concerned the windows of the revised scheme would invade their privacy;
- No. 12 is concerned their garden will be dominated by the development;
- Large amounts of noise pollution from large windows on the north facing ground floor opening;
- House 1 would create a strong sense of enclosure to no. 12 as it would be built right up next to their patio;
- No. 12 is concerned the deep basement will impact their garden;
- The revised scheme would introduce first floor windows and glass encased balconies facing no. 12 on the north and west aspects which were ruled as unreasonable by the planning Inspector in the last appeal;

Parking & Access

- Detrimental impact on pedestrian safety;
- Increased traffic;
- Parking provision proposed is inadequate;
- Concerns construction/servicing vehicles will access via the alleyway/path;
- Development will discourage sustainable travel to the school;
- Danger to young children attending to nearby school as they use the pathway;
- Detrimental impact on pedestrian and highway safety;
- Concerns with safety of access route;
- A transport report should be submitted;

Other

- Concerns developers plan to build over the covered reservoir;
- Significant concerns with basement development;
- No hydrology assessment, ecological assessment and surface water drainage plan submitted;
- Dust concerns from the development;
- Water drainage;
- Air and noise pollution;
- Light pollution;
- The proposal will create a gated community.

5.3 The following issues raised are not material planning considerations:

- Damage to the fence;
- Strain on every service and infrastructure as there is already developments taking place in the area;
- No heights given on the drawings;
- Concerns the development would impact the viability of the allotment.

5.4 The following ward Councillors made representations on the application, as summarised below:

Cllr Berryman

- Impact on SLOL;
- Path heavily used by pedestrian walkways;
- Previous objection still stands.

Cllr Newton

- Design out of character;
- Overbearing;
- Impact on outlook and amenity of the occupants of the properties backing onto the site;
- Scheme would detract from the sites open nature and character;
- Detrimental impact on the surrounding SLOL;
- Concerns about vehicles using the only access to the site which is primarily a walking route for children attending Tetherdown Primary School;
- Safety concerns with access.

5.5 Fortis Green Allotment Trust made representations on the application as summarised below:

- The houses have flat roofs therefore their appearance will be taller than the properties shown on the previous plans, they will have an overbearing impact on the allotments and make the SLOL area feel more built up;
- Design out of keeping with the nearby buildings, in particular the adjacent building at 87 Woodside Avenue and the nearby houses on Lauradale Road;
- The full height glass windows will increase overlooking into the allotments and reduce the enjoyment of the open space for the allotments;
- Concerns that no assessment has been undertaken to assess the hydrological and hydro-geological impacts of the development on the site and the allotments;
- Impact of basement excavation on the allotments;
- Concerns with the construction management of the site;
- Surface water drainage;
- Storage of waste.

5.6 Muswell Hill and Fortis Green Association made representations on the application as summarised below;

- The development is on SLOL land
- The scheme would detract from the sites open nature
- The proposed houses would occupy a large proportion of the site, leaving very little green open space around the building for tree planting.
- The proposed houses will be very prominent and adversely affect the out look and amenity of the occupants of the properties on Lauradale Road, in particular no. 12.
- In an area where the majority of the buildings are late Victorian / Edwardian with slopping roofs and a varied profile utilising materials which are well understood the proposal make no attempt to be part of the urban landscape in design, massing and the use of materials
- Although not in Conservation Area the land the subject of the application is situated between Fortis Green and Muswell Hill Conservation Areas and thus has a particular sensitivity which the proposal fails to address.
- This application is a variation of the consent granted under HGY/2014/0511 which itself was a variation of the consent granted under reference HGY/2012/1425. The application is a substantial departure from that consented to under HGY/2012/1425 and it is consequently submitted should be the subject of a new application and not a variation of a variation of a previous consent

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Design, Form & Layout;
2. Impact on the Character and Appearance of the adjoining Conservation Area

3. Basement development;
4. Impact on residential amenity;
5. Affordable Housing;
6. Waste Management;
7. Other.

Background

- 6.2 An application (ref. HGY/2012/1425) for change of use from light industrial to residential with the associated demolition of the existing buildings on site and erection of 1 x three bed house and 1 x three / four bed house was considered by the Council's Planning Sub Committee in June 2013, and subsequently approved subject to conditions. Subsequent changes to this approved scheme are being put forward under this Section 73 application by way of the variation of Condition 2 of the approved consent.

Scope of a Section 73 Application

- 6.3 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. In this case the application seeks to amend the design of the consented houses.
- 6.4 There is no statutory definition of a "minor material amendment", however Government guidance has suggested a non-statutory definition: "a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved".
- 6.5 A judgment on "materiality" in any particular case is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it. The basis for forming a judgment on materiality is always the original planning permission. A Section 73 application results in a new permission being issued.
- 6.6 As the principle of the development has been established by way of the current consent the remit of the assessment here is to consider the impact of the changes and to assess the proposal against any changes to planning policy since the original decision was made. There has been one key planning policy change since the granting of planning consent in 2013, namely the adoption of further alterations to the London Plan (FALP) in March 2015. One of the main policy changes to this plan has been to increase the current yearly target of providing new homes in Haringey from 820 to 1,502.

Design, form and layout

- 6.7 Policy 3.5 of the London Plan seeks to enhance the quality of local places taking into account local character and density. Local Plan policy SP11 and saved UDP policy UD3 include similar requirements. Policies 7.4 and 7.6 of the

London Plan also require that design takes into account context. Local Plan policy SP11 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 development is required to respect its local context and character and historic significance and to contribute to the creation and enhancement of Haringey's sense of place and identity.

- 6.8 The proposed changes to the consented scheme is to create dwellings of a modern design respectful of the envelope and footprint of the consented scheme. Objections have been received on the specific issues of design and that the proposal would be out of keeping with the character of the area. In this instance given the specific character of the site and where it is located buildings of contemporary good quality design are seen as an acceptable design approach. A good quality contemporary building is generally seen as an appropriate architectural response for new buildings, rather than a mock or pastiche of an earlier architectural style. In this case the proposed dwellings will not compete with or undermine the character of the surrounding area; which itself is varied and reflective of when properties/ buildings were built.
- 6.9 It is also important to bear in mind that planning policy cannot impose specific architectural styles. Specifically paragraph 60 of the NPPF states that "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles".
- 6.10 While the elevational profile of the buildings will change they will still remain subordinate in nature to the dwelling on the neighbouring site (No 87) and the open land to the south. As the buildings are not being placed within a defined street frontage/ townscape there is no consistent roofline/ facade treatment to adhere to.
- 6.11 The houses would use a simpler design approach and would be faced in brickwork and comprise of large areas of glazing with minimalist details. While the elevational treatment of this amended scheme differs from the previously approved scheme, the layout, scale and nature is not substantially different. Both dwellings as per the consented scheme would have an L shape and comprise of three stories: basement, ground and first level. The amended scheme will provide improved light and ventilation to the rooms within to support modern living accommodation.
- 6.12 The scheme was considered by the Council's Design Panel in December 2014 (as outlined in Appendix 3) where it was concluded that the scheme represented a significant improvement to the approved scheme.
- 6.13 The amendments also result in additional landscaping to the front, side and rear, in the form of a 1.2m high raised flower bed and a 1.8m high evergreen hedge. Details of the landscaping will be conditioned (as per the consented scheme) to ensure a satisfactory setting for the proposed development.

- 6.14 Overall the design, massing, form and choice of materials of this amended scheme is considered acceptable and sensitive to the visual amenity and character of the area; in accordance with London Plan policies 7.4 and 7.6, Local Plan policy SP11 and UD3.

Impact on the Character and Appearance of the adjoining Conservation Area

- 6.15 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

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

- 6.11 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”
- 6.12 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.13 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.14 Policy 7.8 of the London Plan (LP) (2015) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.17 By removing the existing buildings and replacing it with more aesthetically pleasing buildings, the proposal would not cause harm to the character and appearance of the adjoining conservation area, it would in fact be an improvement to its appearance.

Basement development

- 6.18 A Basement Impact Assessment and a hydrology report has been submitted with the application and provides sufficient detail to confirm that the basements will not affect the surrounding land or ground water conditions.
- 6.19 The amendments will result in changes to the basement floors, which involve a slight increase to each house to their full ground floor footprint and increase in the separation between the basements as a consequence of a slight relocation to one of the houses.
- 6.20 The scheme serves to improve the current conditions of the site, namely by reducing the extent of hardsurfacing and providing grassed areas. The retaining walls to be built in the vicinity of northern boundary will serve to minimise any ground movements during and after construction, typically built by way of contiguous piles.
- 6.21 In respect of the concern raised about the obstruction of groundwater flow caused by the basement, the probability of such a hazard is not significant bearing in mind, and as pointed out by many experts in this area, groundwater flows will simply find an alternative route around an obstruction with any changes in level likely to be significantly less than the natural variations in the water table associated with seasonal variations. In this case it needs to be appreciated that the basement sits below the footprint of the house with significant amounts of unobstructed ground between it and the footprint of neighbouring properties. In this particular case the specialist reports indicate a lack of groundwater within the underlying clay strata.

- 6.22 The site is not within 100m of a watercourse. As per the previous conditions imposed to the consented scheme a construction management plan will need to be submitted to the LPA prior to the commencement of works on site and in addition works will be expected to be carried out in accordance with the 'Considerate Contractor' code.
- 6.23 The structural integrity of the proposed basement and retaining walls next to the northern boundary would need to satisfy modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

Impact on residential amenity

- 6.24 The London Plan 2015 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, pollution, or sunlight, privacy overlooking and aspect.
- 6.25 Concerns have been raised that the changes to the approved scheme would have an adverse affect on the amenity of the properties backing onto the site, namely on Lauradale Road. Officers consider however that the changes to external appearance and profile of the houses would not adversely affect the amenity of neighbour occupiers. This amended scheme would maintain the same layout as the approved scheme.
- 6.26 A 2m high brick along the rear boundary with gardens on Lauradale Road would be created. This boundary treatment will ensure that there would be no overlooking or loss of privacy, as the glazing at ground level and the low level window at first floor level would be obscured by this wall. Details of the boundary treatment and landscaping will be conditioned (as per the consented scheme) to ensure that such boundary treatment will successfully mitigate any overlooking to neighbouring properties and the landscaping provides a pleasant outlook for the new houses.
- 6.27 The glazed box window serving the bedroom on the first floor side elevation of house 1 has been omitted and replaced by a flush window to ensure there would be no adverse overlooking to the rear gardens of Lauradale Road, in particular no. 12. The 1.8m high evergreen hedging set behind the brick wall proposed would ensure the new houses benefit from a pleasant outlook. It is considered that the degree of overlooking created by this window is not significant and certainly not to a degree to refuse consent, particularly given the current arrangement of mutual overlooking of gardens from first floor windows and dormer windows in this area. Equally the overlooking of the neighbouring allotments from the first floor windows of these properties would not be significant and very difficult in planning terms to argue harm.
- 6.28 Noise and disturbance has been cited as a concern by local neighbours, however there is no change from the consented scheme in terms of impact.

Affordable Housing

- 6.29 In terms of affordable housing Local Plan 2013 policy (SP2) requires developments to provide 20% affordable units on sites/ or make a financial contribution in lieu for scheme in between 1 - 9 net units.
- 6.31 While the determination of an application “must be made in accordance with the plan, unless material considerations indicate otherwise” (Section 38, Planning & Compulsory Purchase Act 2004) in this particular case the previous approved consent (HGY/2012/1425) is a specific consideration and so the implications of this ‘fallback position’ (i.e. the implementation of this previous consent) must be weighed in the balance.
- 6.32 The applicant has submitted a viability assessment with the application which demonstrates that the development cannot afford to make an affordable housing contribution. This assessment has been reviewed internally and officers agree with this conclusion. This is principally because the residual value generated by the scheme falls below the benchmark land value (ie existing). This a product of the fact that the site has already received prior approval for change of use from light industrial to residential (1 x three bed house and 1 x three / four bed house) prior to the adoption of the Local Plan 2013 and policy SP2.

Waste Management

- 6.34 London Plan policy 5.17 ‘Waste Capacity’ and Saved UDP Policy UD7 ‘Waste Storage’ requires development proposals to make adequate provision for waste and recycling storage and collection.
- 6.35 The ground floor of the scheme has been revised showing a waste storage area to the north of the site. In terms of waste storage and collection, currently the waste collection vehicles collect the waste every Wednesday entering the access via Woodside Avenue and collect the bins from the school and no. 87 Woodside Avenue. The Waste Management Officer raises no objection to the ground floor plan as amended, as long as the bins are presented on day of collection and returned by the resident.

Other Matters

- 6.36 Other material planning considerations (i.e. standard of accommodation; transportation and access arrangements) do not change as a result of the amended scheme and as such are not material in considering this S73 application.
- 6.37 It is noted that a number of objections still raise concern in respect of child safety during the construction phase. As per the previous consent the applicant/ developer is required to submit a construction management plan to include measures to prevent construction vehicles arriving/leaving the site between 08:30am-09:15am and 02:45pm-03:30pm and requiring a Steward to oversee

vehicles over 10 tonnes entering and leaving the site. Such a condition will continue to be imposed.

- 6.38 This issue has also been extensively debated in the previous appeal decisions. The 2010 appeal decision confirmed that access was not a reason for refusal of the three detached houses scheme.

Conclusion

- 6.39 This application is for an amendment to an approved scheme (LPA Ref: HGY/2012/1425- approved June 2013) for the change of use from light industrial to residential with the demolition of the existing buildings on site and erection of 1 x three bed house and 1 x three / four bed house. In this case the application seeks to vary the approved drawings to change the design, form and materials of the proposed dwellings. The modern style as per amended scheme is considered an acceptable approach and is sensitive to its surroundings and will not harm the amenity of surrounding land and buildings.

CIL

- 6.40 The original outline consent was issued subject to Mayoral CIL but before the implementation of Haringey CIL. Under section 128A of the CIL regulations an application to vary conditions (a section 73 application) is liable to CIL but only for any increase which would arise between the original and the varied consent where the original was not subject to CIL. This application gives rise to an increase in floorspace of 561 sq.m and this section 73 application gives rise to an increase in floorspace of 46 sq.m. over the original application.
- 6.41 Based on the information given in the plans, the Mayor's CIL charge will be £19,635 (561 sq.m x £35) and Haringey CIL charge will be £12,190 (46 sqm x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

- 7.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 1568.00.00 Rev B, 1568.01.01 Rev B, 1568.01.02 Rev B, 1568.01.03 Rev B, 1568.01.04 Rev B, 1568.01.05 Rev B, 1568.01.06 Rev B, 1568.01.07 Rev B, 1568.01.08 Rev B, 1568.01.09 Rev B

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 11.06.2016, failing which the permission shall be of no effect.

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 1568.00.00 Rev B, 1568.00.01 Rev B, 1568.00.02 Rev B, 1568.00.03 Rev B, 1568.00.04 Rev B, 1568.00.05 Rev B, 1568.00.06 Rev B, 1568.00.07 Rev B, 1568.00.08 Rev B, 1568.00.09 Rev B.

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

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

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the local planning authority.

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

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

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

6. No development shall commence until details of a scheme for the green roofs 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 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

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

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

8. Prior to the commencement of development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following:
 - a) Programme of works with specific information on the timing of deliveries to the site (in specific to show the routing of traffic around the immediate road network and to ensure that freight and waste deliveries are timed to avoid the peak traffic hours and pupil arrival/departure times between 08:30am-09:15am and 02:45pm-03:30pm);
 - b) Size of vehicles accessing the site/ lane (in specific a Steward will be required to oversee vehicles over 10 tonnes entering and leaving the site);
 - c) Hours of operation;
 - d) Storage of plant and materials on site;
 - e) Boundary hoarding;
 - f) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - g) Method of prevention of mud being carried onto the highway.

Only the approved details shall be implemented and used during the construction period.

Reasons: To ensure there are no adverse impacts on the amenity of neighbouring properties and to safeguard pedestrian safety consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2015, Policies SP0 of the

Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

9. 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 in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority 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 Sustainable construction

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

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

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

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

12. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

13. The dwelling hereby approved shall use best endeavours to achieve Level 4 of the Code for Sustainable Homes (or the equivalent replacement standard). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 (or the equivalent replacement standard) 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 2015 and Policies SP0 and SP4 the Haringey Local Plan 2015.

INFORMATIVE - Commercial Environmental health

Prior to demolition 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 - Naming

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

INFORMATIVE - Waste

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site in order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL and Haringey CIL. Based on the Mayor's CIL charging schedule and Haringey's charging schedule and the information given on the plans, the charge will be £19,635 (561 sq.m x £35) for Mayoral CIL and the Haringey CIL charge will be £12,190 (46 sqm x £265). This will be collected by Haringey

INFORMATIVE: The applicant shall ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required

8.0 APPENDICES:

Appendix 1: Comment on Local Consultation Representations

Comment	Response
Impact on SLOL	The amended scheme will not increase the ground floor footprint and height of the consented scheme therefore the general openness and character of the SLOL will not be affected.
The development would detract from the sites open nature	
The development is not ancillary to the use of the open space	The design, massing and form is considered acceptable in terms of the site contact
Design out of character	The design, massing and form is considered acceptable in terms of the site contact.
Design is not in keeping with houses on Lauradale Road and surrounding area	Addressed in 6.8-6.10 above.
The revised design is significantly larger in scale than the consented scheme	The amended scheme will not increase the footprint of the houses or increase the overall height of the buildings
The revised design is similar in shape to the Archery Club temporary Club House	
Unsuitable massing and appearance	
Houses too large for the plot	
The houses have inadequate size gardens	The density of the scheme is acceptable as are the garden sizes which meet the London SPG 'Housing' requirements.0
The houses does not reflect the adjacent house at no. 87 Woodside Avenue	This is a one of house and as such there is no specific context of requirement for it to follow this design approach.
New design is more prominent than previously approved scheme. Gross overdevelopment of the site	As above the houses do not increase the overall height of the buildings. The development will incorporate landscaping to soften it appearance and integrate into

<p>The proposed houses are boxed style with flat roofs and prominent first floors resulting in an intrusive profile and increased massing, unlike the previously approved scheme</p> <p>Overlooking onto Lauradale Road due to the new windows and higher level</p> <p>No 12 Lauradale Road is concerned the windows of the revised scheme would invade their privacy</p> <p>Invasion of privacy from large windows</p> <p>The full height windows to the north elevation, the boxed glass, full height deep enclosed balconies above the entrance will overlook no. 10 Lauradale Road</p> <p>Overlooking into the allotment</p> <p>The garden of house 1 will be overshadowed.</p> <p>No. 12 is concerned their garden will be dominated by the development</p> <p>The development would create a greater sense of enclosure to no. 10 that the previously approved scheme</p> <p>House 1 would create a strong sense of enclosure to no. 12 as it would be built right up next to their patio</p> <p>Concerns that house 2 is too close to 87 Woodside Avenue</p>	<p>its surroundings.</p> <p>Addressed in 6.26 above.</p> <p>The design, massing and form is considered acceptable in terms of the site contact.</p> <p>Addressed in 6.25 and 6.26.</p> <p>The box glazed window serving bedroom 1 on first floor level has been omitted and replaced by a flush window.</p> <p>Addressed in 6.26.</p> <p>The garden to house 1 will receive adequate daylight/ sunlight.</p> <p>The development is sufficiently sunken down and pulled away from the boundary to No 10 & 12 to minimise its impact.</p> <p>The gap between House 2 and no.87 is not intended for regular access and there is enough space to maintain the proposed and existing. The architects predict that annual maintenance will be required for guttering and facade maintenance every 5</p>
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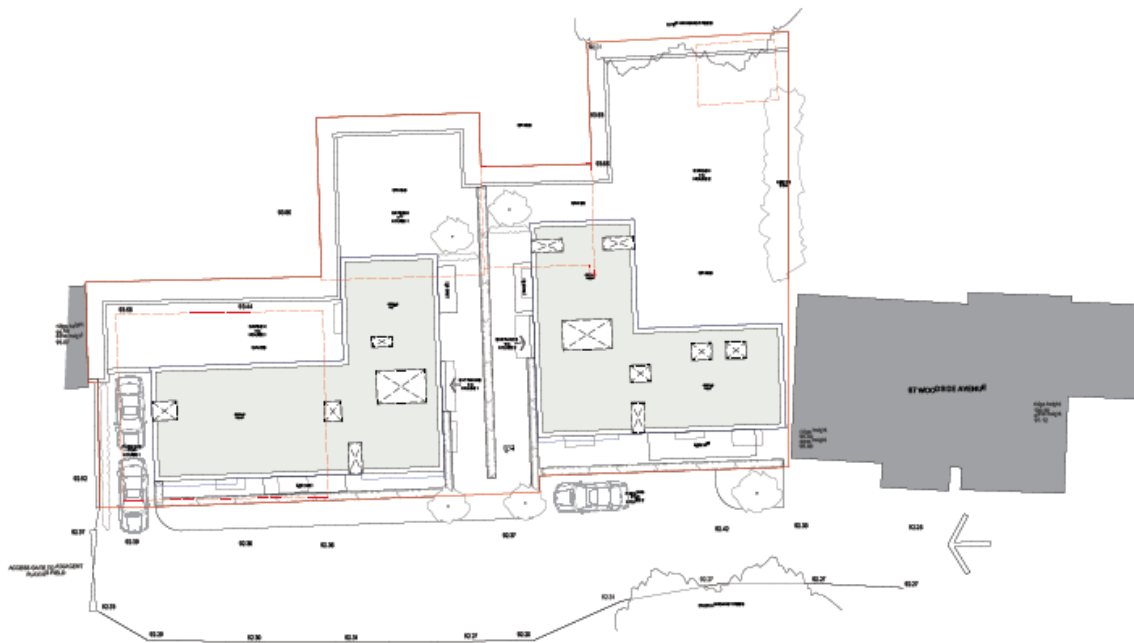
<p>Large amounts of noise pollution from large windows on the north facing ground floor opening</p> <p>Detrimental impact on pedestrian safety</p> <p>Increased traffic</p> <p>Parking provision proposed is inadequate</p> <p>Concerns construction/servicing vehicles will access via the alleyway/path</p> <p>It will discourage sustainable travel to the school</p> <p>Danger to young children attending to nearby school as they use the pathway</p> <p>Detrimental impact on pedestrian and highway safety</p> <p>Concerns with safety of access route</p> <p>A transport report should be submitted</p> <p>No. 12 is concerned the deep basement will impact their garden.</p> <p>Significant concerns with basement development.</p> <p>No hydrology assessment, ecological assessment and surface water drainage plan submitted.</p> <p>Dust concerns from the development.</p> <p>Light pollution</p>	<p>to 10 years.</p> <p>Addressed in 6.27 of report.</p> <p>Addressed in para. 6.36 and 6.37 of report and extensively debated in the previous appeal decisions</p> <p>A hydrology assessment and basement impact assessment (BIA) have been submitted with the scheme.</p> <p>Details of the management of demolition and construction dust will be conditioned (as per the consented scheme) to ensure that the effects of the construction upon air quality is minimised Sustainable construction</p> <p>The light spillage from two such dwellings in the context of an existing developed site next to housing/ street lighting would</p>
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	not be significant.
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Appendix 2: Plans & Images



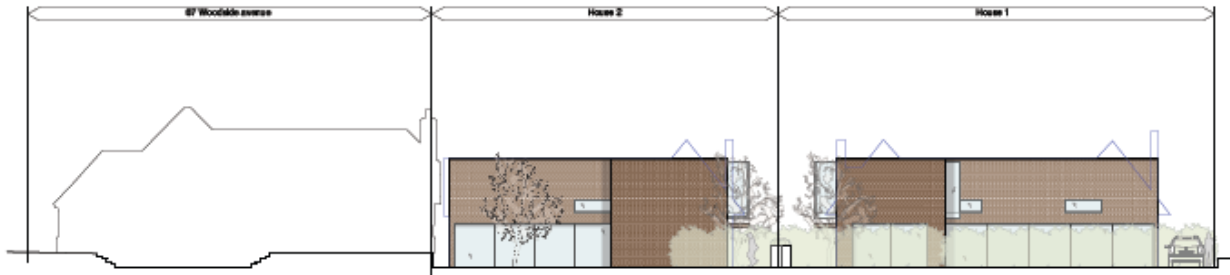
Site Location Plan



Site Layout Plan

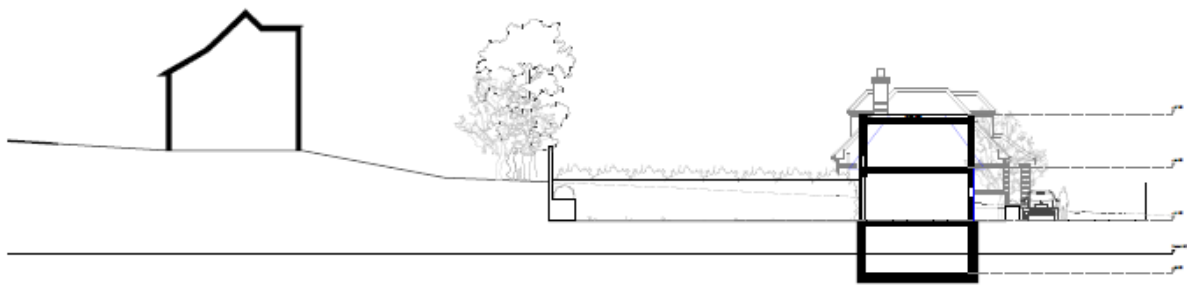


proposed street elevation (south)
scale @ 1:200



proposed rear elevation (north)
scale @ 1:200

Front & rear elevations –Proposed scheme



Site cross section in context of Lauradale Road



Site Photos



Site Photos



Aerial view of site



Front elevations –Consented Scheme



Front elevations –Visualisation of consented scheme

Haringey Design Panel no.53

Thursday 4th December 2014

ATTENDANCE

Panel

Deborah Denner
Michael Hammerson
Phyllida Mills
Peter Sanders

Observers

(all Haringey Council unless otherwise stated)

Matthew Patterson (Acting Chair) Assistant Direct of Planning
Richard Truscott (Facilitator) Design Officer
Stefan Krupski Housing Investment & Sites
Hanan Osman Development Management Officer
Cllr Sheila Peacock Northumberland Park Ward

The following topics were considered by the Panel:

Small Infill Housing: Anderton Court, Connaught Lodge & Whitbread Close

Nick Newman ECD Architects,

Warren Myles Newbuild Housing Project Manager
Jim McKinnon Strategic Development Consultant
Ashley Turner Capital Projects..... all Haringey Council

Residential development at 85 Woodside Avenue N10

Nicolas Tye Nicolas Tye Architects
Athos & Claire Kaissides clients

Draft Site Allocations DPD

Gavin Ball Haringey Council, Planning Policy Officer

Residential development at 85 Woodside Avenue N10

Project Description

This proposal is for two contemporary designed houses on the site of a partially demolished workshop on the edge of a covered reservoir to the west of Muswell Hill. The site is accessed off a narrow lane off Woodside Avenue to the south, through a gate in front of an existing house, owned by the applicant, which will neighbour the new houses to their east. The lane continues north to connect to residential streets of Grand Avenue and Lauradale Road, which back onto the site.

The site has an extant permission for two bungalows of traditional design. The proposals would be in the same silhouette and virtually the same volume as the permitted bungalows but in a simpler and, they say, more sophisticated, contemporary design, with more flexible spaces and windows that let in more light.

Panel Questions

Explain where the existing ground level is in their sections?

Their sections show in a dashed line the most extreme case; this shows they are proposing levelling the ground level to the rear gardens at a lower level than the natural ground level, as well as excavating a basement level and lightwells.

Explain the vehicular access arrangements, including for refuse, and how this will not conflict with pedestrians on this popular footpath?

The vehicular and pedestrian access is the same as in the approved scheme; this will result in very few vehicular movements; the path is currently used for service vehicle access to the existing house and more significantly Tetherdown Primary School (on the other, eastern side of the path); this does not present a difficulty.

What sustainability measures are proposed, in view of the amount of groundwork proposed?

The architects stated they always encourage their clients to go beyond statutory requirements but specifically this is not decided yet. They aspire to have green roofs as much because they will be looked down upon as for sustainability. They accept that the amount of groundwork would make it difficult to achieve Code 5 but they will make a specific commitment.

Explain the external materials proposed?

The main material will be larch cladding, which is sustainably sourced (unlike western red cedar it is available from planted forests and disease has made it plentifully available) and will fade to grey. Large areas of glazing, stainless steel fittings and minimalist details complete the picture.

Have they considered solar panels?

They are advised not to exceed the approved silhouette so this is not possible.

Where are the rainwater gutters and downpipes?

The roof will be syphonically drained into internal downpipes to avoid spoiling the external appearance.

Will there be a Basement Impact Assessment in view of the challenging hydrology of the area?

This will be considered as advised.

Panel Discussion

1. The main observation of the panel was that if as it appears, the proposal sits within the envelope of the approved scheme, it looks like definite improvement, which the panel described as crisp and well designed.
2. Sustainability and green roofs are made out to be important but not committed to; the panel suggest it is important the council get a firm commitment.
3. There needs to be a Basement Impact Assessment, and the council needs to assess it carefully considering the likelihood of hidden and underground streams in the area.
4. The potential for archaeology on the site needs to be considered, given that it lies on or close to the boundary of the medieval Bishops Hunting Estate.
5. **Conclusion:** Provided the scheme is well detailed and comes with the recommended supporting information, it would represent a significant improvement on the approved scheme.

Planning Sub Committee 7^h September 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/1576	Ward: Fortis Green
<p>Address: Muswell Hill Police Station 115 Fortis Green N2 9HW</p> <p>Proposal: Proposed conversion of former Police Station to 9 no. residential units.</p> <p>Applicant: Station House (Muswell Hill) Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Matthew Gunning</p>	
<p>Date received: 27/05/2015</p> <p>Drawing number of plans: 1309_01, 1309_02, 1309_05, 1309_06, 1309_07, 1309_08, 1309_09, 1309_10, 1309_11, 1309_12, 1309_13, 1309_15, 1309_16, 1309_20, 1309_21, 1309_22, 1309_23C, 309_24B, 1309_25B, 1309_26C, 1309_27B, 1309_28B, 1309_29B, 1309_30B & 1309_31A.</p>	
<p>1.1 this application is coming to committee because there is a section 106 agreement proposed to be attached to the proposal and the previous application was refused by committee.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The principle of converting this current vacant building is acceptable and will optimise the potential of the existing building, providing 9 residential units, contributing to meeting the housing needs of the Borough. • The proposed development will not cause harm to the special interest of this locally listed building or the conservation area but rather will enhance the character and appearance of this part of the conservation area. • The Council's Transportation Team accept that the predicted trips generated would not impact on the free flow of traffic on Fortis Green. While they expressed a number of concerns in respect of the previous application they no longer object subject to a package of mitigation measures to be secured by way of a S.106 legal agreement. • Given the history of the site and the associated operations of the former Police Station it is considered that the use of this building for residential purposes will not exacerbate on-street parking conditions and as such will not unduly harm the amenity of nearby residents. 	

2. RECOMMENDATION

- 1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and/or subject to sec. 106 Legal Agreement.
- 2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 30 September 2015 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- 3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed including;

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) All new external works and finishes to match existing;
- 5) Retention and/or proper recording of any hidden historic features;
- 6) Details of proposed new windows, doors, rooflights, cills to be submitted to LPA;
- 7) Central satellite antenna;
- 8) Cycle facilities to be provided in accordance with the approved details;
- 9) Details of external lighting to be submitted to LPA;
- 10) Secured by Design.
- 11) Construction Management Plan (CMP)

Informatives

- 1) CIL;
- 2) Hours of Construction;
- 3) Party Wall Act;
- 4) Numbering;

S106 Heads of Terms

1. A contribution of £12,000 towards the cost of relocating an existing disable car parking space from Fortis Green Avenue to Fortis Green Road; the review of existing parking control's on Fortis Green Avenue and towards the feasibility of expanding the CPZ to the north of Fortis Green Road.
2. Car capping the development so that only 5 units will be eligible to apply for an on-street car parking permit.
3. Implementation/ monitoring of an approved Travel Plan, to include:
 - Appointing a travel plan co-ordinator for the development to monitor the travel plan initiatives annually.

- Provision of welcome residential induction packs containing public transport and cycling/walking information.
- Establishment or operation of a car club scheme which includes free membership to all residents for at least the first 3 years with and £50 (fifty pounds) car club credit for each unit evidence of which must be submitted to the Transportation Planning Team. Free membership.

4. An affordable housing contribution of £89,964.00.

(4) In the event that the Planning Application is approved for the reasons set out in resolution (1) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

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7.0	RECOMMENDATION
8.0	APPENDICES: Appendix 1: Plans and images Appendix 2: Comments by LBH Transportation Appendix 3: Comment on objections.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for the conversion of the former Police Station into 9 no. residential units with extensions and alterations to the building. The development would comprise of the following mix:
- 1no. 1 bedroom unit
 - 3no. 2 bedroom units
 - 4no. 3 bedroom units
 - 1no. 4 bedroom unit.
- 3.2 The existing cell block to the rear of the main building would be demolished in order to facilitate the construction of the rear extensions which would comprise of 252 square metres of net additional floor space. The front and side elevations of the existing building would be retained and enhanced with the reinstatement of original features with other alterations made to the front and side elevations in order to facilitate this residential conversion.

Site and Surroundings

- 3.3 The application site is the former Muswell Hill Police Station located on the southern side of Fortis Green Road on a prominent corner site at the junction with Fortis Green Avenue. The site falls within Fortis Green Conservation Area and is included in the Council's local list of buildings of architectural and historic importance. The building is a substantial three storey Edwardian building built in 1904, primarily in red brick with contrasting buff coloured stone dressings and a steeply pitched roof. Architectural features include prominent porch and decorative frieze to the main entrance, window cills and lintels and open eaves. A substantial and prominent chimney stack is also a particularly notable feature.
- 3.4 The immediate surroundings is of different building types and uses, including residential in the form of two-storey terraced and semi-detached properties, flatted development, and commercial uses. To the south of Fortis Green are streets of residential properties; substantial Edwardian terraces with good proportions and strongly consistent detailing.
- 3.5 The site is within walking distance of the main shopping thoroughfare of Muswell Hill Broadway (400m to the east). The site is also within walking distance of East Finchley High Road and is 950m to the north east of East Finchley Tube station.

Planning History

- 3.6 A planning application for the same scheme was resolved to be refused by Planning Committee on 25 March 2015. The decision notice was issued on 15 April 2015 with the following reason for refusal:
'The proposed development by reason of its lack of any off street parking provision will significantly exacerbate pressure on on-street parking spaces in

surrounding streets which already suffer high car parking pressure resulting in the obstruction of the surrounding streets by vehicles waiting or looking for parking spaces, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenities of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2011, Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.'

- 3.7 Prior to that the most recent application for the site is a planning application in 2003 for the erection of a portable building to the rear of the building to be used by police community support officers, approved under reference HGY/2003/1516.

4. CONSULTATION RESPONSE

Internal:

- 1) LBH Conservation Officer – Identifies that the proposals would improve the appearance of the building, would secure the buildings future and would be to the benefit of the character and appearance of the conservation area. The Officer asks for a number of conditions to be imposed.
- 2) LBH *Transportation* – Raise no objection subject to a package of mitigation measures to be secured by way of a S.106 legal agreement and a condition requiring the submission of a Construction Management Plan (CMP) and Construction Logistics Plan prior to construction on site (Full comments outlined in Appendix 2).

External:

- 3) Thames Water Utilities – Advise that with regard to sewerage infrastructure capacity they would not have any objection.
- 4) Met Police – Have no objection but urge the developer to consider the standards of the Secured by Design.
- 8) Waste Management – Adequate waste storage for domestic waste produced from the proposed dwellings should be in place so as to avoid side waste and litter accumulation within the storage area. No kerbs or steps along the route for the bins to be taken to the refuse vehicle.

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 128 letters. The number of representations received from neighbours including an objection from Muswell Hill & Fortis Green Residents Association, are as follows:

No of individual responses: 9

Objecting: 9

Supporting: 0

- 5.2 The following issues were raised in the representations received:

- Identical application as to the one rejected/ not appropriate first time,
- Resubmitting the exact plans as before does not resolve problem;
- Large proportion of increased vehicle parking;
- Proposal does not include on-site parking;
- Detrimental effect on the ability of existing residents to find parking for their cars;
- Traffic movement and safety problem for pedestrians trying to cross roads caused by extreme parking pressure;
- Overspill parking from some residents in the adjacent controlled parking area avoiding payment by parking in the uncontrolled area;
- Ask that the disabled parking space at the top of Fortis Green Avenue not be removed.

5.2 Muswell Hill and Fortis Green Association – “This is essentially the same application as the previous one and with the same serious deficiency- namely the total lack of any provision for on- street parking. The Association therefore maintains its objection on this point”.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The application follows on from a previous application (Ref: HGY/2014/1333) being refused planning consent by the Planning Sub Committee on 25th March 2015. The application was refused on the grounds that

“The proposed development by reason of its lack of any off street parking provision will significantly exacerbate pressure on on-street parking spaces in surrounding streets which already suffer high car parking pressure resulting in the obstruction of the surrounding streets by vehicles waiting or looking for parking spaces, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenities of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2011, Saved Policies UD3, HSG11 and M10 of the Haringey Unitary Development Plan 2006.”

6.2 While the Council’s Transportation Team expressed a number of concerns in respect of the previous application they no longer object subject to a package of mitigation measures to be secured by way of a S.106 legal agreement.

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

- Principle of the development;
- External changes and impact on the character and appearance of the locally listed building and conservation area;
- Layout & quality of accommodation;
- Residential mix;
- Affordable housing;
- Impact on residential amenity;
- Traffic generation, parking and access;

- Waste Management;
- Sustainability;
- Planning Obligations.

Principle of the development

- 6.4 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the government's policy of presumption in favour of sustainable development. Therefore, planning permission will be granted by the Council for development that is sustainable unless any benefits are significantly outweighed by demonstrable harm caused by the proposal
- 6.5 Local Plan policy SP16 protects against the loss of community facilities, but exceptions to this may be considered acceptable if the facility is relocated as part of a wider strategy by a service provider. In this case better and more accessible policing facilities are being sought and replacement facilities have already been brought forward in Haringey in the new Wood Green Police Station. There are also proposals for a replacement facility at Tottenham Police Station.
- 6.6 This Police Station is therefore identified as surplus to the Mayor of London policing requirements. A residential re-use of the building is considered to be acceptable as it provides new additional housing within an existing building, which is served well by existing services and infrastructure, and is located in a sustainable location in close proximity to a town centre. The proposal also conforms with surrounding land uses.
- 6.7 While the site is located on the border of the Muswell Hill Restricted Conversion area, an area identified by the Council's saved UDP Policy HSG 11 as suffering from High Parking pressures, the site falls outside this area and as such its conversion could not be refused on such grounds. Notwithstanding this the policy as written here is to control the number of single family dwelling conversions as opposed to the conversion of non-residential buildings.
- 6.8 The proposal optimises the potential of the site providing 9 residential units contributing to meeting the Borough's housing needs. The proposal is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply' and local plan policy SP2 'Housing', which has a current target of providing 820 new homes a year in Haringey; which is to be increased to 1,502 under the Further Alterations to the London Plan (FALP) 2014.
- 6.9 The proposal is therefore considered acceptable in land use terms subject to an assessment against all other material considerations with special regard being given to preserving the architectural merit and features of this locally listed building and the character and appearance of the conservation area.

External changes and impact on the character and appearance of the locally listed building and conservation area

- 6.10 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

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

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

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

- 6.13 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 6.14 Policy 7.8 of the London Plan (LP) (2015) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.15 The building's position, substantial scale and design make the building prominent within the conservation area and as such the building is a landmark building within the streetscene. There are various remnant elements of the building's former use which are important to its character, such as the 'POLICE' engraving over the entrance porch, a flagpole at first floor level, and a metal bracket fixed to the base of the chimney stack, which would most likely have held a police lantern. There is also a stone pediment with engraved date '1904'.
- 6.15 The proposal will retain the appearance of the front and side elevations with only minor alterations. The proposal will result in more significant changes to the inner elevations. The inner/ rear elevations facing the yard have a functional, utilitarian appearance and are assessed as being of low significance both to the character of the building and to the wider Conservation Area. The proposed development does not affect the height of the existing building with the existing roof profile retained. The height of the ridge will only be raised by the thickness of the insulation needed to bring the performance of the building fabric to current standards. In more detail the alterations to the fabric of the buildings will consist of the following:

Fortis Green / Front Elevation

- Reinstall original windows that are now lost;
- Repair of all of the stone detailing to the windows, cills front door portico etc;
- Retain the elements of the Police Station that remind of its original use;
- Subtle lighting introduced to illuminate discretely parts of the elevation;
- A new illuminated 115 light to be installed in existing wrought iron support frame on the corner of Fortis Green and Fortis Green Avenue;

Fortis Green Avenue Elevation

- Insertion of new windows, doors and new roof lights (new front door openings to house 9, new pair of sash windows to house 9 and new doors to bin store);
- Existing low-level steel fencing with mesh infill panels will be removed and replaced with a true period replication of a steel / iron fencing style in keeping with the age of the building;

Rear Elevation

- Removing the cell block, remodelling the rear of the main buildings;
- Erection of new small extension to the rear part of the building;
- Simple materials palette for the inner elevations – buff coloured London stock;
- Windows and doors will be either powder coated aluminium frames or painted hardwood frames;
- Glass balustrades to roof terrace edges and lead cappings to walls and other weathering details in this area;
- Dormer windows at roof level will have metal cladding detailed and the appearance of lead to the roofs.

6.16 The degree of alteration to the front and side elevations are minor preserving the special interest of this locally listed building and the significance of its contribution to the character and appearance of this part of the conservation area. The alterations to the inner elevations are also considered acceptable and while more significant these elevations have been modified over time and have limited architectural merit. The proposed extensions/ alterations to these inner elevations would be contemporary in nature and would add interest to these elevations. The design approach here has been carefully considered in the context of the conversion of a historic building. The demolition of the existing cell block to facilitate the extensions would not give rise to the loss of a part of this building of historic/ architectural significance.

6.17 Overall, the proposals will not cause harm to the conservation area and would improve the appearance of the building thereby enhancing the character and appearance of the conservation area. The alterations would secure the building's future use thus providing wider public benefits in terms of cherishing the building's past for the enjoyment of future generations. In this case the proposal would serve to enhance the character and appearance of the conservation area as such complying with the relevant legal tests and planning policies outlined above.

Layout & Quality of Accommodation

6.18 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires 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.

6.19 While the conversion of the building here to residential use is affected by the fabric, scale and configurations of the building the resulting flats meet or exceed the minimum standards set out in The Mayor's London Housing Design Guide 2011 in terms of overall floor area. The proposed residential accommodation has been designed/ laid out sensitively to respect the existing character of the building and will provide good quality accommodation.

6.20 The proposal seeks to use the existing layout of principal rooms and circulation spaces in order to maintain the primacy of the historic main entrance. The

original staircase, lobby and other elements of the original plan form would be retained in the interest of creating an attractive internal environment to the building. In terms of access 7 of the units will gain access from the existing main entrance from Fortis Green while two-units (houses) will have their own dedicated entrances onto Fortis Green Avenue. The various rooms in the development will have generous windows and all units are dual aspect thereby providing cross ventilation.

- 6.21 The two new housing units will benefit from their own garden space. Unit 1 a 3-bedroom duplex unit will have a south facing garden of 54 square metres. Unit 3 a 2-bedroom unit which is constrained by it's location in the corner of the building will have a courtyard garden of 11 square. Unit 4 will have a south facing roof terrace of 9 square metres. Both units 6 and 7 will benefit from a roof terrace of 6 square metres.
- 6.22 The location of this site will mean that future residents will also benefits from its proximity to good quality open spaces (Highgate Wood, Cherry Tree Wood, Coldfall Wood and Muswell Hill Playing Fields).
- 6.23 The proposal will provide an acceptable standard and layout of accommodation for its future occupants in line with Policy 3.5 of the London Plan 2015 and the Mayor's Housing SPG.

Residential Mix

- 6.24 Policy 3.8 of the London Plan highlights that new developments should offer a range of housing choices in terms of the mix of housing sizes and types. The proposed mix comprises 1 x one-bedroom, 3 x two-bedroom, 3 x three-bedroom and 1 x four-bedroom unit. The mix of units proposed here is considered to be acceptable adding to the local housing stock in accordance with national and local planning policies.
- 6.25 The proposal will provide an acceptable residential mix and will make a financial contribution to the delivery of affordable housing in the Borough. The proposal would therefore meet the aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12.

Affordable housing

- 6.26 Policy SP2 of the Local Plan requires developments of less than 10 units to provide 20% of the scheme as affordable housing or to make an equivalent financial contribution.
- 6.27 There is an uplift of 252 square metres of floorspace and this generates an off-site affordable housing contribution of £89,964.00 based on the £357 per square metre charge set out in the October 2014 Planning Obligations SPD.

Impact on the amenity of adjoining occupiers

- 6.28 London Plan 2015 Policies 7.6 and 7.15 and saved UDP 2006 Policies UD3 and ENV6 require that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.29 The conversion of the building to residential use does not present issues in terms of privacy and overlooking. The front and side elevations (street elevations) are unchanged and as such do not present new issues of overlooking.
- 6.30 The massing of the new extensions to the rear and siting of the private terraces have been carefully considered so that no material harm will be caused to the occupants of neighbouring properties by way of loss of light or privacy. In respect of the flats in the adjoining building (111-113 Fortis Green) and the pair of semi-detached houses located to the rear of this building (111a & 111b) the roof terraces will have timber louvred privacy screens on the side closest to these properties so as to minimise overlooking. The properties on Annington Road are positioned sufficiently far away so as not to be overlooked by the proposed terraces in question. In fact given the position of 111a & 111b the line of vision from such roof terraces will be restricted by the height/ roof form of these dwellings.
- 6.31 The privacy and amenity of neighbouring occupiers will not be adversely affected and as such the proposal is in accordance with London Plan 2015 Policy 7.6 policy UD3 of the UDP.

Traffic generation, parking and access

- 6.32 London Plan policy 6.13 seeks an appropriate balance to be struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use, hence maximum car parking standards are set out within the plan. Local Plan policy SP7 seeks to locate development in locations with good access to public transport so as to better integrate transport and land use planning, in addition to adopting maximum car parking standards and securing “car-free” housing where feasible.
- 6.33 Saved policy M10 ‘Parking for development’ seeks to ensure that proposed development does not adversely affect the free flow of traffic around a site and that development does not result in a material impact on existing parking levels. UDP policy M10 refers to parking standards contained within Appendix 1, which are stated as maximum standards. There are no minimum standards within policy M10. Whilst policy M10 states that proposals that do not meet these standards will not normally be permitted, the policy continues by stating that parking requirement will be assessed on an individual basis as part of a Transport Assessment. This is particularly relevant in respect of proposal for the conversion of existing buildings as opposed to new build scheme.

- 6.34 The application site has a PTAL rating of 3 (medium accessibility) being within walking distance of East Finchley underground station (10-12 minutes) and being served by the 102, 234 and 603 bus routes. The site is located on the border of the Muswell Hill Restricted Conversion area which is immediately to the east of the site. The site is also located on the edge of the Fortis Green Controlled Parking Zone (CPZ) which is to the west of the site. The Fortis Green CPZ operates Monday to Friday between the hours of 11am and 1pm with the primary purpose of the CPZ to restrict commuter parking.
- 6.35 As per the previously refused scheme the scheme continues to provide no off street car parking spaces. The land to the rear of the site via Fortis Green Avenue was previously used for the parking of vehicles in connection with the Police station use (approximately 10 spaces, principally used for the parking of police patrol vehicles). This land however does not form part of the application site being considered here but rather is being proposed to be developed to provide 3 terraced houses (1 x 3 bed and 2 x 4 bed units/ ref: HGY/2015/1696). Officers would point out that the cumulative impacts of both schemes on the highways network have been considered.
- 6.36 The application is supported by a Transport Assessment in addition to further information following the previous refusal. Specifically parking survey information in respect of Hornsey Police station has been provided to give a better understanding of the parking generated by the previous police station use. While it would have been better to have surveyed Muswell Hill police station itself, as it is now closed this is not possible; however in transportation planning terms surveying a similar police station is a common industry approach to predicting trip rates and parking demand.
- 6.37 As recognised in the previous Officer's report and highlighted in the objections received the area surrounding the site is heavily parked with limited on street car parking spaces. As also set out in the previous report this is attributed to three factors: 1) high car ownership levels - 0.9 car parking spaces per household; 2) displaced parking from the Fortis Green CPZ and 3) parking as a result of commuter parking to access the nearby East Finchley station.
- 6.38 While mindful of the parking pressures here the proposal needs to be considered in the context of whether the removal of the former Police Station operation and its associated conversion into residential use, in addition to the other development of 3 houses, would exacerbate on-street parking conditions as such as to unduly harm the amenity of nearby residents.
- 6.39 As noted above the applicant's transport consultant VECTOS have now conducted an additional assessment of the parking demand that is likely to have been generated by the previous use as a police station, based on surveys conducted of the nearby Hornsey police station. The survey information suggests that the parking demand generated by the previous use as a police station would have been greater and lasted longer than previously forecasted, generating a parking demand of up to 8 on-street car parking spaces. The applicant's transport consultant has also calculated the number of trips that are

likely to be generated by the two proposed developments (12 units) using TRAVL and TRICS database. There is expected to be a total of 4 in/out movements during the critical am peak hour with such trips generation not viewed to impact the free flow of traffic on Fortis Green and likely to be fewer when compared to the previous use as a police station.

- 6.40 The Council's Transportation Team accept that the predicted trips generated would not impact on the free flow of traffic on Fortis Green. While they expressed a number of concerns in respect of the previous application they no longer object subject to a package of mitigation measures to be secured by way of a S.106 legal agreement. As per their comments outlined in Appendix 2 they go onto say that the proposed scheme will have a "nil detriment impact" on parking demand and the highway network; and indicate that they would not be able to defend a refusal on any subsequent planning appeal.
- 6.41 The Transportation Team has recommended that both developments are 'car-capped' to 7 spaces (0.6 spaces per unit), meaning that only some of units will be entitled to apply for a residents permit in the event that a CPZ is introduced. Given the specific breakdown of the units within the schemes in question (namely the family sized unit versus non family sized) it is viewed as pragmatic to allow all of the family sized units (8 units) to apply for one permit; as such 'car capping' this development to 5 units being eligible to apply for an on-street car parking permit. The Transportation Team do not object to this approach in the circumstances.
- 6.42 As referred to within the previous Officers Report the Council is in the process of consulting on the implementation of a new CPZ in the area surrounding the site, following the approval of planning permission to redevelop the nearby St Luke's hospital site (Ref: HGY/2013/0061). The area of the new CPZ will include the roads bounded by Fortis Green Road to the north and Woodside Avenue to the south, Parkland Walk and Muswell Hill Broadway to the east, and the existing Fortis Green CPZ to the west. In addition the Council are consulting residents to the north of Fortis Green Road on the possibility of expanding the CPZ to cover their area in the future. A contribution of £12,000.00 is required from this development towards the cost of the review the existing parking control's on Fortis Green Avenue and investigate the possibility of converting some of the existing double yellow lines into single yellow lines to alleviate overnight parking pressure.
- 6.43 It will also be necessary to secure a travel plan and monitoring costs to ensure sustainable methods of travel are used. The applicant will be required in conjunction with the neighbouring applicant to establishment a car club scheme, which includes at least 1 car and offer free membership to all residents of the development for at least the first 3 years, with £50 (fifty pounds) car club credit for each unit.
- 6.44 In respect of the development on the adjoining site funding will be secured to remove the existing crossover to provide additional on street car parking spaces. The removal/ re-siting of an on-street space for disabled users and removal of the police station access will effectively reinstate 3 on-street bays.

- 6.45 It is also recognised that the site has good sustainable transport choices other than use by private car. There is good provision of public transport along Fortis Green with the site being within walking distance of East Finchley underground station (10-12 minutes). Cycle parking is being provided and is considered to be safe, secure, covered and convenient.
- 6.46 Whilst account is taken of the concerns of local residents and the effect of parking arising out of the scheme, it is considered to be difficult in planning terms to sustain the previous refusal or any subsequent planning appeal that may arise as there is no substantial evidence to contest the conclusion that the proposals would worsen parking conditions. As outlined above the removal of the Police Station operation and its replacement with the proposed residential use is viewed to have “nil detriment” in terms of parking demand and traffic generation. Officers would also again highlight that a decision here needs to be balanced against the benefit of finding a viable and suitable long term use for this building.

Waste Management

- 6.47 Saved policy UD7 Waste Storage of the UDP (2006) states that the Council will require all development to include appropriate provision for the storage of waste and recyclable material.
- 6.48 The siting of the bin store will be in a new opening in the building which would be accessed from Fortis Green Avenue. This is considered to be an acceptable solution recognising the constraints of the building and the site and will be convenient in terms of collection.

Sustainability

- 6.49 London Plan 2015 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
- 6.50 As the building is an historic building located within a conservation area it is understandable that the need for energy efficiency needs to be balanced with building conservation. The refurbishment of the building here however will include the following energy saving measures:
- Replacing the windows with high performance double glazing;
 - Enhanced air tightness to reduce heat loss with additional insulation to walls;
 - New additions to rear will provide a highly enhanced thermal envelope coupled with generous glazing to provide good daylight penetration;
 - All units are dual aspect thereby providing cross ventilation;
 - Energy efficient boilers and heating appliance;

- Energy efficient, washing machines and dryers, fridges freezers and ovens.

Planning Obligation

6.51 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. A contribution of £12,000 towards the cost of relocating an existing disable car parking space from Fortis Green Avenue to Fortis Green Road; the review of existing parking control's on Fortis Green Avenue and towards the feasibility of expanding the CPZ to the north of Fortis Green Road.
2. Car capping the development so that only 5 units will be eligible to apply for an on-street car parking permit.
3. Implementation/ monitoring of an approved Travel Plan, to include:
 - Appointing a travel plan co-ordinator for the development to monitor the travel plan initiatives annually.
 - Provision of welcome residential induction packs containing public transport and cycling/walking information.
 - Establishment or operation of a car club scheme which includes free membership to all residents for at least the first 3 years with and £50 (fifty pounds) car club credit for each unit evidence of which must be submitted to the Transportation Planning Team.
4. An affordable housing contribution of £89,964.00.

6.52 Based on the information given in the plans, the Mayor's CIL charge will be £8,820.00 (252 sq.m x £35) and Haringey CIL charge will be £66,780.00 (252 sqm x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

Conclusions

6.53 The principle of converting this current vacant building is considered acceptable and will optimise the potential of the existing building, providing 9 residential units, contributing to meeting the housing needs of the Borough. The proposed development will not cause harm to the special interest of this locally listed building or the conservation area and will enhance the character and appearance of this part of the conservation area.

6.54 Given the associated operations of the former Police Station it is considered that the use of this building for residential purposes will not exacerbate on-street parking conditions and as such will not unduly harm the amenity of nearby residents.

6.55 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. RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Agreement

Registered No. HGY/2015/1576

Applicant's drawing No.(s) 1309_01, 1309_02, 1309_05, 1309_06, 1309_07, 1309_08, 1309_09, 1309_10, 1309_11, 1309_12, 1309_13, 1309_15, 1309_16, 1309_20, 1309_21, 1309_22, 1309_23C, 309_24B, 1309_25B, 1309_26C, 1309_27B, 1309_28B, 1309_29B, 1309_30B & 1309_31A.

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in accordance with the plans (1309_01, 1309_02, 1309_05, 1309_06, 1309_07, 1309_08, 1309_09, 1309_10, 1309_11, 1309_12, 1309_13, 1309_15, 1309_16, 1309_20, 1309_21, 1309_22, 1309_23C, 309_24B, 1309_25B, 1309_26C, 1309_27B, 1309_28B, 1309_29B, 1309_30B & 1309_31A) and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purpose of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

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

4. All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture, including mortar.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

5. Any hidden historic features (internal or external) which are revealed during the course of the works shall be retained in situ, work suspended in the relevant area of the building with the Local Planning Authority notified immediately. Thereafter where considered necessary provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

6. The development hereby permitted shall not commenced until a drawing at a scale of 1:5 is submitted to and approved by the Local Planning Authority showing details of proposed new windows, doors, rooflights along with cills and lintils.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

7. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class H of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

8. No occupation of the flats hereby approved shall be occupied until details for the cycle facilities (17 spaces) have been submitted approved by the Local Planning Authority and thereafter provided in accordance with such detail.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the London Plan.

9. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

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

10. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer and sustainable communities.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors; ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) the erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate; v) wheel washing facilities; vi) measures to control the emission of dust and dirt during construction.

Reason: To safeguard pedestrians, reduce congestion and mitigate any obstruction to the flow of traffic on the local Highways network.

INFORMATIVE:

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL and the information given on the plans charge will be £8,820.00 (252 sq.m X £35) and Haringey CIL charge will be £66,780.00 (252 sqm x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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 at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE:

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

INFORMATIVE:

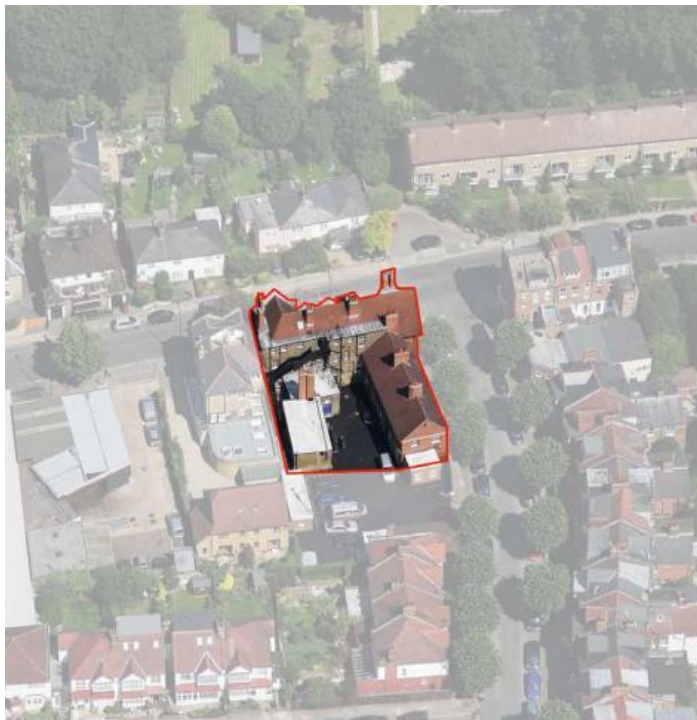
Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

8.0 APPENDICES

Appendix 1: Plans and images



Site Location Plan



Aerial View



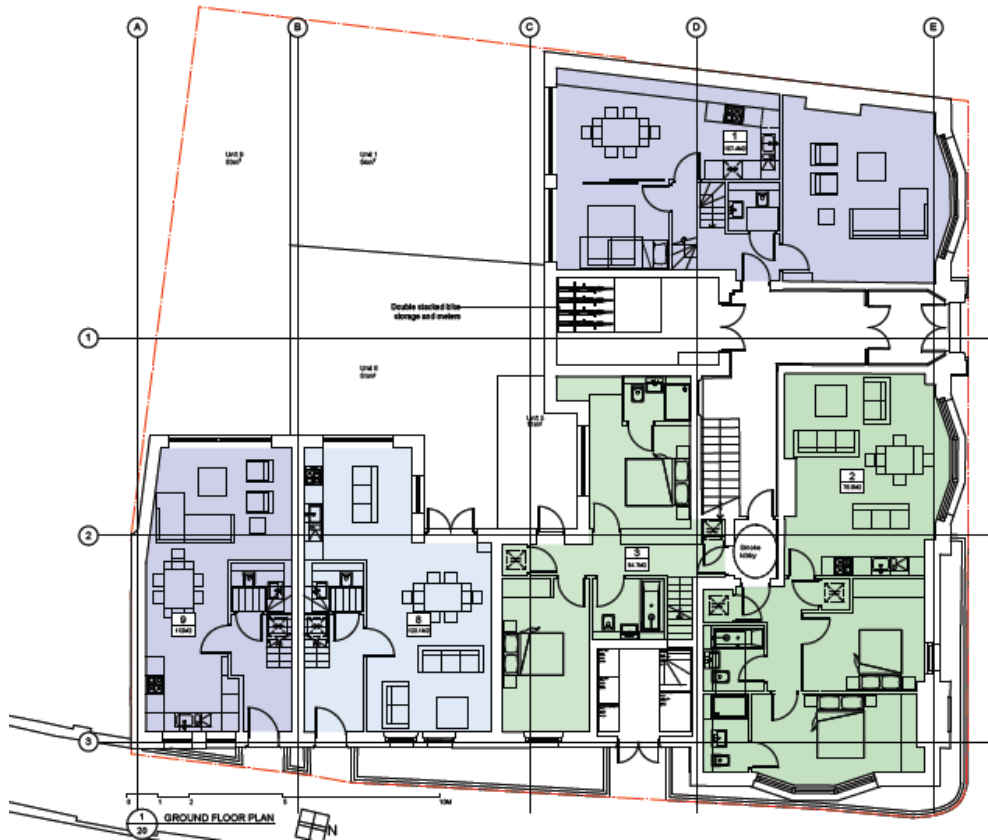
Front Elevation



Side Elevation/ Fortis Green Avenue



Rear Elevation



Proposed Ground Floor Plan



Proposed Front Elevation/ Fortis Green



Proposed Side Elevation/ Fortis Green Avenue



Proposed Rear Elevation



Proposed Side/ Rear Elevation

Appendix 2: Comments by LBH Transportation

The proposal site is located in an area with a medium public transport accessibility level (PTAL 3) on Fortis Green (the A504) which links Fortis Green to Muswell Hill. The site is located on the border of the Muswell Hill Restricted Conversion area which is immediately to the east of the site. The Muswell Hill Restricted conversion area is an area which has been identified by the Councils saved UDP Policy HSG 11 as suffering from high parking pressures. Site visits were conducted on the 14th July where it was observed that the area surrounding the site is heavily parked with very few on street car parking spaces available.

The site is also located on the edge of the Fortis Green Controlled Parking Zone (CPZ) which is to the west of the site. The Fortis Green CPZ operates Monday to Friday between the hours of 11am and 1pm, the primary purpose of the CPZ is to restrict commuter parking. The area to the east of the Fortis Green CPZ including the immediate area surrounding the site suffers from displaced commuter parking which has increased the on street car parking pressure.

In assessing the impact of this development we have considered that the following regional and local policies apply:

London Plan 2015 POLICY 6.13 PARKING

The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use, hence maximum car parking standards as set out in Table 6.2 in the Parking Addendum to this chapter should be the basis for considering planning applications.

6.42 Parking policy, whether in terms of levels of provision or regulation of on- or off-street parking, can have significant effects in influencing transport choices and addressing congestion. 6.42 also states “Transport assessments and travel plans for major developments should give details of proposed measures to improve non-car based access, reduce parking and mitigate adverse transport impacts. They will be a key factor in helping boroughs assess development proposals and resultant levels of car parking.

Table 6.1 also states “Sustainable residential travel should be encouraged through the promotion of car free development, the use of car clubs, flexible working and active travel (walking and cycling).

Local Plan

SP1 sets out the Council's aspiration for growth in the Borough to meet and exceed the target of providing 8,200 homes by 2011-2021 (820 homes per annum), “SP1 states the Council will focus growth in the most suitable location, and manage it to make sure that the Council deliver the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the Borough.

SP4 Sets out Haringey's aspiration for environmentally sustainable development and elaborates on the Council's overall strategy for managing growth in Haringey with respect to Transport which includes “encourage development to use sustainable modes of travel by minimising car parking provision in new development; to increase

cycle parking and encourage modal shift through travel planning and designing public realm to support non-car use.

SP7 Transport (Delivering Regeneration and Access) seeks to locate development in locations with good access to public transport and so better integrate transport and land use planning. Adopting maximum car parking standards and “car-free” housing where feasible. 4.4.18 Making Private car more sustainable “for journeys where more sustainable travel option are not practical, car clubs and car share offer a alternative to privately owned cars.

Saved UDP Policy M9, Car-Free Residential developments: This policy sets out the requirements for a car-free development, this is a development where the entire development will not have access to on street or off street car parking with the exception of disabled car parking spaces which are normally required to be provided off street and is only for the use of wheel chair units within the proposed development.

The site was previously used as a police station with 10 off street car parking provided to the rear of the site accessed via Fortis Green Avenue. As Muswell Hill police station is now closed and no data is available on the previous uses, the applicant’s transport consultant surveyed Hornsey Police station on Tottenham Lane which is the closest comparable site. Based on the applicants transport consultant observations of Hornsey Police Station, the applicants transport consultant has forecasted that Hornsey police station generates a parking demand of some 18 car parking spaces for police operational use only not including visitors. This is a residual on street parking demand of some 8 car parking spaces. It is to be noted that the parking demand on Hornsey Police station is constrained by the controlled parking zone where as in the case of the previous situation in Muswell Hill this would have been unconstrained parking demand as there was no parking control mechanism in place to constrain parking demand.

There are two applications submitted for the redevelopment of the site which includes: redeveloping the existing car park to provide 3 terraced houses (containing 1x3 bed and 2x4 bed) and conversion of the police station building to provide 9 residential units including (1x1 bed, flat, 3x2 bed flat, 3x3 bed flat, 1x3 bed house and 1x4 bed house); these applications do not include the provision of any off street car parking spaces; we have assessed the cumulative impact of both applications on the highways network.

The applicants transport consultant has calculated the number of trips that are likely to be generated by the proposed development using the sites form the TRAVL and TRICS database, based on a development of 12 units, the entire development would generate a total of 4 in/out movements during the critical am peak hour. We have considered that the proposed trips generated by the proposed development would not impact on the free flow of traffic on Fortis Green and is likely to generate fewer trips when compared to the previous use as a police station.

We had a number of concerns in relation to the parking demand generated by the proposed development; however since the previous application these have been addressed as a result of:

- 1) The Councils is in the process of consulting on the implementation of a new controlled parking zone (CPZ) in the area surrounding the site, in relation to the nearby St Luke's hospital development. The area of the new CPZ will include the roads bounded by Fortis Green Road to the north and Woodside Avenue to the south, Parkland Walk and Muswell Hill Broadway to the east, and the existing Fortis Green CPZ to the west. In addition, we have consulted the residents to the north of Fortis Green Road on the possibility of expanding the CPZ to cover their area in the future.
- 2) The applicant's transport consultant VECTOS have conducted an additional assessment of the parking demand that is likely to have been generated by the previous use as a police station; based on the surveys conducted of the nearby Hornsey police station. The surveys suggest that the parking demand generated by the previous use as a police station would be greater and last longer than previously forecasted, and would have generated a parking demand of up to 8 on-street car parking spaces.
- 3) The applicant is proposing to fund a scheme by way of a S.106 agreement to remove the existing crossover, re-arrange and formalise the existing on street car parking spaces to create and additional 3 on street car parking spaces.

Based on the surveys and capping the parking demand generated by the proposed residential development, we can form a view on the basis of a "nil detriment" or better that the parking demand generated by the proposed development plus existing parking demand from local residents will not be greater than the parking demand of the previous use plus existing parking demand from local residents.

It is to be noted, it is not possible to dedicate the entire development as a car-free development given the PTAL of the site which is 3. However we have considered the parking requirement based on the evidence submitted and mitigation in the form of the creation of additional on street car parking spaces. It is suggested that prospective residents of the development will be allowed to apply for on street car parking permits in the in the region of 0.5-0.6 car parking spaces per unit in line with Policy M10 7.22 which states "the Council will apply is parking standards to restrain car use, to reduce congestion, to improve road safety, give priority to essential users and people with disabilities, to improve the environment, to improve accessibility and to encourage sustainable regeneration.

We have therefore considered that subject to the following S.106 obligations, which will ensure that this development as a whole has a "nil-detriment" impact on parking in the area surrounding the site to support this application.

S.106 obligation and conditions

- 1) As a CPZ is planned for the local area, the applicant will be required to enter into a S.106 agreement to dedicate the development as a "car-capped development", this will mean no more than 7 (seven) of the proposed residential units of the entire development will be eligible to apply for on-street car parking permits, in any future controlled parking zone.

Reason: To mitigate the parking demand generated by this development proposal on the local highway 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 will contribute by-way of a S.106/ S.278 agreement of Sum of £16, 000 (sixteen thousand pounds for:
 - a) The removal of the existing crossover to the site, reinstate the footways, relocation of the existing disable car parking spaces, from Fortis Green Avenue to Fortis Green Road closer to the town centre and commercial activities as per (Drawing 141216/A/03)
 - b) To review the existing parking control's on Fortis Green Avenue, and investigate the possibility of converting some of the existing double yellow lines into single yellow lines, to elevate overnight parking pressures.
 - c) To conduct a study on expanding the CPZ to the north of Fortis Green Road.

- 3) A residential plan must be secured by the S.106 agreement, as part of the travel plans, the following measures must be included in order to maximise the use of public transport.
 - a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-ordinator for the development to monitor the travel plan initiatives annually.
 - b) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Councils transportation planning team.
 - c) Establishment or operation of a car club scheme, which includes at least 1 cars. The developer must offer free membership to all residents of the development for at least the first 3 years, and £50 (fifty pounds) car club credit for each unit, evidence of which must be submitted to the Transportation planning team.
 - d) The developer is required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.
 - e) To provide Cycle parking in line with the 2015 London Plan (23 secure sheltered cycle parking spaces in total).

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

Condition

The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Fortis Green Road, Fortis Green Avenue and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

Informative

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

Appendix 3: Comment on objections

Objection	Response
<p>Identical application as to the one rejected/ not appropriate first time</p> <p>Resubmitting the exact plans as before does not resolve problem</p>	<p>While the application is the same as before the Local Planning Authority are obliged to assess the application. The application is supported by further information following the previous refusal.</p>
<p>Large proportion of increased vehicle parking</p> <p>Proposal does not include on-site parking</p> <p>Detrimental effect on the ability of existing residents to find parking for their cars.</p>	<p>The survey information suggests that the parking demand generated by the previous use as a police station would have been greater and lasted longer than previously forecasted, generating a parking demand of up to 8 on-street car parking spaces.</p> <p>The scheme is viewed as having “nil detriment” on parking demand.</p> <p>A number of measures are being secured to mitigate transportation/ parking impacts.</p>
<p>Traffic movement and safety problem for pedestrians trying to cross roads caused by extreme parking pressure.</p>	<p>The Council’s Transportation Team accept that the predicted trips generated would not impact on the free flow of traffic on Fortis Green.</p>
<p>Overspill parking from some residents in the adjacent controlled parking area avoiding payment by parking in the uncontrolled area</p>	<p>The problems of overspill parking are known. The Councils is in the process of consulting on the implementation of a new controlled parking zone (CPZ) in the area surrounding the site,</p>
<p>Ask that the disabled parking space at the top of Fortis Green Avenue not be removed.</p>	<p>Given the police station is no longer in use the provision of such a space is not viewed to be necessary here. The cost of relocating this space from Fortis Green Avenue to Fortis Green Road will be secured.</p>
<p>This is essentially the same application as the previous one and with the same serious deficiency- namely the total lack of any provision for on- street parking.</p>	<p>As above</p>

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Planning Sub Committee 7th September 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/2074	Ward: Hornsey
<p>Address: Campsbourne Infant School, Nightingale Lane N8 7AF</p> <p>Proposal: Erection of 49sqm detached, timber framed, flat roofed outdoor classroom building for D1 educational use</p> <p>Applicant: Ms Angela Ryan London Borough Of Haringey</p> <p>Ownership: Council</p> <p>Case Officer Contact: Gareth Prosser</p>	
<p>Date received: 16/09/2015</p> <p>Drawing number of plans: 10 - 20 incl.</p>	
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • The siting and design of the outdoor classroom is sensitive in terms of its material and appearance and will preserve character and appearance of the conservation area and the setting of locally listed buildings. • The proposed siting of the structure will not adversely affect the residential amenities of neighbouring occupiers. • The Council is the applicant and as such the application is being referred to the Planning Sub-Committee. 	
2. RECOMMENDATION	
<p>That the Committee resolve to GRANT planning permission and listed building consent and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:</p> <p>Planning Application</p> <ol style="list-style-type: none"> 1) Development begun no later than three years from date of decision 2) In accordance with approved plans <p>In the event that members choose to make a decision contrary to Officers' recommendation Members will need to state their reasons.</p>	

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS <ul style="list-style-type: none"> • Appearance/ Impact on Conservation Area • Impact on Residential Amenity
7.0	RECOMMENDATION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for the erection of a detached, single storey, timber framed school building. The structure will have a floor area of 49 sqm and will accommodate a main classroom, a separate store, kitchen and wet play area. A glazed screen / French doors will open to an attached decked area. Access is via an inclined surface with level thresholds, ensuring the proposal is accessible to all regardless of age or mobility. The structure will provide additional space for science and outdoor classroom use.

Site and Surroundings

- 3.2 Campsbourne School is a local authority controlled school located in Hornsey ward. The school is bordered by Newland Road to the north, Boyton Road to the east, Eastfield Road to the south and and Nightingale Road to the west. Alexandra Palace Park lies also to the north. The school is surrounded mostly by two storey residential buildings with later modernist housing blocks of five storeys on Boyton Road. The school itself consists of attractive red-brick buildings of late-Victorian appearance, generally 3-4 storeys in height with picturesque massing and attractive brick detailing. These building are locally listed heritage assets.
- 3.3 The school falls within the Campsbourne Cottage Conservation Area, designated in 1994, on grounds of the picturesque, art & crafts and cottage nature of the estate. Campsbourne Cottage Estate was developed between the years of 1897-99 by Hornsey Urban District Council.

Relevant Planning and Enforcement history

Planning History

HGY/1996/0750 GTD 30-07-96 - Replacement of existing window with door to provide access to outside play area.

HGY/2002/1864 GTD 11-03-03 -Installation of 8 external CCTV cameras and new pedestrian gate to Boyton Road.

HGY/2003/1600 GTD 21-10-03 -Conservation Area Consent for the demolition of temporary classrooms.

HGY/2004/1487 WDN 09-08-04- Conservation Area Consent for demolition of seven buildings and stores at Campsbourne Infant and Junior School.

HGY/2004/1622 GTD 07-09-04 Campsbourne Infant School, Nightingale Lane London Conservation Area Consent for the demolition of existing entrance gates.

HGY/2004/1632 GTD 07-09-04 -Demolition of existing entrance gates and creation of new gates and railings. Provision of multi-use games area.

HGY/2004/1801 WDN 06-04-05 -Demolition of existing dining room, kitchen, changing rooms, storage and boiler house and erection of single storey building comprising new dining room, kitchen, classroom and resource provision.

HGY/2004/1805 WDN 06-04-05- Conservation area consent for the demolition of existing dining room, kitchen, changing rooms, storage, and boiler house and erection of single storey building comprising new dining room, kitchen, classroom and resource provision.

HGY/2005/0193 GTD 22-03-05- Approval Of Details pursuant to Condition 6 (landscaping) attached to planning permission reference HGY/2004/1632.

HGY/2005/0666 GTD 17-05-05 -Improvement works to school to include: demolition of redundant changing rooms, oil store, kitchen and dining room and old boiler buildings, and erection of new single storey dining hall, renovation of existing kitchen, provision of new access ramps and creation of new rear entrance, refuse storage area (adjoining 43 Boyton Road) and parking spaces, with associated landscaping.

HGY/2005/0857 GTD 14-06-05 -Conservation Area Consent for demolition of dining room, changing rooms to gym, oil store, toilets, boiler room, chimney, brick wall of the gabled end of kitchen.

HGY/2005/1549 GTD 18-10-05 - Creation of a temporary vehicle crossover from Eastfield Road to serve Campsbourne Infant School for a period of six months (to allow for food deliveries)

HGY/2007/0340 GTD 10-04-07 - New extension to entrance area with new glazing and entrance door. Replacement of doors and windows to the east elevation.

HGY/2007/0341 WDN 04-04-07 -Conservation Area Consent for a new extension to entrance area with new glazing and entrance door. Replacement of doors and windows to the east elevation.

HGY/2010/1132 GTD 10-08-10 - Installation of an anti-climb security fence and gates

HGY/2011/0118 REF 15-03-11 - Conservation Area Consent for demolition of caretakers house and oil tank building.

HGY/2011/0747 GTD 07-06-11-Demolition of existing shower block and erection of new toilet block with boiler room

HGY/2011/0748 WDN 02-06-11 - Conservation area consent for demolition of existing shower block and erection of new toilet block with boiler room

HGY/2011/1218 GTD 22-08-11 - Application for a non-material amendment following a grant of planning permission HGY/2011/0747 to retain existing rear portion of building and demolish only the front section, with recovering of existing roof and removal of rooflights and tank room. Front elevation will be set back from leading edge of existing roof, with finishes to walls and doors as the original

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Transportation
- LBH Education
- LBH Conservation
- Campsbourne Residents Association
- Hornsey CAAC

4.2 The following responses were received:

LBH Transportation

The proposal is considered to be satisfactory.

The development site is located in an area with low accessibility to public transport, having a PTAL of 1b. There are two (2) bus routes available within the maximum 8 minutes radius of the site. There are no rail or underground stations within 12 minutes' walk of the site. Nightingale Lane and adjoining streets are not within a controlled parking zone (CPZ), which means that parking in the area is unrestricted.

Given the transport characteristics of the site i.e. low public transport accessibility, the lack of off-street parking and the lack of parking controls in the adjoining streets, it is to be expected that a high proportion of staff under the existing school would drive to the site and park in the adjoining streets.

The proposal to add a classroom of 49sqm to the existing school will not create any transport impacts over that which is already created by the existing school. The staff and pupil numbers are stated to remain the same under the proposal, which suggests that no additional trips will be created; and consequently no additional demand for parking in the adjoining streets. The access arrangements will be unchanged under the proposal.

The proposal will have no real transport impacts. There will be no undue impacts on the adjoining highway network and no material impacts on parking capacity in the adjoining

5. LOCAL REPRESENTATIONS

- 5.1 The application was publicised by way of 19 letters to neighbouring properties and a site notice and no representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

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

- Principle
- Design & Impact on the appearance of the conservation area/Locally Listed Buildings;
- Impact on residential amenity.

6.2 Principle

Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

- 6.3 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. London Plan policy 3.18 lends support to proposals which enhance education provision and serve to meet the demands of a growing population. Local Plan policy SP16 seeks to ensure the appropriate improvement and enhancements of community facilities.

- 6.4 The proposed outdoor classroom within the existing school site is considered to enhance the education provision of the existing school providing an additional teaching space as well as promoting sustainable development principles. The principle of the proposal is therefore accepted.

Design & impact on the Conservation Area /Locally Listed Buildings

- 6.5 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets including locally listed buildings.

- 6.6 The requirements of Local Plan policy SP12 'Conservation' and saved policy CSV5 'Alterations and extensions in Conservation Areas' apply in this case, as

well as the guidance contained in SPG2. Policy CSV5 states that the Council will require that alterations or extensions to buildings in Conservation Areas:

- preserve or enhance the character of the Conservation Area; and
- retain or reinstate characteristic features such as doors, windows or materials of buildings.

- 6.7 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.8 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.9 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.10 The proposed new classroom would be located within the existing school site on the eastern (Boyton Road) side of the school. The single storey structure will be set well back from the street by approximately 24m and 9.5m from the rear

wall of No 67a Boyton Road, the closest residential property. The impact from the street scene would be minimal with only fleeting views through the mature trees and planting along the small opening between the residential properties of No 43 and No 67A Boyton Road. It must be noted that the while the school and the neighbouring property at No67a Boyton Road is included in the conservation area, the remainder of Boyton Road is outside the designation.

- 6.11 The submitted drawings indicate that the flat roofed proposal would be clad in western red cedar timber cladding with hardwood windows and door frames; providing a soft and natural finish to its appearance. Its appearance will be further softened with the inclusion of a green sedum roof contributing to the ecologically and environmental credentials of the building. Whilst the proposal is contemporary, the simple and modest size of the structure and its facing materials ensure it is subordinate and will not impose / detract from the locally listed school buildings which inform and are important to the historic character of the site and its inclusion within the conservation area.
- 6.12 In the context of the policy tests of CSV5 outlined above, the development preserves the character of the conservation area, and does not cause harm, complementing its largely Victorian surroundings including the locally listed structures. As such the proposal accords with London Plan polices 7.4 and 7.6, Local Plan policy SP12 and saved policy CSV5.

Impact on residential amenity

- 6.13 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.
- 6.14 The proposed new classroom would be located within the existing school site on the eastern (Boyton Road) side of the school. The single storey structure is set well back from the street, approximately 24m and 9.5m from the rear wall of No67a Boyton Road, the closest residential property. The windows and doorways of the structure are orientated towards the school and away from the residential properties in question as such leading to no adverse impact on the amenity of neighbouring occupiers. The site is well established for educational use with associated external play space and as such the inclusion of such a structure is not significant.

Conclusion

- 6.9 The siting of the outdoor classroom and measures to minimise its appearance are considered acceptable, ensuring the proposal does not cause harm to the conservation area, the setting of the locally listed buildings or the amenity of nearby residential properties.
- 6.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and listed building consent should be

granted for the reasons set out above. The details of the decisions are set out in the RECOMMENDATION below.

7.0 RECOMMENDATIONS

7.1 GRANT PLANNING PERMISSION (HGY/2015/2074) subject to conditions

Applicant's drawing No.(s) 10 - 20 incl.

Subject to the following conditions:

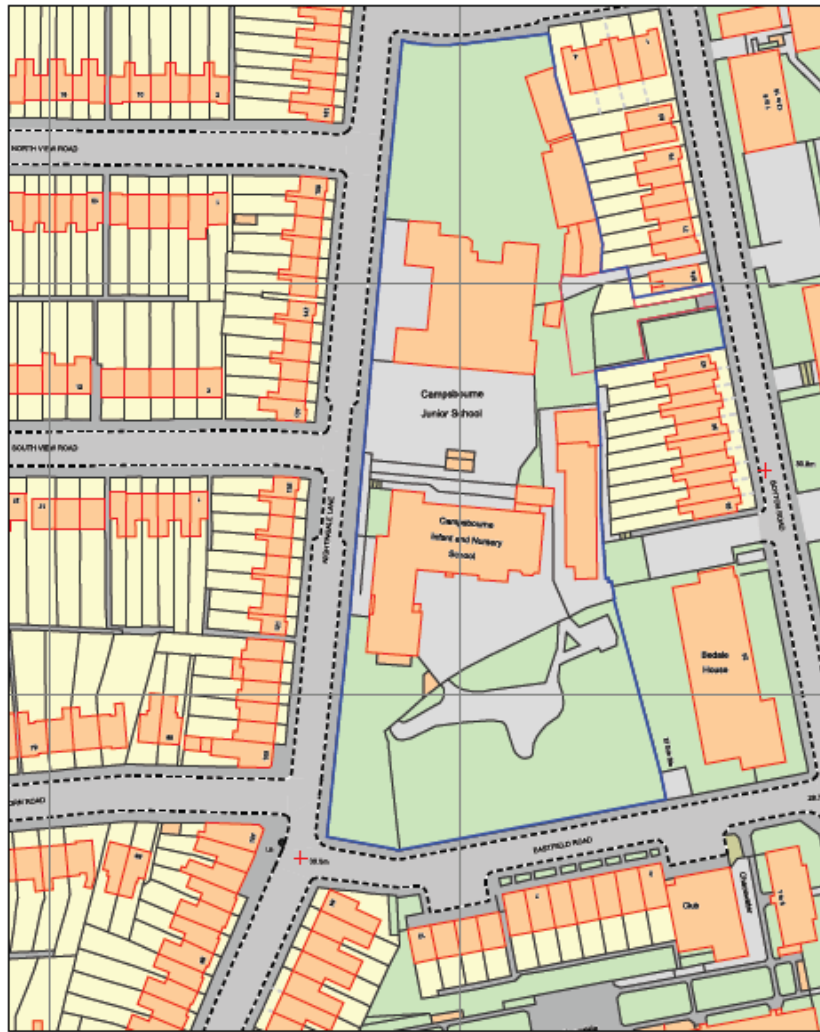
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

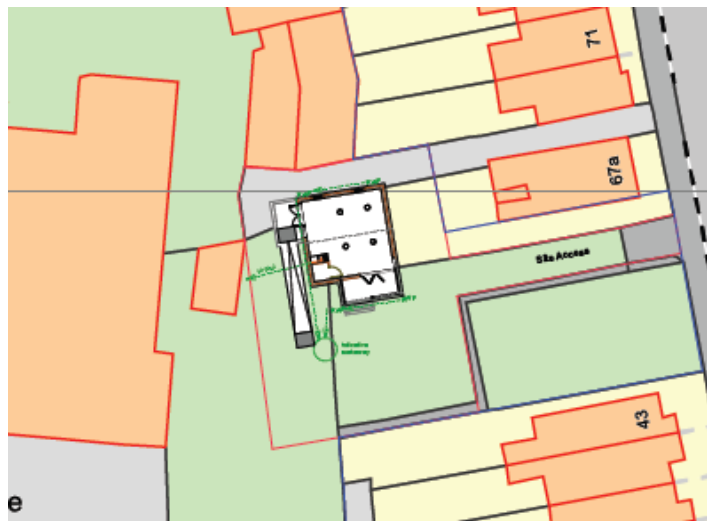
2. The development hereby authorised shall be carried out in accordance with the plans (10 - 20 incl) and specifications submitted to, and approved in writing by the Local Planning Authority.

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

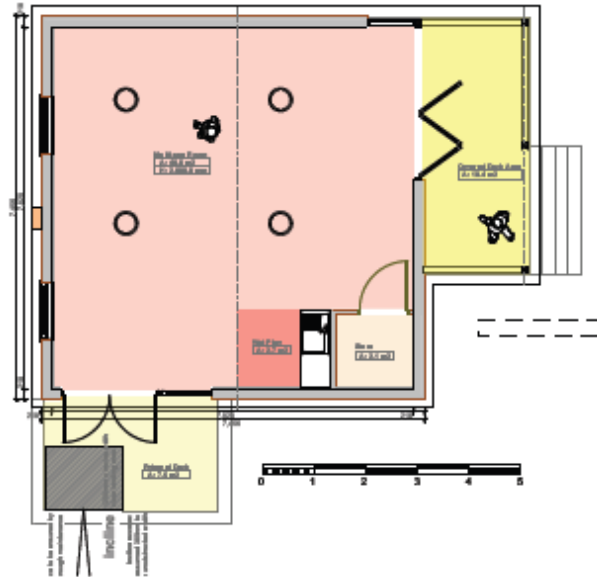
APPENDIX 1



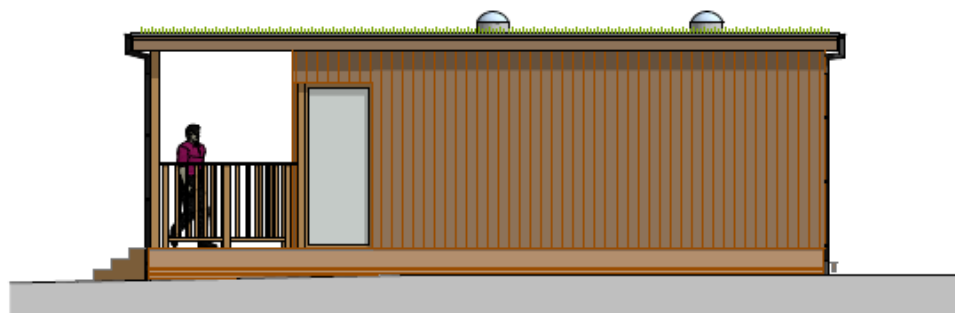
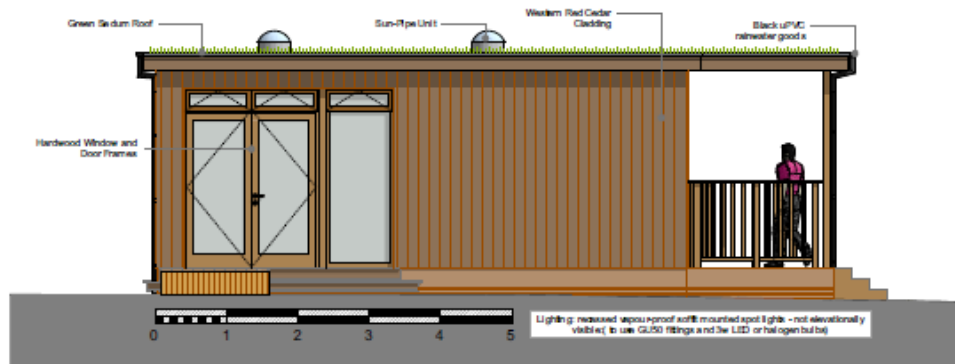
Site Location Plan



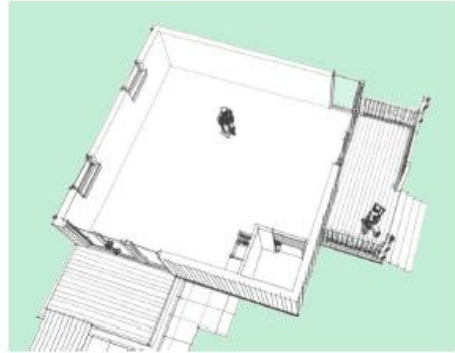
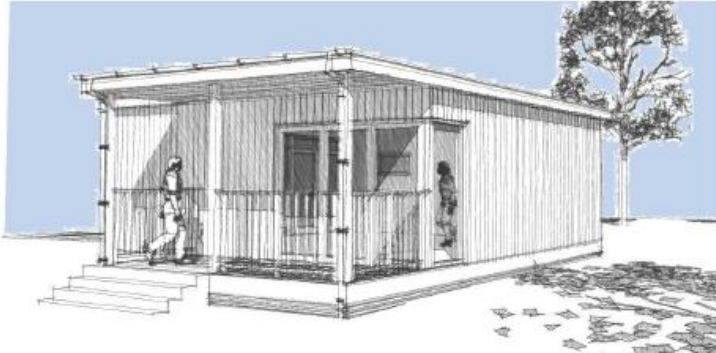
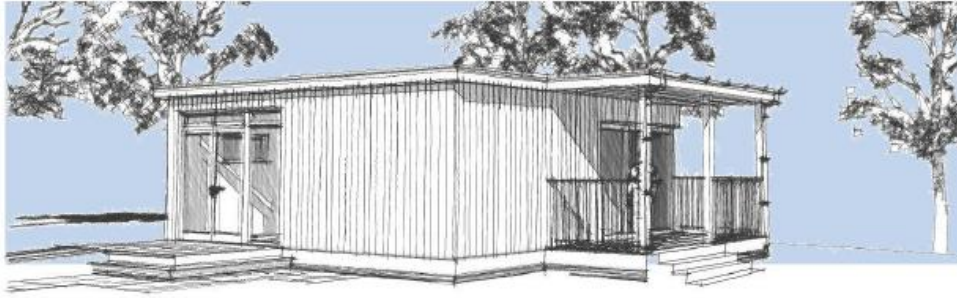
Site Layout Plan



Floor Plan



Elevations



Visualisation

Planning Sub Committee 7st September 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/2085	Ward: Stroud Green
<p>Address: Stroud Green Primary School Woodstock Road N4 3EX</p> <p>Proposal: Improvement works to Junior School playground, including, reduction in size of ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of rain garden, bug walk and seating decks. General resurfacing.</p> <p>Applicant: Ms Denise Sewell Stroud Green Primary School</p> <p>Ownership: Council</p> <p>Case Officer Contact: Wendy Robinson</p>	
<p>Date received: 17/07/2015</p> <p>Drawing number of plans: MO25/L01</p>	
<p>1.1 The Council is the applicant and as such this application is being referred to the Planning Sub-Committee.</p>	
<p>1. 2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> In terms of siting, scale and appearance the proposed development is very small in nature and will not affect the character and appearance of the conservation area. Whilst the proposals will cause some harm to the settings of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal for the school and its pupils. There would also be no harm to the amenity of nearby residential properties. 	

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:

Planning Application

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

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

TABLE OF CONTENTS

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

4.0 CONSULTATION RESPONSE

5.0 LOCAL REPRESENTATIONS

6.0 MATERIAL PLANNING CONSIDERATIONS

- Appearance/ Impact on Listed Building
- Impact on Residential Amenity

7.0 RECOMMENDATION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The application seeks planning permission for the works involved to improve the Junior School playground. Works include the reduction of the ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of rain garden, bug walk and seating decks, and general resurfacing.

Site and Surroundings

- 3.2 The application site comprises a large detached three storey building located on the western side of Woodstock Road, immediately south east of Perth Road. The property is a Grade II Listed Building and is located within Stroud Green Conservation Area.

Relevant Planning

Planning History

HGY/2015/0735 - Listed building consent for installation of gas fired condensing boilers complete with new stainless steel flue – Approved 04/06/2015

HGY/2015/0734 - Installation of gas fired condensing boilers complete with new stainless steel flue – Approved 14/04/2015

HGY/1999/1047 GTD 28-09-99 - Erection of temporary 2 storey structure to provide new classroom and nursery.

HGY/1999/1171 GTD 28-09-99 - Demolition of existing classroom building.

HGY/2001/0623 GTD 12-06-01 Stroud Green Primary School Woodstock Road London Erection of a single storey shed for storage of outdoor play equipment for nursery reception classes.

HGY/2005/2305 GTD 07-02-06 - Removal of external dumb waiter and replacement with windows. Internal alterations to reception and activity rooms. Installation of platform lift and folding partitions, refurbishment of WCs (Listed Building Consent).

HGY/2005/2306 GTD 07-02-06 - Removal of dumb waiter and replacement with windows.

HGY/2006/2097 GTD 05-12-06 - Installation of bike shed and bike stand. Removal of gate and replacement with new.

HGY/2006/2468 GTD 06-02-07- Approval Of Details pursuant to Condition 3 (materials and plans) attached to Planning Permission reference HGY/2005/2305 (Removal of external dumb waiter and replacement with

windows. Internal alterations to reception and activity rooms. Installation of platform lift and folding partitions, refurbishment of WCs (Listed Building Consent)).

HGY/2006/2469 GTD 06-02-07 - Listed Building Consent for installation of folding screen to first floor of annexe.

HGY/2011/0484 GTD 03-05-11- Erection of timber canopy in school playground

OLD/1975/1259 GTD 09-09-75 - Conversion of 2 classes as nursery classes & construction of link, 2 stores & 2 covered play area.

OLD/1975/1260 GTD 04-08-75 - Conversion of 2 classes as nursery classes & construction of link, 2 stores & 2 covered play area. (Listed Building Application).

OLD/1976/1276 GTD 17-11-76 Demolition of 19-25 (odd) and 28-32 (even) Ennis Road and the closure of the northern section of Ennis Road to form playground extension.

OLD/1978/1328 GTD 14-09-78 - Conversion of ground floor into nursery.

OLD/1979/1316 GTD 05-02-79 The conversion ground floor of existing infants classrooms for nursery use (Phase-II) Listed Building Consent.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Building Control
- LBH Conservation
- LBH Education
- Stroud Green Residents Association
- Stroud Green CAAC

4.2 The following responses were received:

LBH Conservation

This is a listed building (grade II) within the Stroud Green Conservation Area. It is a later 19th Century building with projecting gabled wings a slightly projecting five bay centrepiece under higher hipped roof crowned by cupola. There also smaller cupolas at either end. Overall, the building is three storeys high in stock brick with red brick window dressings and rusticated quoins. The roof is tiled with moulded brick modillion eaves cornice.

The significance of the building relates to its aesthetic and architectural quality and the contribution it makes to the Stroud Green Conservation Area by virtue of its prominent street location. Its robust plan form and structure makes it a significant building within the area and contributes positively to it.

The works would have an impact on the setting of the listed building. But this impact would be less than substantial and is necessary to cater the needs of the school. The proposed works would be reversible and as such the less than substantial harm would be justified on the basis of the public benefits and would be acceptable in this instance.

5. LOCAL REPRESENTATIONS

5.1 The application was publicised by way of 103 letters to neighbouring properties and a site notice. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Impact on the appearance of the listed building/ conservation area;
- Impact on residential amenity.

Principle of development

6.2 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.3 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. London Plan policy 3.18 lends support to proposals which enhance education provision and serve to meet the demands of a growing population. Local Plan policy SP16 seeks to ensure the appropriate improvement and enhancements of community facilities.

6.4 It is considered that the principle of development is supported subject to detailed considerations below.

Appearance and impact on Listed Building/ Conservation Area

6.5 As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

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

- 6.6 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that *“Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”*
- 6.7 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.8 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.9 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form,

scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets.

- 6.10 The requirements of Local Plan policy SP12 'Conservation' and saved policy CSV4 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - relate sensitively to the original building; and
 - not adversely affect the setting of a listed building.
- 6.11 The proposed playground upgrade would be undertaken on the eastern (Woodstock Road) side of the school. The proposed structures will not be highly visible from within the broader site given its siting and the presence of trees/screening next to the highway boundary.
- 6.12 The Conservation Officer has identified that whilst the proposals will cause some harm to the settings of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal for the school and its pupils.
- 6.13 The development proposed is considered a positive upgrade for this school and necessary for the day-to-day operation. The siting of the proposed playground works are considered acceptable as such ensuring the proposal is sensitively considered in terms of preserving the character and appearance of the conservation area and not causing harm to the Conservation Area. As such the proposal accords with London Plan policies 7.4 and 7.6, Local Plan policy SP12 and saved policy CSV4.

Impact on residential amenity

- 6.14 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.
- 6.15 Given the current use of the land, the new play equipment and other associated changes will not affect the amenity of neighbouring properties.

Conclusion

- 6.16 In terms of siting, scale and appearance the proposed development is very small in nature and will not affect the character and appearance of the conservation area. Whilst the proposals will cause some harm to the setting of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits

of the proposal for the school and its pupils. There would also be no harm to the amenity of nearby residential properties.

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

7.0 RECOMMENDATIONS

7.1 GRANT PLANNING PERMISSION (HGY/2015/2085) subject to conditions

Applicant's drawing No.(s) MO25/L01

Subject to the following conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans (Drawing MO25/L01) as approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the architectural character and appearance of this Listed Building.

APPENDIX 1



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as far as is evidence of a property boundary. © Crown copyright and database rights. 2015.

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Location Plan

Junior playground

Site Location Plan



5. view from Woodstock Road of projecting wing and hipped roof, crowned by cupola



7. view from playground back to ball court and Woodstock Road
MO25/Ph_02



5. view of slightly projecting five bay centre piece

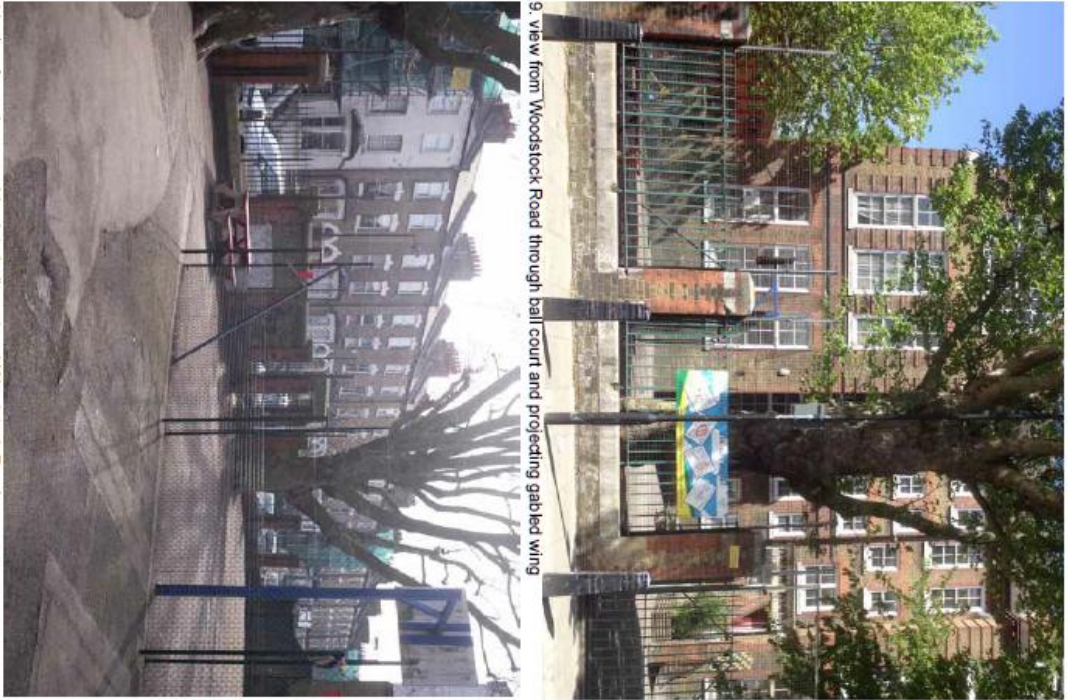


8. view of recess at southern end of building

Junior playground

STROUD GREEN PRIMARY SCHOOL - PLAYGROUND - Site photos - July, 2015

Site Photos



9. view from Woodstock Road through ball court and projecting gabled wing



10. view from ball court northwards to playground



11. view from playground back to ball court and Woodstock Road



12. view from playground with ball court in front of projecting gabled wing

MO25/Ph_03
Junior playground ball court

STROUD GREEN PRIMARY SCHOOL - PLAYGROUND - Site photos - July, 2015

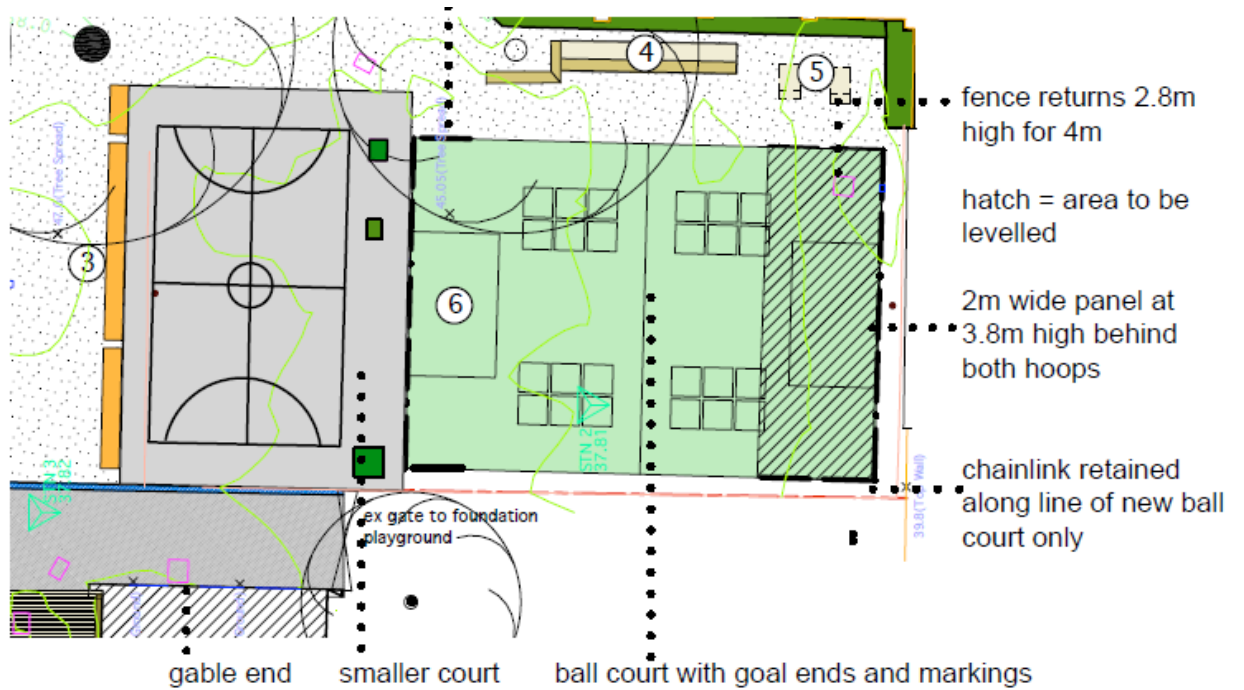
Site Photos

OFFREPC
Officers Report

For Sub Committee



Visualisation of new ball courts



Layout for ball courts

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Haringey Council

Report for:	Planning Sub Committee Date: 07 September 2015	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Emma Williamson		
Lead Officers:	John McRory / Neil McClellan		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

1. Describe the issue under consideration

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

2. Recommendations

- 2.1 That the report be noted.

3. Background information

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



Haringey Council

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

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Update on progress of proposals for Major Sites

August 2015

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS SUBMITTED TO BE DECIDED				
270 – 274 West Green Road	Redevelopment of the site with part three part four storey building for flexible use (A1/A2/B1A/D1) on the ground floor and 10 residential units on the upper floors.	<p>Planning application currently under consideration.</p> <p>Since the recent ruling on affordable housing in relation to developments of 10 units and less, a contribution is now being sought from the developer.</p>	Anthony Traub	John McRory
Section 73 for Hale Village	The S73 is to remove the hotel from the tower	Decision likely to be made under delegated powers shortly.	Adam Flynn	Neil McClellan
Lee Valley Techno Park	The change of use and extension of the existing building on the site from B1 and B8 to a 'through' school (primary, secondary and sixth form)	Planning application has been submitted. PPA has been signed.	Robbie McNaugher.	Neil McClellan
Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	<p>The planning application is currently at consultation stage and is under consideration. The viability report is being assessed.</p> <p>Likely to be reported to Members for a decision in October / November.</p>	Aaron Lau	John McRory
Hale Village, Ferry Lane, Tottenham, N15	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	Neil McClellan

Tottenham Hotspur Stadium	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2).	Planning application is in to keep permission alive	Neil McClellan	Neil McClellan
Beacon Lodge, 35 Eastern Road	Part demolition and part retention and extension of existing building and change of use from C2 to C3 to create 3 dwellings, together with the construction of 6 flats in a 3-storey (plus basement) building, and a detached dwelling to the rear (10 residential units total).	The planning application has been submitted and is being reported to Members for a decision in September/October. An affordable housing contribution is currently being discussed in light of the submitted viability report.	Adam Flynn	John McRory
191 – 201 Archway Road	Retention and enhancement to the existing building facing Archway Road -Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space	The planning application has been submitted but is currently invalid – awaiting the submission of a viability report.	Aaron Lau	John McRory
255 Lordship Lane	Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units– includes a land swap.	Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme. A DM Forum currently being organised. The planning application has been submitted and is currently at consultation stage. A PPA is in the process of being finalised and signed. Possible Committee date November.	Robbie McNaugher	John McRory

123-124 High Road, Wood Green	Conversion of upper floors from office to hotel.	Application has been submitted and is currently at public consultation stage. Possible committee date – October / November	Robbie McNaugher	John McRory
St Lukes	S73 to omit age related limitation of co-housing	Planning application submitted. Implications Being assessed. Possible committee date – October / November	Aaron Lau	John McRory
5 -9 Connaught Gardens	Proposed development for 5 houses over 1000 sqm.	Was subject to pre-application discussion with officers. Has not been to members briefing as was not a major at that stage. It just tips into the major category. Affordable housing contribution applies. To be reported to Members at October / November sub-committee.	Robbie McNaugher	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Planning Performance Agreement signed and meetings taking place. Possible committee date – October / November	Robbie McNaugher	Neil McClellan
Car wash Site, Broad Lane	Demolition of the existing carwash, construction of a new office block including, covered bin, cycle's stores and parking	Planning application submitted and currently invalid. Principle of employment use wholly acceptable.	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
Tottenham	Replacement 61,000 seat stadium	A programme of weekly meetings has begun.	Neil McClellan	Emma

Hotspur Stadium Redevelopment.	with a retractable pitch, new club superstore and museum, 180 bed hotel, an extreme sports centre, a community medical centre, new public square and 579 residential units arranged in 4 towers ranging in height from 16 to 32 storeys located above a 2-3 storey podium. The proposals also include works to the Grade II Listed Warmington House and the demolition of three locally listed buildings.	Club have agreed PPA to be signed shortly. Proposal went to DM Forum and QRP on the 15 th July and pre-app committee on the 23 rd July. Club hope to submit mid September. Aiming for December committee.		Williamson
Hale Wharf	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	In pre-application discussions. Is EIA development. PPA meeting was held. Application likely to be submitted in late 2015.	Robbie McNaugher	Neil McClellan
Apex House	Residential led mix use scheme. 22 storeys.	Series of PPA meetings underway. Pre-app committee meeting was held on 10 th March. QRP was held on the 13 th May and 20 August. DM Forum 27 May. Submission expected mid-end September. January committee targeted.	Robbie McNaugher	Neil McClellan
2 Canning Crescent, N22 (and adjoining	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with	Two pre-applications held - principle acceptable subject to justifying loss of employment land (which has actually been	Adam Flynn	John McRory

Land)	communal and private amenity space.	vacant for a significant number of years) and design revisions. The scheme has been presented to QRP who are broadly supportive of the scheme as revised. PPA negotiated and possible submission of a planning application mid September / early October. DM Forum being arranged.		
Lee Valley Techno Park	The extension of the existing building on the site in connection with the provision of a 'through' school (primary, secondary and sixth form) (use approved recently through a prior approval application.	QRP held 20 August. PPA under discussion. Principle agreed, details under discussion particularly the public realm.	Robbie McNaugher	Neil McClellan
Raglan Hall	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat (as per HGY/2003/1131 or Option 2 Change use of part of the hotel to create 11 residential flats.	Scheme acceptable in principle. Transportation issues have been addressed. Internal layout of units needs further work including the provision of balconies/terraces at rear. Wheelchair accessible units need to be explored in the scheme. Developers will commission a viability assessment if the provision of affordable units on site is not feasible– PPA has been agreed.	Valerie Okeiyi	John McRory
45,47,49 and 63 Lawrence Road	Mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b	Supported in principle as land use but issues with regards to loss of employment floor space.	Valerie Okeiyi	John McRory
Cross Lane next to Hornsey depot	Redevelopment of the site with employment space and residential units.	Principle acceptable subject to comprehensive details of design, scale and bulk. Loss of employment space would need	Adam Flynn	John McRory

		to be justified / floorspace replaced. PPA has been negotiated and signed and a scheme is in discussions – transport issues currently being discussed.		
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Neil McClellan
Scoping report star project Stratford to Angel Road railway land	Extension of railway	Scoping opinion has been sent. Planning Application with Environmental Impact Assessment expected in near future	Robbie McNaugher	John McRory
St Ann's Police Station	32 units (residential) in a mixture of unit sizes including 1, 2 & 3 bed flats and 4 bed houses together with 16 parking spaces, cycle and refuse storage. The proposal will retain the former St Ann's Police station building, extend the building along Hermitage Road and convert the existing building to accommodate new flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	Officers recommended approval for the scheme - Members overturned the recommendation and have refused the planning application on grounds of design, overdevelopment and parking. Discussions taking place regarding a revised scheme which address the reasons for refusal.	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS				
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket	Potential site for off site affordable provision for the Spurs stadium scheme. 1 meeting	Neil McClellan	Emma Williamson

	and employment floorspace.	held. Proposal under discussion.		
109 Fortis Green, N2	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit for use as a local gym	Principle acceptable subject to robustly justifying loss of employment land. Also requirement to illustrate how the basement aspect of the development would work. PPA being negotiated.	Valerie Okeiyi	John McRory
168 Park View Road	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed flats and 3 x 3 bed flats.	Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding noise levels from adjacent railway. A number of pre-applications have taken place.	Tobias Finlayson	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Discussions currently taking place with the regeneration team.	Robbie McNaugher	Neil McClellan
555 White Hart Lane, N17	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	The proposal is acceptable in principle subject to more detail regarding the uses and transport issues. However, the retail aspect is unacceptable. Response sent reflecting this stance.	Malachy McGovern	John McRory
Steel Yard Station Approach, Hampden Road	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	The site has been sold and acquired by Fairview. Pre-application meeting taken place – response sent stating that the principle of a residential led mix use development is acceptable subject to re-provision of existing employment space and height, scale, bulk	Valerie Okeiyi	John McRory

		and massing development.		
30 Chester House, Pages Lane	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a conservation area and a SINC site. Pre-application note to be sent	Malachy McGovern	John McRory
Car wash Site, Broad Lane	A new build mixed use scheme with offices on the ground and first floors and flats on the upper two floors, 806sqm office and 12 flats.	Principle of residential development within this defined employment site is unacceptable. The site is earmarked for future regeneration and this particular site to be safeguarded for employment use.	Aaron Lau	John McRory
r/o 55 Cholmeley Park N6	Demolition of existing building and redevelopment to re-provide health care facility and 8 residential units	Pre-application discussion has taken place. Principle may be acceptable subject to re-providing the facility for existing user group both permanently and whilst the development is built and adherence to planning policies relevant to the scheme and the Highgate Bowl.	Tobias Finlayson	John McRory
Coppetts Wood Hospital, Coppetts Road, N10	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Number of pre-application meetings held with different bidders.	Aaron Lau	John McRory
624 High Road, N17	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532. All as described in our letter to Samuel Uff, planning officer, dated 19/08/15 and attached drawings.	Pre-application meeting taking place on 2 nd September – discussions will be ongoing given nature of revisions.	Samuel Uff	John McRory

67 Lawrence Road, Tottenham, N15	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of 55 residential units and associated landscaping and car parking.	Pre-application took place on 11 th July. Same issues as above.	Anthony Traub	John McRory
Keston Centre	Pre-application discussion for residential scheme.	Discussion needed on layout, access, design and transport.	Adam Flynn	John McRory
52-68 Stamford Road N15	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 th . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
Dyne House Highgate School N6	Demolition of the Classroom Building, Gymnasium and a redundant open air Swimming Pool. Construction of extensions in the front of and at the rear of Dyne House together with associated landscaping and improved emergency and service vehicle access. Temporary Planning Consent for the duration of the construction period for the installation of temporary modular seminar rooms within one of the Quadrangles of the Island part of the Senior School Site. Temporary change of use of domestic and office property outside of the School boundary to educational facilities.	Although the principle of the scheme is acceptable, the scheme presented is unacceptable as it would occupy too much of the site and be of a scale, bulk and design which is excessive. The applicants have been advised to produce an SPD in partnership with the Council for the site and to assist the development process of the new school. Site visit has been carried out by senior officers. The site has also been viewed from neighbouring residents properties. The general advice is that the development would be too significant in terms of height, scale and massing. Pre-application written response has been sent – officers support the principle of extensions but not the scheme which was tabled.	Gareth Prosser	John McRory
MAJOR APPLICATION CONDITIONS				

Pembroke Works	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
165 Tottenham Lane	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting comments.	Adam Flynn	John McRory
St Lukes	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory
GLS Depot	A number of conditions have been submitted	Several conditions have been discharged and officer awaiting further information in relation to other submitted applications.	Adam Flynn	John McRory



Haringey Council

Report for:	Planning Sub Committee 7.9.15	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 20 June – 23 August 2015.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

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



Haringey Council

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

HARINGEY COUNCIL

Place & Sustainability Directorate
Planning Service

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 20/06/2015 AND 23/08/2015

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:	HGY/2015/0825	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	07/07/2015
Location:	33 Clyde Road N22 7AD		
Proposal:	Converting existing first and second floor maisonette into 2 self-contained flats.		
Application No:	HGY/2015/0904	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	03/08/2015
Location:	25 Grosvenor Road N10 2DR		
Proposal:	Demolition of existing shed and erection of single storey side extension and double storey side and rear extension		
Application No:	HGY/2015/1201	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/06/2015
Location:	Ground Floor Flat 279 Alexandra Park Road N22 7BJ		
Proposal:	Rear extension with rear side infill and associated internal alterations		
Application No:	HGY/2015/1215	Officer:	Gareth Prosser
Decision:	PERM REQ	Decision Date:	22/06/2015
Location:	2 Victoria Road N22 7XB		
Proposal:	Certificate of Lawfulness for attic conversion and rear ground floor extension with internal alterations and roof lights to front roof slope with rear dormer extension.		
Application No:	HGY/2015/1275	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	15/07/2015
Location:	90 Crescent Road N22 7RZ		
Proposal:	Loft conversion with a rear dormer roof lights to front roof slope		
Application No:	HGY/2015/1311	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/07/2015
Location:	32 Thirlmere Road N10 2DN		
Proposal:	Building up window 1 to accommodate new worktop, splitting present widow 2/3 into two separate widows to accommodate proposed new cloakroom		
Application No:	HGY/2015/1384	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/07/2015
Location:	25 Muswell Avenue N10 2EB		
Proposal:	Enlargement of existing front dormer		
Application No:	HGY/2015/1392	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	07/07/2015
Location:	9 Clifton Road N22 7XN		
Proposal:	Certificate of lawfulness for extension of existing loft conversion		
Application No:	HGY/2015/1474	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/07/2015
Location:	122A Colney Hatch Lane N10 1EA		
Proposal:	Conversion of loft and insertion of one rooflight to the side roof slope and one rooflight to the flat roof		

Application No:	HGY/2015/1477	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/07/2015
Location:	12 Palace Court Gardens N10 2LB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1504	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/07/2015
Location:	2 Grosvenor Road N10 2DS		
Proposal:	Demolition of single storey side extension and erection of two storey side and rear extension		
Application No:	HGY/2015/1509	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	14/07/2015
Location:	188 Albert Road N22 7AH		
Proposal:	Formation of part additional floor to create a further flat 7		
Application No:	HGY/2015/1511	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/07/2015
Location:	77 Albert Road N22 7AG		
Proposal:	Erection of rear roof extension and insertion of three rooflights into the front elevations to facilitate a loft conversion		
Application No:	HGY/2015/1521	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	13/07/2015
Location:	4 Curzon Road N10 2RA		
Proposal:	Erection of rear dormer		
Application No:	HGY/2015/1528	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/07/2015
Location:	10-12 Palace Gates Road N22 7BN		
Proposal:	Addition of a pair of dormers and conversion of existing loft space to provide a one bedroom, one person, self-contained flat		
Application No:	HGY/2015/1538	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	15/07/2015
Location:	68 Vallance Road N22 7UG		
Proposal:	Erection of side and rear dormer extensions		
Application No:	HGY/2015/1557	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	31/07/2015
Location:	23 Grosvenor Road N10 2DR		
Proposal:	Reversion of a medical practice into an extended single dwelling house.		
Application No:	HGY/2015/1558	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	21/07/2015
Location:	26 Alexandra Park Road N10 2AB		
Proposal:	Tree works to include crown reduction, crown thinning and crown lifting to 1x Ash tree		

Application No:	HGY/2015/1563	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	08/07/2015
Location:	46 Clifton Road N22 7XN		
Proposal:	Certificate of lawfulness for roof extension with rear dormer window and 2 roof window to the front pitch		
Application No:	HGY/2015/1595	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	23/07/2015
Location:	85 Alexandra Park Road N10 2DP		
Proposal:	Erection of single storey side extension		
Application No:	HGY/2015/1596	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/07/2015
Location:	2 Goodwyns Vale N10 2HA		
Proposal:	Erection of 3m deep rear extension and enlargement of window in flank elevation, with internal alterations		
Application No:	HGY/2015/1619	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	27/07/2015
Location:	1 Talbot Road N22 7UA		
Proposal:	Erection of rear conservatory extension		
Application No:	HGY/2015/1625	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/07/2015
Location:	Flat C 24 Elms Avenue N10 2JP		
Proposal:	Replacement of four sash windows		
Application No:	HGY/2015/1632	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	29/07/2015
Location:	50 Grove Avenue N10 2AN		
Proposal:	First floor extension, addition of bay window and flat roof structure to front elevation, roof extension and addition of 2 x rear dormers		
Application No:	HGY/2015/1692	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/08/2015
Location:	Ground Floor Flat 46 Rosebery Road N10 2LJ		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1710	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	05/08/2015
Location:	46 The Avenue N10 2QL		
Proposal:	Install external solid wall insulation to the front elevation, side returns walls and rear first floor elevation only		
Application No:	HGY/2015/1747	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/08/2015
Location:	50 Rosebery Road N10 2LJ		
Proposal:	Erection of single storey outbuilding to be used as a hobby room		

Application No: **HGY/2015/1786** Officer: Gareth Prosser
 Decision: GTD Decision Date: 14/08/2015
 Location: Muswell Hill Golf Club Rhodes Avenue N22 7UT
 Proposal: Replacement of existing halfway house with new structure incorporating toilets and catering facilities

Application No: **HGY/2015/1847** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/08/2015
 Location: 22 Donovan Avenue N10 2JX
 Proposal: Replacement of existing rear extensions with new unified rear extension and addition of separate rear dormers (householder application)

Application No: **HGY/2015/1854** Officer: Gareth Prosser
 Decision: REF Decision Date: 19/08/2015
 Location: 2 Goodwyns Vale N10 2HA
 Proposal: Formation of rear dormer and rear dormer addition, and insertion of three rooflights to front roofslope

Application No: **HGY/2015/1902** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 21/08/2015
 Location: 26-40 & 42-64 Bolster Grove Crescent Rise N22 7RY
 Proposal: Removal of rear PVCu window and brickwork below, replacing with single/double PVCu door

Ward: **Bounds Green**

Application No: **HGY/2014/3009** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 03/07/2015
 Location: 363 High Road N22 8JA
 Proposal: Proposed mansard to create a studio flat

Application No: **HGY/2015/0220** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/06/2015
 Location: 453 High Road N22 8JD
 Proposal: Approval of details pursuant to Condition 3 (samples of materials) attached to Planning Permission HGY/2014/1371

Application No: **HGY/2015/0437** Officer: William Story
 Decision: GTD Decision Date: 17/08/2015
 Location: Land to r/o 453 - 455 High Road N22 8JD
 Proposal: Demolition of 4 lock up garages at rear of 453-455 High Road and erection of a 2 storey development with professional / office use (Behavioural Optometrist Clinic) on ground floor and 2 x 2 bedrooms flats on the first floor with access from Marquis Road.

Application No: **HGY/2015/0449** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/06/2015
 Location: The Starting Gate Public House Station Road N22 7SS
 Proposal: Installation of external duct with tapered bell mouth projecting above eaves and replacement of existing window from sash to a new louvered window

Application No:	HGY/2015/0450	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2015
Location:	The Starting Gate Public House Station Road N22 7SS		
Proposal:	Listed Building application for the installation of external duct with tapered bell mouth projecting above eaves and replacement of existing window from sash to a new louvered window		
Application No:	HGY/2015/0567	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	25/06/2015
Location:	19 Northbrook Road N22 8YQ		
Proposal:	Erection of ground floor rear extension		
Application No:	HGY/2015/0643	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	06/08/2015
Location:	2 Bounds Green Road N11 2QH		
Proposal:	Construction of a part single, part two storey, 3 bedroom single family dwellinghouse		
Application No:	HGY/2015/0984	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/08/2015
Location:	44 Finsbury Road N22 8PD		
Proposal:	Roof extension at first floor level to the front part of the existing building to increase the head height to the approved residential accommodation at loft level. Insertion of obscured glazed windows to both flank elevations, and new windows inserted in the front and rear elevations. Insertion of x 11 rooflights to the raised roof to the front and original roof		
Application No:	HGY/2015/1191	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	01/07/2015
Location:	37 Truro Road N22 8EH		
Proposal:	Erection of single storey rear outbuilding with access for wheelchair bound persons to provide additional amenities for counselling and supportive living for residents with mental health problems who are residents at the parent property		
Application No:	HGY/2015/1241	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	24/06/2015
Location:	Flat A 84 Finsbury Road N22 8PF		
Proposal:	Single storey ground floor rear extension with a conservatory type roof. Conservatory to the side to be replaced.		
Application No:	HGY/2015/1290	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/06/2015
Location:	Flats 1-6 51 Truro Road N22 8EH		
Proposal:	Replacement of existing windows with aluminium windows		
Application No:	HGY/2015/1291	Officer:	William Story
Decision:	GTD	Decision Date:	30/06/2015
Location:	21 Parkhurst Road N22 8JQ		
Proposal:	Replacement of existing windows to front of house with new PVC double glazing windows		
Application No:	HGY/2015/1379	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	06/07/2015
Location:	103 Whittington Road N22 8YR		
Proposal:	Remove existing utility room, remove existing dilapidated boundary fence, construct a single storey extension and reconstruct exterior paving and outdoor area		

Application No:	HGY/2015/1385	Decision Date:	06/07/2015	Officer:	Samuel Uff
Decision:	REF				
Location:	23 Marlborough Road N22 8NB				
Proposal:	Formation of rear dormer and insertion of two velux rooflights to create a loft conversion				
Application No:	HGY/2015/1409	Decision Date:	06/07/2015	Officer:	Anthony Traub
Decision:	PN NOT REQ				
Location:	7 Gordon Road N11 2PA				
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 3.8m and for which the height of the eaves would be 2.8m				
Application No:	HGY/2015/1452	Decision Date:	06/07/2015	Officer:	Fortune Gumbo
Decision:	FLEXGTD				
Location:	137 Myddleton Road N22 8NG				
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 14/06/2015: Existing Use Class A2 (Letting Agency) - Proposed Use Class A1/A2 (News Agency and Grocery Sales)				
Application No:	HGY/2015/1467	Decision Date:	13/07/2015	Officer:	Eoin Concannon
Decision:	GTD				
Location:	114 Myddleton Road N22 8NQ				
Proposal:	Installation of replacement shopfront.				
Application No:	HGY/2015/1486	Decision Date:	13/07/2015	Officer:	Eoin Concannon
Decision:	PERM DEV				
Location:	5 Woodfield Way N11 2NP				
Proposal:	Certificate of lawfulness for formation of gable dormer and rear dormer, and insertion of two rooflights to create a loft conversion				
Application No:	HGY/2015/1566	Decision Date:	23/07/2015	Officer:	Anthony Traub
Decision:	PERM DEV				
Location:	81 Whittington Road N22 8YR				
Proposal:	Certificate of lawfulness for a loft conversion with a rear dormer extension with rooflights to front roof slope				
Application No:	HGY/2015/1598	Decision Date:	24/07/2015	Officer:	Anthony Traub
Decision:	PERM DEV				
Location:	9 Churston Gardens N11 2NJ				
Proposal:	Certificate of lawfulness for ground floor extension and roof dormer				
Application No:	HGY/2015/1612	Decision Date:	27/07/2015	Officer:	Eoin Concannon
Decision:	GTD				
Location:	28 Whittington Road N22 8YD				
Proposal:	Formation of rear dormer and insertion of two conservation rooflights to front slope to create a loft conversion				
Application No:	HGY/2015/1616	Decision Date:	27/07/2015	Officer:	Anthony Traub
Decision:	PERM REQ				
Location:	21 Richmond Road N11 2QR				
Proposal:	Certificate of lawfulness for formation of dormer to the main roof and the back addition roof				

Application No:	HGY/2015/1627	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	28/07/2015
Location:	18 Bounds Green Road N11 2QH		
Proposal:	Use of property as two independent self contained flats		
Application No:	HGY/2015/1639	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2015
Location:	19 Imperial Road N22 8DE		
Proposal:	Change of use of dwelling from private home to small HMO		
Application No:	HGY/2015/1695	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/07/2015
Location:	2 The Drive N11 2DY		
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 3.3m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2015/1715	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	07/08/2015
Location:	46A Marlborough Road N22 8NN		
Proposal:	Formation of new pitched roof over existing flat roof with side dormers		
Application No:	HGY/2015/1717	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	06/08/2015
Location:	Flat A 87 Truro Road N22 8DH		
Proposal:	Replacing three windows at rear of property with double glazed windows		
Application No:	HGY/2015/1769	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/08/2015
Location:	7 Queens Road N11 2QJ		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/1779	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	13/08/2015
Location:	39 Whittington Road N22 8YS		
Proposal:	Construction of a single storey rear extension in solid brick with a flat roof		
Application No:	HGY/2015/1811	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/08/2015
Location:	Flat B 10 Cheshire Road N22 8JJ		
Proposal:	Proposed loft conversion with rear dormer plus 2 no. roof lights to front roof		
Application No:	HGY/2015/1844	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	05/08/2015
Location:	34 Braemar Avenue N22 7BY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m		

Application No: **HGY/2015/1970** Officer: Sarah Madondo
 Decision: PN REFUSED Decision Date: 20/08/2015
 Location: 5 Hillside Gardens N11 2NH
 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 2.975m and for which the height of the eaves would be 2.625m

Ward: **Bruce Grove**

Application No: **HGY/2015/1268** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 24/06/2015
 Location: 121 Greyhound Road N17 6XR
 Proposal: Certificate of lawfulness for a ground floor rear infill extension and second floor loft extension

Application No: **HGY/2015/1282** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 25/06/2015
 Location: 8 Elmhurst Road N17 6RQ
 Proposal: Certificate of lawfulness for loft conversion with rear dormer

Application No: **HGY/2015/1368** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 06/07/2015
 Location: 8 Elmhurst Road N17 6RQ
 Proposal: Certificate of lawfulness for the conversion of loft with rear dormer

Application No: **HGY/2015/1371** Officer: William Story
 Decision: REF Decision Date: 07/07/2015
 Location: 28 Elsdon Road N17 6RY
 Proposal: House remodelling and roof conversion of an HIMO (House in Multiple Occupation)

Application No: **HGY/2015/1383** Officer: Eoin Concannon
 Decision: GTD Decision Date: 07/07/2015
 Location: 549 High Road N17 6SF
 Proposal: Erection of two storey rear extension over ground floor (second and third storey extension) to extend Flat 5

Application No: **HGY/2015/1437** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 07/07/2015
 Location: 60 Chester Road N17 6BZ
 Proposal: Certificate of lawfulness for loft conversion with rear dormer

Application No: **HGY/2015/1454** Officer: Eoin Concannon
 Decision: GTD Decision Date: 10/07/2015
 Location: 31 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for a loft conversion with rear dormer extension and roof lights to front roof slope

Application No: **HGY/2015/1461** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 10/07/2015
 Location: 48 Kitchener Road N17 6DX
 Proposal: Certificate of lawfulness for installation of external wall insulation

Application No:	HGY/2015/1468	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	06/07/2015
Location:	8 Elmhurst Road N17 6RQ		
Proposal:	Certificate of lawfulness for erection of rear single storey extension		
Application No:	HGY/2015/1503	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	13/07/2015
Location:	112 Philip Lane N15 4JL		
Proposal:	Certificate of lawfulness for formation of loft conversion		
Application No:	HGY/2015/1624	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/08/2015
Location:	Nurses Home 68E Bruce Grove N17 6XB		
Proposal:	Removal of the existing boundary fencing and hedges, and the construction of a new brick boundary wall with metal railings and metal pedestrian / vehicular gates.		
Application No:	HGY/2015/1662	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	31/07/2015
Location:	8 Kitchener Road N17 6DX		
Proposal:	Alteration of existing rear window to french patio doors, and alteration of existing rear side window to a new smaller size window		
Application No:	HGY/2015/1671	Officer:	William Story
Decision:	GTD	Decision Date:	03/08/2015
Location:	25B Forest Gardens N17 6XA		
Proposal:	Conversion of the loft space to create additional living space, and the insertion of 2no. rear dormers		
Application No:	HGY/2015/1674	Officer:	William Story
Decision:	PERM DEV	Decision Date:	03/08/2015
Location:	169 The Avenue N17 6JJ		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer and front rooflights		
Application No:	HGY/2015/1725	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	24/07/2015
Location:	143 Gloucester Road N17 6JR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.5m.		
Application No:	HGY/2015/1727	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	07/08/2015
Location:	221 Mount Pleasant Road N17 6JH		
Proposal:	Certificate of lawfulness for installation of external wall insulation		
Application No:	HGY/2015/1738	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	27/07/2015
Location:	31 St Margarets Road N17 6TY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original wall 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: **HGY/2015/1766** Officer: Sarah Madondo
 Decision: GTD Decision Date: 13/08/2015
 Location: 175 Lordship Lane N17 6XF
 Proposal: Certificate of Lawfulness for use of property as four self contained studio flats

Application No: **HGY/2015/1823** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 05/08/2015
 Location: 6 Linley Road N17 6RP
 Proposal: Certificate of lawfulness for erection of a single storey rear extension

Application No: **HGY/2015/1877** Officer: Malachy McGovern
 Decision: REF Decision Date: 21/07/2015
 Location: 159 Lordship Lane N17 6XF
 Proposal: Replacement of existing awning to outside sitting area with clear polycarbonate roofing sheets

Application No: **HGY/2015/1950** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/08/2015
 Location: 9 Higham Road N17 6NF
 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 4m and for which the height of the eaves would be 2.7m

Ward: **Crouch End**

Application No: **HGY/2014/1861** Officer: Aaron Lau
 Decision: GTD Decision Date: 12/08/2015
 Location: Altior Court 74-76 Shepherds Hill N6 5RJ
 Proposal: Approval of details pursuant to Condition 4 (details of proposed foundation and any excavation) attached to planning permission HGY/2013/1604

Application No: **HGY/2014/2547** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 07/08/2015
 Location: Land to the rear of 11-13 Stanhope Gardens N6 5TT
 Proposal: Demolition of existing derelict garages and erection of a 3-storey, part basement single family dwelling

Application No: **HGY/2014/2914** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/06/2015
 Location: Playing Fields Stanhope Road N6 5AW
 Proposal: Tree works to include crown reduce by up to 3m 7x sycamore trees along the Avenue Road boundary

Application No: **HGY/2014/3373** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/07/2015
 Location: 20 Coleridge Road N8 8ED
 Proposal: Roof terrace with screening and planter to ground floor extension roof and stairs to rear garden

Application No: **HGY/2015/0142** Officer: Anthony Traub
 Decision: GTD Decision Date: 29/06/2015
 Location: 159 Tottenham Lane N8 9BT
 Proposal: Approval of details pursuant to condition 9 (site investigation) attached to planning permission HGY/2014/0484

Application No:	HGY/2015/0709	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/07/2015
Location:	6 Haslemere Road N8 9QX		
Proposal:	Tree works to include reduction of trees and removal of deadwood from 2 x Sycamore trees and 1 x Horse Chestnut tree		
Application No:	HGY/2015/0961	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	17/07/2015
Location:	22 Wolseley Road N8 8RP		
Proposal:	Removal of existing slate roof to rear extension and erection of a rear roof extension and terrace		
Application No:	HGY/2015/0986	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/06/2015
Location:	6A Crouch Hall Road N8 8HU		
Proposal:	Erection of single storey rear extension to ground floor flat		
Application No:	HGY/2015/1177	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	29/06/2015
Location:	159 Tottenham Lane N8 9BT		
Proposal:	Approval of details pursuant to condition 5 (provision of waste facilities) attached to planning permission HGY/2014/0484		
Application No:	HGY/2015/1199	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	22/06/2015
Location:	Flat 2 67 Ferme Park Road N8 9RY		
Proposal:	Conversion of existing two bedroom maisonette into 1 x 2 bedroom self contained flat and 1 x 1 bedroom self contained flat		
Application No:	HGY/2015/1214	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/06/2015
Location:	7 Hurst Avenue N6 5TX		
Proposal:	Single storey rear ground floor extension, existing dormer window roof modifications, replacement fenestration and introduction of renewable technologies		
Application No:	HGY/2015/1247	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/06/2015
Location:	77 Claremont Road N6 5BZ		
Proposal:	Loft conversion with rear facing dormer		
Application No:	HGY/2015/1257	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/06/2015
Location:	26 Crouch Hall Road N8 8HJ		
Proposal:	Demolish the existing single storey outreach extension and replace with a new single storey extension to the rear of the building.		
Application No:	HGY/2015/1294	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	21/08/2015
Location:	Land adjacent 2 Coleridge Road N8 8EJ		
Proposal:	Demolition of existing garages and erection of 1x two storey, two bedroom house		

Application No:	HGY/2015/1302	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/08/2015
Location:	2 Tregaron Avenue N8 9EY		
Proposal:	Removal of existing garage and provision of a two storey side extension with matching pitched including extension of existing loft with rooflights.		
Application No:	HGY/2015/1317	Officer:	William Story
Decision:	GTD	Decision Date:	07/08/2015
Location:	56 Cecile Park N8 9AU		
Proposal:	Single storey rear extension and dormer roof extension, installation of new bay window to front of property and replacement of existing bin store		
Application No:	HGY/2015/1334	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/07/2015
Location:	23 Broadway Parade Tottenham Lane N8 9DE		
Proposal:	Conversion of 1st and 2nd floor maisonette to 1 x 1 bedroom and 1 x 3 bedroom flat with dormer to rear and rooflights to front.		
Application No:	HGY/2015/1345	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/07/2015
Location:	56 Claremont Road N6 5BY		
Proposal:	Extension of existing ground floor rear bay		
Application No:	HGY/2015/1364	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/07/2015
Location:	24 Edison Road N8 8AE		
Proposal:	Creation of two dormers at the front and the side of the building and creation of new window opening to front elevation		
Application No:	HGY/2015/1369	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	06/07/2015
Location:	7 Crouch Hall Road N8 8HT		
Proposal:	Removal of existing small window and construction of a new vertical sliding sash window on the gable end of the house		
Application No:	HGY/2015/1402	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/06/2015
Location:	7 Hurst Avenue N6 5TX		
Proposal:	Single storey rear ground floor extension, existing dormer window roof modifications, replacement fenestration and introduction of renewable technologies (Scheme 2)		
Application No:	HGY/2015/1416	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/07/2015
Location:	33-35 Crouch End Hill N8 8DH		
Proposal:	Display of 2 x externally illuminated fascia signs		
Application No:	HGY/2015/1418	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	08/07/2015
Location:	18 Crescent Road N8 8AX		
Proposal:	Extension of existing loft space with new stair access to provide an additional bedroom and ensuite		

Application No:	HGY/2015/1422	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/07/2015
Location:	46 Claremont Road N6 5BY		
Proposal:	Erection of single storey rear and side extension		
Application No:	HGY/2015/1423	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	08/07/2015
Location:	Altior Court 74-76 Shepherds Hill N6 5RJ		
Proposal:	Certificate of lawfulness for turning Flats 35 and 36 into a single residential unit		
Application No:	HGY/2015/1432	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	08/07/2015
Location:	22 Bedford Road N8 8HL		
Proposal:	Demolition of existing rear outbuilding and erection of new outbuilding ancillary to house (Certificate of lawfulness)		
Application No:	HGY/2015/1446	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/07/2015
Location:	7 Aubrey Road N8 9HH		
Proposal:	Creation of basement lightwell		
Application No:	HGY/2015/1540	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	16/07/2015
Location:	84b Crouch Hill N8 9ED		
Proposal:	Replacement of existing wooden decking with new wooden decking		
Application No:	HGY/2015/1551	Officer:	Adam Flynn
Decision:	REF	Decision Date:	21/07/2015
Location:	6 Park Road N8 8TD		
Proposal:	Erection of second floor rear extension to form a one bedroom self-contained flat.		
Application No:	HGY/2015/1567	Officer:	Aaron Lau
Decision:	REF	Decision Date:	23/07/2015
Location:	22 Wolseley Road N8 8RP		
Proposal:	Removal of front boundary wall and rebuilding in materials to match existing, forming a car parking space in front garden with crossover.		
Application No:	HGY/2015/1569	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	21/07/2015
Location:	Ground Floor Flat 19 Berkeley Road N8 8RU		
Proposal:	Replacement of single front window with timber framed casement window replica of the original		
Application No:	HGY/2015/1573	Officer:	Adam Flynn
Decision:	REF	Decision Date:	21/07/2015
Location:	11 Bedford Road N8 8HL		
Proposal:	Formation of rear dormer and insertion of three conservation type rooflights to the front slope to create a loft conversion		

Application No:	HGY/2015/1614	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/07/2015
Location:	46 The Broadway N8 9SU		
Proposal:	Rear conservatory extension to ground floor retail unit		
Application No:	HGY/2015/1617	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	27/07/2015
Location:	33 Priory Gardens N6 5QU		
Proposal:	Erection of single storey rear extension and formation of new basement room and lightwell		
Application No:	HGY/2015/1621	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/07/2015
Location:	36 Stanhope Gardens N6 5TS		
Proposal:	Erection of rear extension at lower ground floor and formation of front lightwell at ground level		
Application No:	HGY/2015/1630	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/07/2015
Location:	27 Weston Park N8 9SY		
Proposal:	External wall insulation to the side wall of property (east facing) and small adjacent wall (north facing)		
Application No:	HGY/2015/1651	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	30/07/2015
Location:	46A Avenue Road N6 5DR		
Proposal:	Replacement of existing flat entry door on side (west) elevation, erection of new single storey extension to rear; and demolition of existing metal balcony and staircase accessing garden at rear		
Application No:	HGY/2015/1668	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	100 Crouch Hill N8 9EA		
Proposal:	Proposed side and rear dormer; and roof lights to front side and rear		
Application No:	HGY/2015/1669	Officer:	William Story
Decision:	GTD	Decision Date:	30/07/2015
Location:	Alyn Court Crescent Road N8 8AN		
Proposal:	Tree works to include various works to various trees		
Application No:	HGY/2015/1709	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	05/08/2015
Location:	35A Cecile Park N8 9AX		
Proposal:	Removal of existing garden conservatory and creation of a new stepped rear extension to line up with the existing build lines on either side		
Application No:	HGY/2015/1729	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	06/08/2015
Location:	Land rear of 38 The Broadway N8 9SU		
Proposal:	Display of 1x externally illuminated metal sign		

Application No:	HGY/2015/1744	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/08/2015
Location:	38 Coleridge Road N8 8ED		
Proposal:	Creation of a full length infill side extension to the open side return to create an open plan kitchen / dining area		
Application No:	HGY/2015/1752	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	15/07/2015
Location:	69 Priory Gardens N6 5QU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0539 to introduce alterations to skylights, Juliette balcony and masard roof window		
Application No:	HGY/2015/1757	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	11/08/2015
Location:	Flat 1 32 Clifton Road N8 8JA		
Proposal:	Replacement of roof and windows to single storey rear conservatory		
Application No:	HGY/2015/1760	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	13/08/2015
Location:	9 Russell Road N8 8HN		
Proposal:	Formation of loft conversion		
Application No:	HGY/2015/1791	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/08/2015
Location:	Garages to side of 14 Clifton Road N8 8HY		
Proposal:	Approval of details pursuant to condition 3 (Details of External Materials) attached to planning permission HGY/2014/0463		
Application No:	HGY/2015/1792	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/08/2015
Location:	Garages to side of 14 Clifton Road N8 8HY		
Proposal:	Approval of details pursuant to condition 6 (Details of Green Roof) attached to planning permission HGY/2014/0463		
Application No:	HGY/2015/1807	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/08/2015
Location:	1 Clifton Road N8 8HY		
Proposal:	Proposed demolition of existing rear green house, enlargement of two existing openings to install sliding folding doors at ground floor level. Proposed enlargement of existing opening to install door at first floor level providing access to proposed balcony with new metal railing to match adjoining property		
Application No:	HGY/2015/1824	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/08/2015
Location:	52 Coolhurst Road N8 8EU		
Proposal:	Tree works to include various reduction and brace works to 1 x Horse Chestnut tree		
Application No:	HGY/2015/1832	Officer:	Fortune Gumbo
Decision:	FLEXGTD	Decision Date:	06/07/2015
Location:	143 Crouch Hill N8 9QH		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 31/07/2015: Existing Use Class A1 - Proposed Use Class A3.		

Application No:	HGY/2015/1846	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	19/08/2015
Location:	35 Cecile Park N8 9AX		
Proposal:	Erection of a garden house in the rear part of the garden		
Application No:	HGY/2015/1896	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/08/2015
Location:	7 Dickenson Road N8 9EN		
Proposal:	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2014/3470, in order to amend the design of the dining room rooflight and adjust the location of two external walls		
Application No:	HGY/2015/1914	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	11/08/2015
Location:	Rosebery House 165 Tottenham Lane N8 9BY		
Proposal:	Display of 1 x internally illuminated fascia sign, 6 x internally illuminated poster frame sign, 2 x non-illuminated menu sign and 1 x non-illuminated vinyl sign		
Application No:	HGY/2015/1916	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/07/2015
Location:	Flat 4 58 Coolhurst Road N8 8EU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/1122, to reduce the overall size of the outbuilding from L-shaped to rectangular		
Application No:	HGY/2015/1977	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2015
Location:	Unit 1 and 2 44-46 Coleridge Road N8 8ED		
Proposal:	Display of 2 x non-illuminated fascia signs		
Application No:	HGY/2015/1992	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2015
Location:	1 Crouch End Hill N8 8GA		
Proposal:	Display of 3 x non-illuminated fascia signs, 2 x non-illuminated hanging signs, 2 x non-illuminated acrylic signs and 1 x non-illuminated nameplate sign		
Application No:	HGY/2015/2041	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	12/08/2015
Location:	Garages Adjacent 14 Clifton Road Clifton Road N8 8HY		
Proposal:	Non material amendment following a grant of planning permission HGY/2014/0463 to remove inset balcony to the the NE elevation		
Application No:	HGY/2015/2156	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	06/08/2015
Location:	Site to rear of 38 The Broadway N8 9SU		
Proposal:	Approval of details pursuant to condition 10 (internal soundproofing scheme) attached to planning permission HGY/2015/0561		

Application No:	HGY/2014/0495	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/07/2015
Location:	7A Tetherdown N10 1ND		
Proposal:	Change of use from A2 (financial and professional services) to A3 (cafe/restaurant) and amendment of opening hours to allow the premises to operate as a restaurant.		
Application No:	HGY/2014/0847	Officer:	Matthew Gunning
Decision:	NPW	Decision Date:	22/06/2015
Location:	9 - 11 Coppetts Road N10 1HR		
Proposal:	Approval of details pursuant to condition 4 (boundary treatment) attached to Planning Permission HGY/2013/0617		
Application No:	HGY/2014/3224	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2015
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Tree works to include reduce by 2m 1x Horse Chestnut tree		
Application No:	HGY/2014/3453	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	29/06/2015
Location:	9 Muswell Road N10 2BJ		
Proposal:	Change of use to provide 6no. flats on basement to second floors, including on extension to the existing building at basement level to the rear		
Application No:	HGY/2015/0556	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/07/2015
Location:	50 Tetherdown N10 1NG		
Proposal:	Construction of basement / ground floor extension		
Application No:	HGY/2015/1212	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	01/07/2015
Location:	8 Church Vale N2 9PA		
Proposal:	Ground and first side and rear extensions and roof extensions to house		
Application No:	HGY/2015/1216	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	07/07/2015
Location:	Ground Floor Flat, 28 Greenham Road N10 1LP		
Proposal:	Side extension to the rear of the property, creating an additional bedroom and enlarging the kitchen area.		
Application No:	HGY/2015/1217	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/06/2015
Location:	259 Muswell Hill Broadway N10 1DE		
Proposal:	Replacement of shopfront and new entrance door		
Application No:	HGY/2015/1225	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	22/06/2015
Location:	11 Fortismere Avenue N10 3BN		
Proposal:	Retention of a wooden summerhouse in the North West corner of the garden		

Application No:	HGY/2015/1251	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	25/06/2015
Location:	6 Fortis Green Cottages Fortis Green N2 9HH		
Proposal:	Demolition and rebuilding of a single-storey side extension		
Application No:	HGY/2015/1288	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	30/06/2015
Location:	26 Shakespeare Gardens N2 9LJ		
Proposal:	Certificate of lawfulness for erection of single storey rear extension, with alterations to existing bay and windows at ground floor level		
Application No:	HGY/2015/1293	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	30/06/2015
Location:	61 Lanchester Road N6 4SX		
Proposal:	Tree works to include felling to ground level of 1x Lawson Cypress tree		
Application No:	HGY/2015/1337	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	03/07/2015
Location:	130 Osier Crescent N10 1RF		
Proposal:	Loft conversion to provide habitable space including 2 roof lights on the front roof slope		
Application No:	HGY/2015/1362	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/07/2015
Location:	140 Fortis Green N10 3EF		
Proposal:	Recladding of existing swimming pool roof		
Application No:	HGY/2015/1375	Officer:	Adam Flynn
Decision:	PERM DEV	Decision Date:	24/07/2015
Location:	3 Fordington Road N6 4TD		
Proposal:	Certificate of lawfulness for construction of side extension, rear extension and loft conversion		
Application No:	HGY/2015/1411	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	06/07/2015
Location:	5 Fortis Green Avenue N2 9LY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3.85m and for which the height of the eaves would be 2.75m		
Application No:	HGY/2015/1412	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	06/07/2015
Location:	18 Coppetts Road N10 1JY		
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 3.35m and for which the height of the eaves would be 3.05m		
Application No:	HGY/2015/1427	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/07/2015
Location:	Chester House 30 Pages Lane N10 1PR		
Proposal:	Replacement of existing wooden and metal framed stairwell / landing windows at the back of the property with UPVC windows		

Application No:	HGY/2015/1465	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/07/2015
Location:	189 Creighton Avenue N2 9BN		
Proposal:	Tree works to include reduction and crown thinning by 20 - 30% to 1 x Oak tree		
Application No:	HGY/2015/1478	Officer:	Aaron Lau
Decision:	PERM DEV	Decision Date:	08/07/2015
Location:	16 Birchwood Avenue N10 3BE		
Proposal:	Certificate of lawfulness for replacement of front door including fan light		
Application No:	HGY/2015/1494	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	09/07/2015
Location:	First Floor Flat 23 Woodside Avenue N6 4SP		
Proposal:	Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2014/1969 in order to increase size of rear dormer to 6.18m in width		
Application No:	HGY/2015/1515	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	14/07/2015
Location:	20 Church Vale N2 9PA		
Proposal:	Certificate of lawfulness for construction of outbuilding in rear garden		
Application No:	HGY/2015/1560	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	22/07/2015
Location:	197 Creighton Avenue N2 9BN		
Proposal:	Front drive alterations and single storey extension to side, rear and front of the property, with skylights on roofs		
Application No:	HGY/2015/1578	Officer:	William Story
Decision:	PN NOT REQ	Decision Date:	31/07/2015
Location:	197 Creighton Avenue N2 9BN		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.6m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1608	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/07/2015
Location:	37 Pages Lane N10 1PU		
Proposal:	Erection of 2 storey side extension		
Application No:	HGY/2015/1676	Officer:	William Story
Decision:	GTD	Decision Date:	03/08/2015
Location:	34 Church Vale N2 9PA		
Proposal:	Tree works to include reduction by 30%, thin by 20%, remove dead and weakling growth of 1x Lombardy Poplar tree		
Application No:	HGY/2015/1681	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/08/2015
Location:	12 Ringwood Avenue N2 9NS		
Proposal:	Tree works to include felling of 2 x Oak tree (T13 & T14), maintenance works to 3 x Oak (T5, T7 & T9) and 1 x Hawthorn tree (T12)		

Application No:	HGY/2015/1708	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	23/07/2015
Location:	25 Greenfield Drive N2 9AF		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1732	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	10/08/2015
Location:	26 Kings Avenue N10 1PB		
Proposal:	Widening of existing rear dormer		
Application No:	HGY/2015/1733	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	10/07/2015
Location:	28 Coppetts Road N10 1JY		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0830 to move the wall of the proposed extension 500mm away from the side and shared boundary while retaining the rest of the proposal as per the approved scheme.		
Application No:	HGY/2015/1799	Officer:	Valerie Okeiyi
Decision:	PN REFUSED	Decision Date:	04/08/2015
Location:	126 Osier Crescent N10 1RF		
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 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2015/1868	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	20/08/2015
Location:	4 Annington Road N2 9NB		
Proposal:	Demolition of a projected part of the rear elevation, and construction of a single-storey flat roof rear extension		
Application No:	HGY/2015/1909	Officer:	Adam Flynn
Decision:	REF	Decision Date:	21/08/2015
Location:	24 Ringwood Avenue N2 9NS		
Proposal:	Erection of first floor side extension and loft conversion with rear dormer extension and Juliet balcony, additional rooflight to front elevation and new canopy over front door (householder application)		
Application No:	HGY/2015/1941	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2015
Location:	44 Beech Drive N2 9NY		
Proposal:	Creation of basement and associated works which include front, side and rear lightwells		

Ward: **Harringay**

Application No:	HGY/2014/2972	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	28/07/2015
Location:	Land to rear of 97-103 Effingham Road N8 0AE		
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2013/1817		

List of applications decided under delegated powers between: 20/06/2015 and 23/08/2015

Application No:	HGY/2014/2973	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	28/07/2015
Location:	Land to rear of 97-103 Effingham Road N8 0AE		
Proposal:	Approval of details pursuant to condition 4 (Risk Assessment) attached to planning permission HGY/2013/1817		
Application No:	HGY/2014/2974	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	28/07/2015
Location:	Land to rear of 97-103 Effingham Road N8 0AE		
Proposal:	Approval of details pursuant to partial discharge of condition 5 (5a (Desk Top Study) & 5b (Conceptual Model)) attached to planning permission HGY/2013/1817.		
Application No:	HGY/2014/3526	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	04/08/2015
Location:	42 Park Road N15 3HR		
Proposal:	Change of use from lock up garages and storage yard to residential use and erection of 2 x one bedroom bungalows		
Application No:	HGY/2015/0916	Officer:	William Story
Decision:	GTD	Decision Date:	30/06/2015
Location:	27 Frobisher Road N8 0QT		
Proposal:	Erection of single storey extension to rear and side of ground floor.		
Application No:	HGY/2015/1073	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	13/08/2015
Location:	40 Seymour Road N8 0BE		
Proposal:	Reinstatement of pinnacle to street elevation. New rooflights and new roof finish		
Application No:	HGY/2015/1213	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	22/06/2015
Location:	47 Burgoyne Road N4 1AA		
Proposal:	Certificate of Lawfulness for the use of property as two self contained units		
Application No:	HGY/2015/1228	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	22/06/2015
Location:	6 Alfoxton Avenue N15 3DD		
Proposal:	Certificate of lawfulness for the conversion of a dwelling house to a 1 x 2 bedroom and 1 x 3 bedroom flats		
Application No:	HGY/2015/1271	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	25/06/2015
Location:	Ground Floor Flat 260 Wightman Road N8 0LY		
Proposal:	Removal of existing lean to rear extension and construction of a new rear extension to improve the layout of the rear section of the property		
Application No:	HGY/2015/1310	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2015
Location:	14A Willoughby Road N8 0JJ		
Proposal:	Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/2940		

Application No:	HGY/2015/1357	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/07/2015
Location:	195 Wightman Road N8 0BB		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/1358	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/07/2015
Location:	1a, 1b, 1c Lausanne Road N8 0HJ		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/1361	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	Flats A, B and C 483 Green Lanes N4 1AJ		
Proposal:	Certificate of lawfulness for use of property as three self contained flats		
Application No:	HGY/2015/1428	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	07/07/2015
Location:	20 Frobisher Road N8 0QS		
Proposal:	Erection of first floor rear and side extension		
Application No:	HGY/2015/1443	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/07/2015
Location:	First Floor Flat 57 Umfreville Road N4 1RZ		
Proposal:	Conversion of loft to form habitable room involving rear facing dormer		
Application No:	HGY/2015/1444	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	30/07/2015
Location:	2 Warham Road N4 1AT		
Proposal:	Formation of loft conversion		
Application No:	HGY/2015/1451	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/07/2015
Location:	112 Falkland Road N8 0NP		
Proposal:	Loft Conversion and rear dormer with a Juliet balcony involving conversion of roof space to habitable use, and installation of three roof lights to front roof slope		
Application No:	HGY/2015/1457	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/07/2015
Location:	34 Sydney Road N8 0EX		
Proposal:	Variation of condition 1 (accordance with approved plans) attached to planning permission HGY/2015/0584 to amend drawings affecting the proposed single storey rear extension		
Application No:	HGY/2015/1479	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	07/07/2015
Location:	63c Duckett Road N4 1BJ		
Proposal:	Certificate of lawfulness for internal works to facilitate a new loft floor and staircase		

Application No:	HGY/2015/1480	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/07/2015
Location:	84 Beresford Road N8 0AH		
Proposal:	Replacement of single storey rear extension with new single storey rear extension		
Application No:	HGY/2015/1523	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	17/07/2015
Location:	32 St Margarets Avenue N15 3DH		
Proposal:	Construction of single storey pitched roof rear extension with roof glazing, following the demolition of existing outhouse		
Application No:	HGY/2015/1525	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	15/07/2015
Location:	24 Lothair Road South N4 1EL		
Proposal:	Use of property as two self-contained flats		
Application No:	HGY/2015/1554	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/07/2015
Location:	133 Sydney Road N8 0ET		
Proposal:	Conversion of 1 bedroom flat to 3 bedroom flat, formation of rear dormer and insertion of 2 rooflights to front slope		
Application No:	HGY/2015/1571	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	23/07/2015
Location:	33 Turnpike Lane N8 0EP		
Proposal:	Proposed second floor rear extension		
Application No:	HGY/2015/1585	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	21/07/2015
Location:	21 Effingham Road N8 0AA		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer and a back addition, dormer rooflights to front roofslope		
Application No:	HGY/2015/1599	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	24/07/2015
Location:	Ground Floor Flat A 147 Wightman Road N8 0BB		
Proposal:	Erection of rear conservatory to ground floor flat		
Application No:	HGY/2015/1602	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	21/07/2015
Location:	Garage at rear 465 Green Lanes N4 1HE		
Proposal:	Change of use of rear mews unit from mechanic's garage (Sui Generis) to one bedroom flat (C3), including the removal of the garage door, installation of new door, replacement window, and new rooflights		
Application No:	HGY/2015/1618	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	04/08/2015
Location:	53 Allison Road N8 0AN		
Proposal:	Erection of single storey side and rear extension		

Application No:	HGY/2015/1629	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	28/07/2015
Location:	63 Lausanne Road N8 0HL		
Proposal:	Conversion of HMO into 5 self-contained flats (1 x 3 bed, 1 x 2 bed and 3 x 1 bed) with amenity spaces including garden and cycle racks. Erection of two single storey rear extensions, raising of the rear roof, formation of rear dormer and conversion of roof space into habitable space		
Application No:	HGY/2015/1660	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/07/2015
Location:	4 Harringay Gardens N8 0SE		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/2641 to change lower side roof 6m x 1.5m from fully glazed roof to standard roof tiles including 3 x velux windows		
Application No:	HGY/2015/1683	Officer:	William Story
Decision:	GTD	Decision Date:	17/08/2015
Location:	56 Falkland Road N8 0NX		
Proposal:	Formation of habitable room in roof space including the construction of a rear facing dormer and re-positioning solar PV roof panels		
Application No:	HGY/2015/1699	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	04/08/2015
Location:	39 Cavendish Road N4 1RP		
Proposal:	Erection of single storey rear extension to provide living / kitchen space and additional bedroom		
Application No:	HGY/2015/1701	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	05/08/2015
Location:	11 Woollaston Road N4 1SD		
Proposal:	Formation of rear dormer window		
Application No:	HGY/2015/1705	Officer:	William Story
Decision:	PERM REQ	Decision Date:	06/08/2015
Location:	29 Frobisher Road N8 0QT		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer and front rooflights		
Application No:	HGY/2015/1740	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	11/08/2015
Location:	Store 50A Park Road N15 3HR		
Proposal:	Demolition of the existing storage to construct a 2-bed dwelling		
Application No:	HGY/2015/1741	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/08/2015
Location:	595 Green Lanes N8 0RE		
Proposal:	Retrospective application for decking to front to provide sitting area		
Application No:	HGY/2015/1767	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	13/08/2015
Location:	77 Cavendish Road N4 1RR		
Proposal:	Erection of ground floor side return extension		

Application No:	HGY/2015/1777	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/08/2015
Location:	14 Lothair Road South N4 1EL		
Proposal:	Demolition of existing garden shed and erection of garden shed		
Application No:	HGY/2015/1793	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/08/2015
Location:	89 Seymour Road N8 0BH		
Proposal:	Conversion of loft to form habitable room involving rear facing dormer		
Application No:	HGY/2015/1804	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/08/2015
Location:	467 Green Lanes N4 1HE		
Proposal:	Building of an external staircase		
Application No:	HGY/2015/1805	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	05/08/2015
Location:	28 Mattison Road N4 1BD		
Proposal:	Certificate of lawfulness for the conversion of existing loft space to a habitable room with rear dormer extension and roof lights to front roof slope		
Application No:	HGY/2015/1856	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	19/08/2015
Location:	602 Green Lanes N8 0RY		
Proposal:	Change of use of ground floor to front section D2 use and rear section C3 residential use		
Application No:	HGY/2015/1859	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/08/2015
Location:	1A Cavendish Road N4 1RP		
Proposal:	Erection of a first floor and roof extension.		
Application No:	HGY/2015/1951	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	10/08/2015
Location:	86 Allison Road N8 0AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1961	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	21/08/2015
Location:	5 Alfoxton Avenue N15 3DD		
Proposal:	Approval of details pursuant to condition 4 (refuse and waste storage and recycling) pursuant to planning permission HGY/2015/0204		
Application No:	HGY/2015/2055	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	29/07/2015
Location:	391 Green Lanes N4 1EU		
Proposal:	Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 31/07/2015: Existing Use Class A1 - Proposed Use Class A2 Professional Services		

Ward: **Highgate**

Application No:	HGY/2014/1049	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	22/06/2015
Location:	2-4 Broadlands Road N6 4AN		
Proposal:	Tree works to include various works to various trees .		
Application No:	HGY/2014/1839	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2015
Location:	Ridgefield Courtenay Avenue N6 4LP		
Proposal:	Tree works to include felling of 1 x Robinia tree in front garden and replacement with 1 x Magnolia Grandiflora		
Application No:	HGY/2014/3128	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/06/2015
Location:	14 Bishops Road N6 4HP		
Proposal:	Erection of new detached five bedroom single family dwelling arranged over two floors and one single level lower ground floor, to be built on a plot formed by the division of land from the substantial garden to the rear of 11 Bloomfield Road		
Application No:	HGY/2014/3299	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	22/06/2015
Location:	Oak Lawn Compton Avenue N6 4LB		
Proposal:	Tree works to include felling to ground level 1x Oak tree		
Application No:	HGY/2014/3384	Officer:	Abiola Oloyede
Decision:	REF	Decision Date:	30/07/2015
Location:	19 North Road N6 4BD		
Proposal:	Tree works to include crown lift to a height of 6m to 1x Beech tree		
Application No:	HGY/2015/0028	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/07/2015
Location:	22A Broadlands Road N6 4AG		
Proposal:	Demolition of 2-storey building (School's Car Club garages with flat above), brown brick side extension to No.24 (former boarding house) and rear extension to No.22 and replacement with a gabled 3 and a half storey new villa containing a pair of semi-detached houses		
Application No:	HGY/2015/0829	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/07/2015
Location:	14 Stanhope Road N6 5DB		
Proposal:	New gate and fence to existing property		
Application No:	HGY/2015/0882	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/08/2015
Location:	1 Cholmeley Park N6 5ET		
Proposal:	Replacement roof form with two rear dormers		
Application No:	HGY/2015/0901	Officer:	Aaron Lau
Decision:	REF	Decision Date:	24/06/2015
Location:	Sommerlese Courtenay Avenue N6 4LP		

Proposal:	Replacement of existing dwelling with two storey detached dwelling with rooms at roof and basement levels.		Officer:	Tobias Finlayson
Application No:	HGY/2015/1200			
Decision:	GTD	Decision Date:	22/06/2015	
Location:	25 North Grove N6 4SH			
Proposal:	Re-landscaping of driveway and rear garden; replacement of windows and doors including a new rear window/door to the lower ground floor; minor internal structural alterations; renewal of roof covering			
Application No:	HGY/2015/1220		Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/08/2015	
Location:	164 Archway Road N6 5BB			
Proposal:	Approval of details pursuant to condition 3 (materials) attached to Appeal reference APP/Y5420/A/11/2166668 (original planning reference HGY/2011/1348)			
Application No:	HGY/2015/1244		Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/06/2015	
Location:	Furnival House, 50 Cholmeley Park N6 5EW			
Proposal:	Approval of details pursuant to condition 4 (remainder) (Soft Landscaping) attached to planning permission HGY/2010/1175			
Application No:	HGY/2015/1245		Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/06/2015	
Location:	Furnival House, 50 Cholmeley Park N6 5EW			
Proposal:	Approval of details pursuant to condition 5 (Hard Landscaping) attached to planning permission HGY/2010/1175			
Application No:	HGY/2015/1246		Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/06/2015	
Location:	Furnival House, 50 Cholmeley Park N6 5EW			
Proposal:	Approval of details pursuant to condition 14 (Thresholds & boundary treatment) attached to planning permission HGY/2010/1175			
Application No:	HGY/2015/1260		Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/06/2015	
Location:	103 North Hill N6 4DP			
Proposal:	Extension of the existing dining room			
Application No:	HGY/2015/1262		Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/06/2015	
Location:	54 Sheldon Avenue N6 4ND			
Proposal:	Installation of external plant unit and erection of timber acoustic screen in rear garden of property.			
Application No:	HGY/2015/1266		Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/06/2015	
Location:	Adjacent Sports Ground North Side of Hampstead Lane N6			
Proposal:	Replacement of the existing 10 metre high monopole with a new 10 metre monopole supporting 3no. antennas, the installation of an additional radio equipment cabinet and development works ancillary thereto.			

Application No:	HGY/2015/1286	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/07/2015
Location:	287 Archway Road N6 5AA		
Proposal:	Conversion of existing roof space and addition of new dormer with windows and roof lights		
Application No:	HGY/2015/1307	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2015
Location:	Round Hill Compton Avenue N6 4LB		
Proposal:	Approval of details pursuant to condition 4 (levels on site) attached to planning permission HGY/2008/0503		
Application No:	HGY/2015/1308	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2015
Location:	Round Hill Compton Avenue N6 4LB		
Proposal:	Approval of details pursuant to condition 5 (hard landscaping scheme) attached to planning permission HGY/2008/0503		
Application No:	HGY/2015/1309	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2015
Location:	Round Hill Compton Avenue N6 4LB		
Proposal:	Approval of details pursuant to condition 11 (planting scheme) attached to planning permission HGY/2008/0503		
Application No:	HGY/2015/1312	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	01/07/2015
Location:	57 Wood Lane N6 5UD		
Proposal:	Loft conversion including rear dormer with Juliette balcony, and side dormer to facilitate new stairs		
Application No:	HGY/2015/1314	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/07/2015
Location:	41 Wood Lane N6 5UD		
Proposal:	Single storey rear infill and side infill extensions at lower ground floor level		
Application No:	HGY/2015/1340	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	04/08/2015
Location:	21 Sheldon Avenue N6 4JS		
Proposal:	New build dwelling house, compromising of front facade retention including chimney stacks, and demolition of the structure behind. The enlargement to compromise a combination of a two storey full width rear 'extension' (including roof 'extension' over) plus a single storey and side 'extension' (north-east only). Removal of two poor quality trees and their replacement with new trees		
Application No:	HGY/2015/1346	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	03/07/2015
Location:	23A Sheldon Avenue N6 4JS		
Proposal:	Replacement of existing dwelling with proposed single dwelling of similar footprint and height, plus basement		
Application No:	HGY/2015/1351	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/07/2015
Location:	Penthouse High Point 2 North Hill N6 4AZ		
Proposal:	Listed building consent for replacement of existing ceiling heating system and all plaster on ceiling		

Application No:	HGY/2015/1370	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	26/06/2015
Location:	77 Gaskell Road N6 4DU		
Proposal:	Construction of dropped kerb		
Application No:	HGY/2015/1396	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	10/07/2015
Location:	All Saints Vicarage 1B Church Road N6 4QH		
Proposal:	Demolition of existing building and construction of new building comprising 1 x 4 bedroom house, 1 x 1 bedroom flat and 1 x 4 bedroom vicarage with associated landscaping parking and servicing		
Application No:	HGY/2015/1401	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/07/2015
Location:	61 Southwood Lane N6 5DX		
Proposal:	Conversion of loft, erection of rear dormer extension and insertion of rooflight to front roof slope		
Application No:	HGY/2015/1429	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	08/07/2015
Location:	11A Bloomfield Road N6 4ET		
Proposal:	Rendering of rear brick facade, replacement of rear ground floor level window with 2 no. double glazed doors, replacement of all other windows with double-glazing and installation of new front door (householder application)		
Application No:	HGY/2015/1434	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/07/2015
Location:	29 Milton Park N6 5QB		
Proposal:	Creation of front lightwell, lowering of basement floor level, reinstatement and enlargement of door to rear and installation of glazing at ground level to rear		
Application No:	HGY/2015/1475	Officer:	Adam Flynn
Decision:	REF	Decision Date:	13/07/2015
Location:	64 Sheldon Avenue N6 4ND		
Proposal:	Redevelopment to replace the existing house (Use Class C3) with a new single dwelling house (Use Class C3).		
Application No:	HGY/2015/1506	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	14/07/2015
Location:	40 Muswell Hill Road N6 5UN		
Proposal:	Remedial works to the North West corner of Buildbase due to slippage, and restore iron railings currently on site. Removal of land spill from Queens Wood		
Application No:	HGY/2015/1514	Officer:	Adam Flynn
Decision:	PERM DEV	Decision Date:	15/07/2015
Location:	107 Gaskell Road N6 4DU		
Proposal:	Certificate of lawfulness for single storey rear extension		
Application No:	HGY/2015/1527	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/07/2015
Location:	Highgate Underground Station Archway Road N6 5UA		
Proposal:	Display of 3 x non-illuminated aluminium panel signs		

Application No:	HGY/2015/1531	Decision Date:	15/07/2015	Officer:	Tobias Finlayson
Decision:	REF				
Location:	9 Gaskell Road N6 4DU				
Proposal:	Formation of rear dormer				
Application No:	HGY/2015/1572	Decision Date:	21/07/2015	Officer:	Valerie Okeiyi
Decision:	GTD				
Location:	63 Southwood Lane N6 5DX				
Proposal:	Renewal of existing dormer at the rear and new side dormer to facilitate a loft conversion				
Application No:	HGY/2015/1597	Decision Date:	23/07/2015	Officer:	Gareth Prosser
Decision:	GTD				
Location:	48 Cromwell Avenue N6 5HL				
Proposal:	Demolition of short section of front retaining wall and associated pier, and rebuilding of wall and pier to match existing adjacent wall				
Application No:	HGY/2015/1698	Decision Date:	12/08/2015	Officer:	Valerie Okeiyi
Decision:	GTD				
Location:	6 Grange Road N6 4AP				
Proposal:	Refurbishment and extensions to dwelling house				
Application No:	HGY/2015/1707	Decision Date:	05/08/2015	Officer:	Gareth Prosser
Decision:	REF				
Location:	Flat E 9 Talbot Road N6 4QS				
Proposal:	Demolition of existing single storey rear extension and construction of enlarged replacement extension (with additional minor internal alterations)				
Application No:	HGY/2015/1789	Decision Date:	14/08/2015	Officer:	Aaron Lau
Decision:	GTD				
Location:	42 Langdon Park Road N6 5QG				
Proposal:	Demolition of existing two storey rear addition and construction of a new enlarged rear addition and side return extension. Improvements to existing loft with addition of a rear dormer and two roof lights to the front roof slope				
Application No:	HGY/2015/1808	Decision Date:	17/08/2015	Officer:	Gareth Prosser
Decision:	GTD				
Location:	139 North Hill N6 4DP				
Proposal:	Removal of part rear extension and rebuilding to full width, reduction of lower ground floor to habitable room height, internal alterations including stairs, and removal and replacement of front steps and railings				
Application No:	HGY/2015/1809	Decision Date:	18/08/2015	Officer:	Gareth Prosser
Decision:	GTD				
Location:	139 North Hill N6 4DP				
Proposal:	Listed building consent for removal of part rear extension and rebuilding to full width, reduction of lower ground floor to habitable room height, internal alterations including stairs, and removal and replacement of front steps and railings				
Application No:	HGY/2015/1833	Decision Date:	28/07/2015	Officer:	William Story
Decision:	GTD				
Location:	19-25a & 26-32a Summersby Road N6 5UH				
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/3101 for change of design to type D and type H, change from aluminium to PVCu				

List of applications decided under delegated powers between:

20/06/2015 and 23/08/2015

Application No:	HGY/2015/1838	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/07/2015
Location:	42 Milton Park N6 5QA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0346 to increase size of windows on flanking walls and lower cill height		
Application No:	HGY/2015/1852	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/08/2015
Location:	12 Hampstead Lane N6 4SB		
Proposal:	Front infill extension, side and rear extension, and internal re-modelling and upgrade of existing building		
Application No:	HGY/2015/1853	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/08/2015
Location:	26D North Hill N6 4QA		
Proposal:	Formation of window opening on the second floor of a side facade		
Application No:	HGY/2015/1907	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	21/08/2015
Location:	13A Bloomfield Road N6 4ET		
Proposal:	Erection of a single storey side extension		
Application No:	HGY/2015/2007	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/08/2015
Location:	Heathways Courtenay Avenue N6 4LR		
Proposal:	Replacement of front facade painted sash windows with new triple sash windows		
Application No:	HGY/2015/2034	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/08/2015
Location:	4 Sheldon Avenue N6 4JT		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0746, to introduce alterations to design of entrance porch		
Application No:	HGY/2015/2120	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	12/08/2015
Location:	Flat 1 40 Langdon Park Road N6 5QG		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/2485 to reduce the height of the existing rear chimney by 2m due to safety concerns.		

Ward: **Hornsey**

Application No:	HGY/2014/2209	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	1 Hermiston Court Hermiston Avenue N8 8NN		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning permission HGY/2014/1048		
Application No:	HGY/2014/3236	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	31/07/2015
Location:	4C High Street N8 7PD		

Haringey Council

List of applications decided under delegated powers between:

20/06/2015 and 23/08/2015

Proposal: Installation of a dormer extension in the rear roof slope and Insertion of front rooflights to facilitate a loft conversion, replacement timber windows to the front and rear elevations, replacement front ground floor entrance and restoration of missing brick work to front elevation.

Application No: **HGY/2015/0086** **Officer:** Adam Flynn

Decision: GTD **Decision Date:** 25/06/2015

Location: 67 Tottenham Lane N8 9BE

Proposal: Approval of details pursuant to Condition 5 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/2447

Application No: **HGY/2015/0205** **Officer:** Gareth Prosser

Decision: GTD **Decision Date:** 31/07/2015

Location: R/O 45 Tottenham Lane N8 9BD

Proposal: Remodelling of existing mechanics workshop to provide a 2 storey artist's studio

Application No: **HGY/2015/0701** **Officer:** Valerie Okeiyi

Decision: GTD **Decision Date:** 30/07/2015

Location: Rear of 81-83 Nightingale Lane N8 7QY

Proposal: Replacement of existing dilapidated structure with single one-bed dwelling unit with amenity space

Application No: **HGY/2015/1265** **Officer:** Sarah Madondo

Decision: GTD **Decision Date:** 29/06/2015

Location: St Marys Church of England Junior School Rectory Gardens N8 7QN

Proposal: 4no. new build classrooms in an extension on the first and second floor to the rear of the building in between the existing staircases with associated internal remodelling to improve flows and access.
 Internal remodelling, resulting in minor changes to the elevations, to the ground floor to provide:

- An improved main entrance and reception with secure air lock foyer
- Relocated administration offices and interview room.
- A flexible specialist classroom.
- A new toilet core accessed off the playground.

 A small infill extension to the dining room adjacent to the main entrance.
 Re-landscaping of the front forecourt and rear playground to create level access

Application No: **HGY/2015/1303** **Officer:** Aaron Lau

Decision: GTD **Decision Date:** 21/08/2015

Location: Pembroke Works Campsbourne Road N8 7PE

Proposal: Approval of details pursuant to condition 6d (new trees and shrubs) attached to planning permission HGY/2012/1190

Application No: **HGY/2015/1304** **Officer:** Aaron Lau

Decision: GTD **Decision Date:** 30/06/2015

Location: Pembroke Works Campsbourne Road N8 7PE

Proposal: Approval of details pursuant to condition 14 (BREEAM scheme) attached to planning permission HGY/2012/1190

Application No: **HGY/2015/1313** **Officer:** Samuel Uff

Decision: GTD **Decision Date:** 01/07/2015

Location: 7 Moselle Close N8 7SE

Proposal: Erection of single storey side and rear extension

Application No:	HGY/2015/1344	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/06/2015
Location:	81 Rathcoole Gardens N8 9NE		
Proposal:	Rear kitchen extension to ground floor flat		
Application No:	HGY/2015/1350	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	29/06/2015
Location:	19 High Street N8 7QB		
Proposal:	Demolition of the existing structure used for storage at ground floor level and the access walkway party wall to properties at No.21. Change of use from storage to provide a new 1 bedroom flat at No.19 with communal courtyard and access to properties at No.21		
Application No:	HGY/2015/1391	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	20/08/2015
Location:	36 Nightingale Lane N8 7QU		
Proposal:	Certificate of lawfulness for change of use from offices to single residential unit		
Application No:	HGY/2015/1449	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	22/07/2015
Location:	24 Rathcoole Avenue N8 9NA		
Proposal:	Certificate of lawfulness for rear roof extension		
Application No:	HGY/2015/1456	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	09/07/2015
Location:	69 South View Road N8 7LX		
Proposal:	Certificate of lawfulness for loft conversion including rear dormer		
Application No:	HGY/2015/1522	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	87A Rathcoole Gardens N8 9PH		
Proposal:	Approval of details pursuant to condition 3 (samples of materials) attached to planning permission HGY/2013/2403		
Application No:	HGY/2015/1584	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	24/07/2015
Location:	33 Priory Avenue N8 7RP		
Proposal:	Erection of rear single storey extension		
Application No:	HGY/2015/1592	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	22/07/2015
Location:	Flat 5 Wellington Ashford Avenue N8 8LL		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/1615	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	27/07/2015
Location:	67 Beechwood Road N8 7NE		
Proposal:	Demolition of the single storey rear extension, erection of single storey rear extension and loft conversion / extension		

Application No:	HGY/2015/1620	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	27/07/2015
Location:	104 Hillfield Avenue N8 7DN		
Proposal:	Erection of single-storey rear extension to a ground floor flat and new rooflights over existing flat roof		
Application No:	HGY/2015/1623	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	27/07/2015
Location:	14 High Street N8 7PB		
Proposal:	Conversion of 1st and 2nd floors from maisonette into 2no. 1 bed flats, and the formation of loft conversion to provide habitable accommodation		
Application No:	HGY/2015/1641	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	29/07/2015
Location:	10 High Street N8 7PB		
Proposal:	Certificate of Lawfulness for use of property as three self contained flats		
Application No:	HGY/2015/1730	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/08/2015
Location:	7B Harold Road N8 7DE		
Proposal:	Permanent 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 following temporary Grant of Planning Consent in Aug 2014 - Ref: HGY/2014/0919		
Application No:	HGY/2015/1753	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/08/2015
Location:	37 Nightingale Lane N8 7RA		
Proposal:	Creation of external spiral staircase from first floor kitchen level to garden		
Application No:	HGY/2015/1780	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	28/07/2015
Location:	35 Tottenham Lane N8 9BD		
Proposal:	Variation of conditions 3 (opening hours) and 6 (restrictions on D1 use of premises) attached to planning permission HGY/2015/1109, to amend opening hours to 8am-10pm Monday-Friday / 9am-5pm Saturdays, Sundays and Bank holidays, and to change terms of D1 use to include 'education and training'		
Application No:	HGY/2015/1816	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/07/2015
Location:	Campsbourne Well House Great Amwell Lane N8 7QB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/2168 for removal of rooflights from units 1-4. Addition of 2 rooflights to unit 6. Alteration of the appearance of 6 proposed windows to units 1-4. Alteration of 3 proposed entrance doors to units 1-4 to be single-leaf solid timber doors. Alteration of 2 proposed entrance doors to units 5&6 to be solid timber doors. Alteration of unit 6 to include 2 additional bedrooms, 1 additional bathroom, and increased living space in line with LHDG guidance, achieved by filling-in of floorplate at second floor. Removal of existing roof trusses throughout. Addition of 1 downpipe to the south elevation. Alteration of the landscaping scheme.		
Application No:	HGY/2015/1827	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	19/08/2015
Location:	35 Elmfield Avenue N8 8QG		
Proposal:	Retrospective planning permission for a small single storey extension		

Application No: **HGY/2015/1857** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 05/08/2015
 Location: 77 North View Road N8 7LN
 Proposal: Certificate of Lawfulness for formation of rear roof extensions, insertion of front rooflights and erection of rear single storey side infill extension.

Application No: **HGY/2015/1860** Officer: Gareth Prosser
 Decision: REF Decision Date: 20/08/2015
 Location: 13 High Street N8 7PS
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/1861** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/08/2015
 Location: 13 High Street N8 7PS
 Proposal: Display of 1 x non-illuminated fascia sign and 1 x non-illuminated hanging sign

Application No: **HGY/2015/1971** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/08/2015
 Location: 74 Hawthorn Road N8 7NA
 Proposal: Erection of a new single storey rear extension, full width, encompassing the existing rear extension. Demolish roof and part of boundary wall to existing single storey rear extension, and existing windows in rear elevation on ground floor

Ward: **Muswell Hill**

Application No: **HGY/2014/1827** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 09/07/2015
 Location: 63 Wood Vale N10 3DL
 Proposal: Hip to gable and rear dormer roof extension

Application No: **HGY/2015/0713** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/07/2015
 Location: 3 The Court Cascade Avenue N10 3PS
 Proposal: Replacement of existing rear single-storey extension to part width of plot with new single-storey extension to full width of plot; and replacement of existing small rooflight to rear pitch of main roof with new larger rooflight

Application No: **HGY/2015/0794** Officer: Malachy McGovern
 Decision: GTD Decision Date: 24/07/2015
 Location: 194 Muswell Hill Road N10 3NG
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2015/0963** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/07/2015
 Location: 1 Hillfield Park N10 3QT
 Proposal: Excavation of a basement under a previously approved outbuilding

Application No:	HGY/2015/0981	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/06/2015
Location:	197 Muswell Hill Broadway N10 3RS		
Proposal:	Erection of a new shop front		
Application No:	HGY/2015/1167	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/06/2015
Location:	Connaught House Connaught Gardens N10 3LH		
Proposal:	Approval of details pursuant to condition 17 (surface water drainage) attached to planning permission HGY/2014/1973		
Application No:	HGY/2015/1255	Officer:	William Story
Decision:	PERM DEV	Decision Date:	25/06/2015
Location:	24 Connaught Gardens N10 3LB		
Proposal:	Certificate of lawfulness for hip to gable rear dormer extension with roof light to front		
Application No:	HGY/2015/1263	Officer:	Malachy McGovern
Decision:	PERM DEV	Decision Date:	24/06/2015
Location:	95 Redston Road N8 7HG		
Proposal:	Certificate of lawfulness for proposed modification of existing rear extension, small changes to footprint, new lantern roof lights over the flat roof, changes to window openings and building a parapet wall over the flat roof		
Application No:	HGY/2015/1283	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	30/06/2015
Location:	65 Park Avenue South N8 8LX		
Proposal:	Erection of single storey, rear full width ground floor extension		
Application No:	HGY/2015/1289	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/08/2015
Location:	83 Park Avenue North N8 7RS		
Proposal:	Erection of rear garden shed with pitched roof		
Application No:	HGY/2015/1316	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	01/07/2015
Location:	11 Muswell Hill Place N10 3RP		
Proposal:	Certificate of lawfulness for single storey rear extension		
Application No:	HGY/2015/1322	Officer:	Adam Flynn
Decision:	REF	Decision Date:	23/06/2015
Location:	13 Church Crescent N10 3NA		
Proposal:	Creation of forecourt for off-street car parking for 3 no. cars		
Application No:	HGY/2015/1327	Officer:	William Story
Decision:	GTD	Decision Date:	02/07/2015
Location:	39 Rookfield Avenue N10 3TS		
Proposal:	New windows to front and rear elevations and minor alterations		

Application No:	HGY/2015/1360	Officer:	William Story
Decision:	GTD	Decision Date:	02/07/2015
Location:	97 Muswell Hill Broadway N10 3RS		
Proposal:	Display of 3 x externally illuminated fascia signs and 1 x externally illuminated hanging sign		
Application No:	HGY/2015/1363	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/07/2015
Location:	125 St James's Lane N10 3RJ		
Proposal:	Replacement of existing rear sash windows with painted timber doors		
Application No:	HGY/2015/1413	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	07/07/2015
Location:	55 Springfield Avenue N10 3SX		
Proposal:	Certificate of lawfulness for alterations to roof including hip to gable extension and rear dormer		
Application No:	HGY/2015/1414	Officer:	Robbie McNaugher
Decision:	PN GRANT	Decision Date:	23/06/2015
Location:	49 Warner Road N8 7HB		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.04m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1420	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/07/2015
Location:	49 Warner Road N8 7HB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1450	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/07/2015
Location:	50 Woodland Gardens N10 3UA		
Proposal:	Conversion of single family dwelling into 3 self-contained flats (2 x 3 bedroom and 1 x 1 bedroom). Construction / adaptation of rear roof to include 3 x dormers, installation of rooflights to front roofslope, and insertion of 1 new window and enlargement of 2 windows to lower ground floor		
Application No:	HGY/2015/1460	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	10/07/2015
Location:	12 Barrington Road N8 8QS		
Proposal:	Certificate of lawfulness for installation of external wall insulation		
Application No:	HGY/2015/1492	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/07/2015
Location:	Flat A 56 Palace Road N8 8QP		
Proposal:	Installation of French doors to rear elevation		
Application No:	HGY/2015/1537	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	15/07/2015
Location:	75 Hillfield Park N10 3QU		
Proposal:	Reinstatement of garage building consisting of single story structure with flat roof and parapet wall		

Application No:	HGY/2015/1541	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	16/07/2015
Location:	139 Cranley Gardens N10 3AG		
Proposal:	Replacement of the existing conservatory on the rear elevation		
Application No:	HGY/2015/1564	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	23/07/2015
Location:	14 Onslow Gardens N10 3JU		
Proposal:	Formation of rear loft extension		
Application No:	HGY/2015/1603	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	28/07/2015
Location:	35 Etheldene Avenue N10 3QG		
Proposal:	Erection of single storey ground floor rear extension		
Application No:	HGY/2015/1609	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	27/07/2015
Location:	15 Muswell Hill Road N10 3JB		
Proposal:	Certificate of lawfulness for use of property as two flats		
Application No:	HGY/2015/1633	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	29/07/2015
Location:	98 Park Avenue South N8 8LS		
Proposal:	Formation of external door and steel staircase from rear first floor kitchen to rear garden		
Application No:	HGY/2015/1647	Officer:	William Story
Decision:	GTD	Decision Date:	30/07/2015
Location:	4 Priory Avenue N8 7RN		
Proposal:	Addition of a second floor bay window to the rear of the property.		
Application No:	HGY/2015/1654	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	30/07/2015
Location:	126 Muswell Hill Broadway N10 3RU		
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 descaled stainless steel sign		
Application No:	HGY/2015/1655	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	02/07/2015
Location:	18 New Road N8 8TA		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0504 to provide 2 conservation rooflights in main front roof slope and 2 rooflights in rear roof slope		
Application No:	HGY/2015/1684	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	04/08/2015
Location:	30 Cranbourne Road N10 2BT		
Proposal:	New front door and side lights to form draught lobby and rear side infill extension		

Application No:	HGY/2015/1731	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	06/08/2015
Location:	49 Park Avenue North N8 7RS		
Proposal:	Provision of new loft extension with dormer to rear elevation, and roof-light and window to front elevation, new pop out window to existing ground floor kitchen, and new photo-voltaic installation on existing rear flat roof		
Application No:	HGY/2015/1773	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	13/08/2015
Location:	30 Church Crescent N10 3NE		
Proposal:	Alterations to include third bedroom in basement flat		
Application No:	HGY/2015/1781	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	13/08/2015
Location:	82 Wood Vale N10 3DN		
Proposal:	Conversion of existing garage into utility and storage room, replacing garage door with timber window and cladding		
Application No:	HGY/2015/1797	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	14/08/2015
Location:	Unit 5 107 Muswell Hill Road N10 3HS		
Proposal:	Listed building consent for alterations to shopfronts to include bi-folding doors, ventilation louvre, fabric awning, painting in Dulux Heritage Lord K Green and signage		
Application No:	HGY/2015/1836	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	13/08/2015
Location:	Unit 5 107 Muswell Hill Road N10 3HS		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x externally illuminated hanging sign and one x internally illuminated menu board		
Application No:	HGY/2015/1837	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/08/2015
Location:	Unit 5 107 Muswell Hill Road N10 3HS		
Proposal:	Alterations to shopfronts to include bi-fold doors, ventilation louvre, fabric awning, painting in Dulux Heritage Lord K Green and signage.		
Application No:	HGY/2015/1918	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	11/08/2015
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of Details pursuant to Condition 24 (ecology - bats) attached to planning permission HGY/2013/2379		
Application No:	HGY/2015/1929	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2015
Location:	18 Linden Road N10 3DH		
Proposal:	Basement extension incorporating front lightwell (householder application)		
Application No:	HGY/2015/2045	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/08/2015
Location:	12 Palace Road N8 8QJ		
Proposal:	Erection of single storey ground floor extension		

Application No: **HGY/2015/2126** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/08/2015
 Location: 75 Hillfield Park N10 3QU
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1537 for a flat glass roof light to be installed to the flat roof, hidden behind the parapet wall, and the rear garden wall, that was designed to be finished in a white render, to be built in brick to match the existing dwelling.

Ward: **Noel Park**

Application No: **HGY/2015/0266** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 06/07/2015
 Location: 27A Westbury Avenue N22 6BS
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 09/02/2015: Existing Use Class D1 - Proposed Use Class B1

Application No: **HGY/2015/0289** Officer: Gareth Prosser
 Decision: GTD Decision Date: 29/06/2015
 Location: 10-11 The Broadway N22 6DS
 Proposal: Change of use of No 10 The Broadway from (A1) shop into (A3) restaurant and merger of two units into one. Erection of single storey rear extension to No 10 The Broadway. Relocation of rear extraction flue and staircase, and installation of new shopfronts

Application No: **HGY/2015/0780** Officer: Gareth Prosser
 Decision: GTD Decision Date: 31/07/2015
 Location: 14A Salisbury Road N22 6NJ
 Proposal: Erection of two storey side extension

Application No: **HGY/2015/0863** Officer: Malachy McGovern
 Decision: GTD Decision Date: 17/07/2015
 Location: 104 Morley Avenue N22 6NG
 Proposal: Erection of a first floor rear extension and roof lights to rear roof slope

Application No: **HGY/2015/0868** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/07/2015
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Approval of Details pursuant to condition 12 (Protection of trees) attached to planning application HGY/2013/2455

Application No: **HGY/2015/0869** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/07/2015
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Approval of Details pursuant to condition 13 (Japanese Knotweed) attached to planning application HGY/2013/2455

Application No: **HGY/2015/0870** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/07/2015
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Approval of Details pursuant to condition 16 (Pollution Prevention) attached to planning application HGY/2013/2455

Application No:	HGY/2015/0871	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Partial discharge of condition 18 (Use of clean uncontaminated material) pursuant to planning application HGY/2013/2455		
Application No:	HGY/2015/0872	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Approval of Details pursuant to condition 20 (Archaeological Watching Brief) attached to planning application HGY/2013/2455		
Application No:	HGY/2015/0873	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Approval of Details pursuant to condition 21 (Hoardings) attached to planning application HGY/2013/2455		
Application No:	HGY/2015/0875	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Approval of Details pursuant to condition 23 (Construction Dust Mitigation) attached to planning application HGY/2013/2455		
Application No:	HGY/2015/0878	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Partial discharge of condition 49 (Foul and Contaminated Water) pursuant to planning application HGY/2013/2455		
Application No:	HGY/2015/0879	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Approval of Details pursuant to condition 50 (Network Rail Development) attached to planning application HGY/2013/2455		
Application No:	HGY/2015/0880	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	31/07/2015
Location:	Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8		
Proposal:	Approval of Details pursuant to condition 68 (Residents and Business Liaison Group) attached to planning application HGY/2013/2455		
Application No:	HGY/2015/1107	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	28/07/2015
Location:	9A Westbury Avenue N22 6BS		
Proposal:	Redevelopment of site with retention of ground floor as A5 (hot food takeaway) including removal of a small storage unit at roof level, extension of the existing extraction flue, erection of rear ground and first floor extensions and creation of additional storey to provide 2 x one bed flats		
Application No:	HGY/2015/1448	Officer:	Adam Flynn
Decision:	REF	Decision Date:	09/07/2015
Location:	63 Lymington Avenue N22 6JE		
Proposal:	Loft conversion with rear dormer extension		

Application No:	HGY/2015/1532	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	16/07/2015
Location:	28 Coombe Road N22 5LB		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer		
Application No:	HGY/2015/1545	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/07/2015
Location:	13 Cheapside High Road N22 6HH		
Proposal:	Replacement of existing rear extension with new extension		
Application No:	HGY/2015/1550	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	10/07/2015
Location:	78 Hornsey Park Road N8 0JY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1574	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/08/2015
Location:	111 - 113 Morley Avenue N22 6NG		
Proposal:	Erection of single storey rear extension across 111 and 113 Morley Avenue		
Application No:	HGY/2015/1575	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	23/07/2015
Location:	49 High Road N22 6BH		
Proposal:	Change of use from retail to amusement centre (adult gaming centre)		
Application No:	HGY/2015/1644	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/07/2015
Location:	16 High Road N22 6BX		
Proposal:	Variation of Condition 2 (plans and specifications) following a grant of planning permission HGY/2014/2443 to include 1m high obscure glazed panels and erection of awnings to existing rear roof area to provide all year round alfresco dining.		
Application No:	HGY/2015/1645	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	30/07/2015
Location:	61 Park Ridings N8 0LB		
Proposal:	Erection of 2-storey side extension to existing 2-storey rear projection		
Application No:	HGY/2015/1663	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	03/08/2015
Location:	659 Lordship Lane N22 5LA		
Proposal:	Conversion of single dwelling into 2 self contained flats (1x 1 bed & 1 x 3 bed) and erection of first floor rear extension		
Application No:	HGY/2015/1685	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	04/08/2015
Location:	21-138 The Sandlings N22 6XP		

Proposal:	To enclose the existing open stairwells, lift lobbies and service areas between 3no. blocks (21-28 & 49-60, 49-60 & 87-97, 87-97 & 123-138). New powdercoated metal framed glazed portcullis style entrance doors and glazed screens with controlled door entry system and new powdercoated metal framed security railings to service areas as indicated on the accompanying drawing no's. CDH/389-007 A and 016 - 024	
Application No:	HGY/2015/1687	Officer: Valerie Okeiyi
Decision:	GTD	Decision Date: 04/08/2015
Location:	673 Lordship Lane N22 5LA	
Proposal:	Approval of details pursuant to condition 12 (Code for sustainable Homes) attached to planning permission HGY/2011/1597	
Application No:	HGY/2015/1688	Officer: Valerie Okeiyi
Decision:	GTD	Decision Date: 04/08/2015
Location:	673 Lordship Lane N22 5LA	
Proposal:	Approval of details pursuant to condition 13 (ground contamination remedial measures) attached to planning permission HGY/2011/1597	
Application No:	HGY/2015/1758	Officer: Anthony Traub
Decision:	PN GRANT	Decision Date: 29/07/2015
Location:	93 Willingdon Road N22 6SE	
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 3m.	
Application No:	HGY/2015/1762	Officer: Sarah Madondo
Decision:	GTD	Decision Date: 13/08/2015
Location:	159 Farrant Avenue N22 6PG	
Proposal:	Replacement and extension of single-storey rear bathroom and kitchen, incorporating partial demolition of existing rear extension and right-hand-side rear boundary wall. Replacement of front door	
Application No:	HGY/2015/1768	Officer: Malachy McGovern
Decision:	GTD	Decision Date: 29/07/2015
Location:	50 Turnpike Lane N8 0PS	
Proposal:	Approval of details pursuant to condition 2 (Detailed specification for refuse/recycling area and secure cycle storage) attached to planning permission HGY/2014/1091.	
Application No:	HGY/2015/1784	Officer: Aaron Lau
Decision:	PERM DEV	Decision Date: 07/08/2015
Location:	17 Waldegrave Road N8 0QA	
Proposal:	Certificate of lawfulness for rear loft extension	
Application No:	HGY/2015/1813	Officer: Anthony Traub
Decision:	PN NOT REQ	Decision Date: 05/08/2015
Location:	45 Meads Road N22 6RN	
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m , for which the maximum height would be 3m and for which the height of the eaves would be 3m	
Application No:	HGY/2015/1834	Officer: Eoin Concannon
Decision:	GTD	Decision Date: 18/08/2015
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8	
Proposal:	Approval of details pursuant to condition 6 (Lighting Plan) attached to planning permission HGY/2011/0612	

Application No: **HGY/2015/1835** Officer: Eoin Concannon
 Decision: GTD Decision Date: 18/08/2015
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 0PH
 Proposal: Approval of details pursuant to condition 46 (installation of 5 private fire hydrants) attached to planning permission HGY/2011/0612

Ward: **Northumberland Park**

Application No: **HGY/2015/0529** Officer: Neil McClellan
 Decision: GTD Decision Date: 26/06/2015
 Location: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP
 Proposal: Approval of details pursuant to condition 39 (Water Supply Impact Study) attached to planning permission HGY/2010/1000

Application No: **HGY/2015/1150** Officer: William Story
 Decision: GTD Decision Date: 16/07/2015
 Location: 49A Northumberland Park N17 0TB
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/1352** Officer: Neil McClellan
 Decision: PN NOT REQ Decision Date: 09/07/2015
 Location: 48 - 50 White Hart Lane N17 8DP
 Proposal: Prior notification for demolition of single storey, flat roofed building of brick construction with partially glazed frontage onto White Hart Lane

Application No: **HGY/2015/1353** Officer: Neil McClellan
 Decision: PN NOT REQ Decision Date: 09/07/2015
 Location: 44 White Hart Lane N17 8DP
 Proposal: Prior notification for demolition of single storey, flat roofed building of brick construction with partially glazed frontage onto White Hart Lane

Application No: **HGY/2015/1354** Officer: Neil McClellan
 Decision: PN NOT REQ Decision Date: 09/07/2015
 Location: 46 White Hart Lane N17 8DP
 Proposal: Prior notification for demolition of single storey, flat roofed building of brick construction with partially glazed frontage onto White Hart Lane

Application No: **HGY/2015/1400** Officer: Aaron Lau
 Decision: GTD Decision Date: 06/07/2015
 Location: Brook House, 881 High Road N17 8EY
 Proposal: Changes to external fences of the new primary school, part of the redevelopment of the former Cannon Rubber Factory site

Application No: **HGY/2015/1410** Officer: Eoin Concannon
 Decision: PERM REQ Decision Date: 08/07/2015
 Location: 37-39 West Road N17 0RE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house)

Application No:	HGY/2015/1435	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	Public House 724-726 High Road N17 0AG		
Proposal:	Retrospective planning application for emergency exit at rear of beer garden		
Application No:	HGY/2015/1462	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	10/07/2015
Location:	97 Durban Road N17 8ED		
Proposal:	Certificate of lawfulness for installation of external wall insulation		
Application No:	HGY/2015/1488	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	04/08/2015
Location:	796 High Road N17 0DH		
Proposal:	Erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses , with associated landscaping		
Application No:	HGY/2015/1490	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	07/08/2015
Location:	796 High Road N17 0DH		
Proposal:	Listed Building Consent for erection of a single storey extension at ground floor level to the rear of No. 796 and associated internal and external works all in connection with the use of the building for office and ancillary uses, with associated landscaping.		
Application No:	HGY/2015/1495	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	7 Orchard Place N17 8BH		
Proposal:	Approval of details pursuant to Condition 3 (Materials) attached to planning permission HGY/ 2011/1157		
Application No:	HGY/2015/1496	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	7 Orchard Place N17 8BH		
Proposal:	Approval of details pursuant to Condition 4 (Landscaping) attached to planning permission HGY/2011/1157		
Application No:	HGY/2015/1497	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	7 Orchard Place N17 8BH		
Proposal:	Approval of details pursuant to Condition 5 (Hard surfacing for the car parks and footpaths in front of the proposed building) attached to planning permission HGY/2011/1157		
Application No:	HGY/2015/1498	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	7 Orchard Place N17 8BH		
Proposal:	Approval of details pursuant to Condition 6 (Refuse and Waste Storage) attached to planning permission HGY/2011/1157		
Application No:	HGY/2015/1499	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2015
Location:	7 Orchard Place N17 8BH		
Proposal:	Approval of details pursuant to Condition 7 (Satellite and Aerial system) attached to planning permission HGY/2011/1157		

Application No: **HGY/2015/1500** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/07/2015
 Location: 7 Orchard Place N17 8BH
 Proposal: Approval of details pursuant to Condition 9 (Sound insulation) attached to planning permission HGY/2011/1157

Application No: **HGY/2015/1502** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/07/2015
 Location: 7 Orchard Place N17 8BH
 Proposal: Approval of details pursuant to Condition 11 (Parking and Access) attached to planning permission HGY/2011/1157

Application No: **HGY/2015/1543** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 17/07/2015
 Location: 44 Waverley Road N17 0PX
 Proposal: Certificate of lawfulness for the erection of a single storey building in the rear of the garden

Application No: **HGY/2015/1565** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 13/07/2015
 Location: 127 Willoughby Lane N17 0RT
 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 3m

Application No: **HGY/2015/1589** Officer: Eoin Concannon
 Decision: GTD Decision Date: 22/07/2015
 Location: 55 Coniston Road N17 0EX
 Proposal: Erection of single storey rear and side extension to an existing nursery / primary school incorporating a 22sqm classroom and associated toilets and storage. An external covered play area and deck.

Application No: **HGY/2015/1728** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 27/07/2015
 Location: 126 Manor Road N17 0JE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 4.8m, for which the maximum height would be 3.8m and for which the height of the eaves would be 2.9m.

Application No: **HGY/2015/1873** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 10/08/2015
 Location: 23 Ingleton Road N18 2RX
 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 2.85m

Ward: **St Anns**

Application No: **HGY/2014/3372** Officer: Aaron Lau
 Decision: GTD Decision Date: 31/07/2015
 Location: 34-35 Grand Parade N4 1AQ
 Proposal: Formation of new mansard roof over back addition to form new flat

Application No:	HGY/2015/1089	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/07/2015
Location:	20 Avenue Road N15 5JH		
Proposal:	Approval of details pursuant to condition 3 (storage and collection of refuse) attached to planning permission HGY/2013/2330		
Application No:	HGY/2015/1092	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/07/2015
Location:	20 Avenue Road N15 5JH		
Proposal:	Approval of details pursuant to condition 6 (cycle storage) attached to planning permission HGY/2013/2330		
Application No:	HGY/2015/1208	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/06/2015
Location:	St Mary's Priory Catholic School Hermitage Road N15 5RE		
Proposal:	Erection of two extensions, one to the junior school and one to the infant school, to provide two classrooms, together with alterations to a secondary entrance and internal alterations		
Application No:	HGY/2015/1226	Officer:	William Story
Decision:	PERM REQ	Decision Date:	22/06/2015
Location:	75 Woodlands Park Road N15 3SB		
Proposal:	Certificate of lawfulness for the erection of a single storey rear extension		
Application No:	HGY/2015/1252	Officer:	William Story
Decision:	REF	Decision Date:	25/06/2015
Location:	2A Kimberley Gardens N4 1LF		
Proposal:	Construction of additional floor to create 3 x one bedroom flats (outline)		
Application No:	HGY/2015/1254	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	25/06/2015
Location:	14 Kimberley Gardens N4 1LF		
Proposal:	Replacement of existing conservatory with single storey rear extension		
Application No:	HGY/2015/1285	Officer:	William Story
Decision:	GTD	Decision Date:	29/06/2015
Location:	55 Edgecot Grove N15 5HE		
Proposal:	Extension of living room with installation of new double doors and windows		
Application No:	HGY/2015/1323	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	02/07/2015
Location:	5 Falmer Road N15 5BA		
Proposal:	Certificate of lawfulness for conversion of loft space with rear dormer and erection of rear ground floor extension		
Application No:	HGY/2015/1341	Officer:	Samuel Uff
Decision:	REF	Decision Date:	03/07/2015
Location:	323 West Green Road N15 3PA		
Proposal:	Removal of condition 3 (radio control) attached to planning permission HGY/2014/2164 so a restroom for drivers is available and a waiting area for no more than 2-3 customers		

Application No:	HGY/2015/1355	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	03/07/2015
Location:	101 Harringay Road N15 3HU		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/1356	Officer:	William Story
Decision:	GTD	Decision Date:	02/07/2015
Location:	26 Woodlands Park Road N15 3RT		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/1419	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	07/07/2015
Location:	8 Woodlands Park Road N15 3RT		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/1447	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/07/2015
Location:	Shop 38 Conway Road N15 3BA		
Proposal:	Alteration to existing shopfront and change of use to residential room ancillary to main dwelling		
Application No:	HGY/2015/1524	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/07/2015
Location:	159 Cornwall Road N15 5AX		
Proposal:	Replacement windows and doors		
Application No:	HGY/2015/1626	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	28/07/2015
Location:	110 Chesterfield Gardens N4 1LR		
Proposal:	Loft conversion with rear dormer extension		
Application No:	HGY/2015/1657	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	30/07/2015
Location:	113 Stanhope Gardens N4 1HY		
Proposal:	Formation of loft conversion with box dormer and double storey side / single storey rear extension and creation of a roof terrace at second floor level.		
Application No:	HGY/2015/1658	Officer:	Anthony Traub
Decision:	REF	Decision Date:	31/07/2015
Location:	67 Glenwood Road N15 3JS		
Proposal:	Formation of L-shaped dormer loft conversion, and erection of ground floor side return and rear extension		
Application No:	HGY/2015/1703	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	05/08/2015
Location:	452 St Anns Road N15 3JH		
Proposal:	Display of 4 x internally illuminated fascia signs and 1 x internally illuminated hanging sign (retention of existing signs)		

Application No:	HGY/2015/1794	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2015
Location:	1 Etherley Road N15 3AL		
Proposal:	Approval of details pursuant to condition 5 (storage and collection of refuse) attached to planning permission HGY/2014/0047		
Application No:	HGY/2015/1810	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	17/08/2015
Location:	121 Haringay Road N15 3HP		
Proposal:	Loft conversion with front and rear mansard roof		
Application No:	HGY/2015/1845	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	19/08/2015
Location:	24 Cissbury Road N15 5QA		
Proposal:	Formation of roof extension to the rear of the existing house and installation of 3no. roof lights (Certificate of Lawfulness)		
Application No:	HGY/2015/1869	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	20/08/2015
Location:	18 Avenue Road N15 5JH		
Proposal:	Approval of detail pursuant to condition 3 (external materials) attached to planning permission HGY/2014/2477		
Application No:	HGY/2015/1870	Officer:	Anthony Traub
Decision:	REF	Decision Date:	20/08/2015
Location:	18 Avenue Road N15 5JH		
Proposal:	Approval of detail pursuant to condition 5 (cycle parking facilities) attached to planning permission HGY/2014/2477		
Application No:	HGY/2015/2027	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	21/08/2015
Location:	27 Conway Road N15 3BB		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer and two front rooflights		

Ward: **Seven Sisters**

Application No:	HGY/2015/0290	Officer:	William Story
Decision:	GTD	Decision Date:	23/07/2015
Location:	39 Lealand Road N15 6JS		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2015/0356	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/08/2015
Location:	26 + 28 Rostrevor Avenue N15 6LP		
Proposal:	Addition of rear light well to the existing planning approval HGY/2013/1995		
Application No:	HGY/2015/0441	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/07/2015
Location:	110 High Road N15 6JR		
Proposal:	Erection of two storey new build dwelling in current back yard of property.		

Application No:	HGY/2015/0912	Officer:	William Story
Decision:	GTD	Decision Date:	08/07/2015
Location:	44 Heysham Road N15 6HL		
Proposal:	Formation of dormer roof extension and installation of rear staircase		
Application No:	HGY/2015/1128	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	24/07/2015
Location:	11A Barry Avenue N15 6AD		
Proposal:	Erection of a new floor and pitch roof to the property		
Application No:	HGY/2015/1176	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	18/08/2015
Location:	24 Gladesmore Road N15 6TB		
Proposal:	Excavation to provide basement level		
Application No:	HGY/2015/1193	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	26/06/2015
Location:	34 Eastbourne Road N15 6NT		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2015/1227	Officer:	Samuel Uff
Decision:	REF	Decision Date:	23/06/2015
Location:	151 Wargrave Avenue N15 6TX		
Proposal:	Part single storey, part two storey rear extension and installation of third floor with roof over		
Application No:	HGY/2015/1237	Officer:	William Story
Decision:	PN REFUSED	Decision Date:	29/06/2015
Location:	First and Second Floors, Pacific House Vale Road N4 1PQ		
Proposal:	Prior approval for change of use from B1 (a) (offices) to C3 dwelling house		
Application No:	HGY/2015/1298	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/06/2015
Location:	161 Wargrave Avenue N15 6TX		
Proposal:	Erection of additional storey "Type 3" (householder application)		
Application No:	HGY/2015/1332	Officer:	Samuel Uff
Decision:	PN REFUSED	Decision Date:	26/06/2015
Location:	151 Wargrave Avenue N15 6TX		
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:	HGY/2015/1365	Officer:	Robbie McNaugher
Decision:	PN REFUSED	Decision Date:	30/06/2015
Location:	119 Craven Park Road N15 6BP		
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		

Application No:	HGY/2015/1398	Officer:	Eoin Concannon
Decision:	PN NOT REQ	Decision Date:	01/07/2015
Location:	38 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1399	Officer:	Samuel Uff
Decision:	PNR	Decision Date:	02/07/2015
Location:	76 Leadale Road N15 6BH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1445	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	15 Surrey Gardens N4 1UD		
Proposal:	Use of property as two self-contained flats		
Application No:	HGY/2015/1507	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	14/07/2015
Location:	Omega Works Hermitage Road N4 1LZ		
Proposal:	Part approval of details pursuant to condition 5 (further details of (b) additional windows and/or light-wells; (d) bicycle storage; (e) car parking; and (f) refuse/recycling storage) attached to Appeal reference APP/Y5420/C/13/2205889.		
Application No:	HGY/2015/1508	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	14/07/2015
Location:	Omega Works Hermitage Road N4 1LZ		
Proposal:	Approval of details pursuant to condition 3 (details showing drawings referred to in condition 1 within 3 months of the date of decision revised layouts and arrangements from units C, E, 3E, 3G and 3S together with a timetable for implementation) attached to appeal reference APP/Y5420/C/13/2205889		
Application No:	HGY/2015/1513	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/07/2015
Location:	76 Leadale Road N15 6BH		
Proposal:	Erection of front and rear dormers 'Type 2'		
Application No:	HGY/2015/1516	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	14/07/2015
Location:	132 Wargrave Avenue N15 6UA		
Proposal:	Erection of type 3 loft extension		
Application No:	HGY/2015/1517	Officer:	Anthony Traub
Decision:	REF	Decision Date:	14/07/2015
Location:	132 Wargrave Avenue N15 6UA		
Proposal:	Erection of rear first floor extension		
Application No:	HGY/2015/1530	Officer:	Samuel Uff
Decision:	REF	Decision Date:	15/07/2015
Location:	67 Wellington Avenue N15 6AX		
Proposal:	Erection of rear first floor extension		

Application No:	HGY/2015/1535	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	20/08/2015
Location:	21 Norfolk Avenue N15 6JX		
Proposal:	Erection of Type 3 roof extension		
Application No:	HGY/2015/1536	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	16/07/2015
Location:	21 Norfolk Avenue N15 6JX		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1542	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/07/2015
Location:	74 Wellington Avenue N15 6BB		
Proposal:	Excavation to provide a basement		
Application No:	HGY/2015/1631	Officer:	Samuel Uff
Decision:	REF	Decision Date:	28/07/2015
Location:	21 Vartry Road N15 6PR		
Proposal:	Conversion of dwelling to create 1 x 2 bedroom flat and 1 x 3 bedroom dwelling		
Application No:	HGY/2015/1638	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	29/07/2015
Location:	Land adjacent to 31 Riverside Road N15 6DA		
Proposal:	Development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside Road		
Application No:	HGY/2015/1640	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	21/08/2015
Location:	91 Leadale Road N15 6BJ		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2015/1672	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/08/2015
Location:	5 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1686	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	10/07/2015
Location:	9 Clifton Gardens N15 6AP		
Proposal:	Reduction of roof height and alterations to the front bay top gable roof and elevation alterations		
Application No:	HGY/2015/1700	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	05/08/2015
Location:	19 Candler Street N15 6HS		
Proposal:	Certificate of Lawfulness for use of property as 2 x 1 bed self-contained flats		

Application No:	HGY/2015/1712	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2015
Location:	67 Wellington Avenue N15 6AX		
Proposal:	Type 3 loft conversion		
Application No:	HGY/2015/1713	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/08/2015
Location:	39 Lealand Road N15 6JS		
Proposal:	Erection of ground floor infill extension		
Application No:	HGY/2015/1720	Officer:	William Story
Decision:	PN REFUSED	Decision Date:	24/07/2015
Location:	124 Craven Park Road N15 6AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 2.786m and for which the height of the eaves would be 2.786m.		
Application No:	HGY/2015/1734	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/08/2015
Location:	19 Lockmead Road N15 6BX		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	HGY/2015/1751	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	16/07/2015
Location:	61 Vartry Road N15 6PS		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/1771	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	13/08/2015
Location:	Omega Works Hermitage Road N4 1LZ		
Proposal:	Use of Units 3C, 3D, 3K, 3L, 2 & B as live/work units, and minor changes to Unit 3J, which are required as a result to proposed alterations to remaining units		
Application No:	HGY/2015/1795	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2015
Location:	119 Craven Park Road N15 6BP		
Proposal:	Erection of Type 3 loft extension with a single storey rear extension		
Application No:	HGY/2015/1796	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	12/08/2015
Location:	38 Elm Park Avenue N15 6AU		
Proposal:	Erection of a ground floor rear extension		
Application No:	HGY/2015/1798	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/08/2015
Location:	Flat 1 17 Hillside Road N15 6LU		
Proposal:	Erection of side extension to an existing ground floor flat.		

Application No:	HGY/2015/1821	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	05/08/2015
Location:	57 Wellington Avenue N15 6AX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1848	Officer:	Sarah Madondo
Decision:	PN REFUSED	Decision Date:	10/08/2015
Location:	68 Hillside Road N15 6NB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.950m		
Application No:	HGY/2015/1866	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	20/08/2015
Location:	Office 52A Fairview Road N15 6LJ		
Proposal:	Prior approval for change of use from Class B1 (a) (office) to C3 (dwelling house)		
Application No:	HGY/2015/1876	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/08/2015
Location:	151 Wargrave Avenue N15 6TX		
Proposal:	Single storey rear extension and 'type 3' extension.		
Application No:	HGY/2015/1882	Officer:	William Story
Decision:	PN NOT REQ	Decision Date:	17/08/2015
Location:	68 Beechfield Road N4 1PE		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.23m and for which the height of the eaves would be 2.875m		
Application No:	HGY/2015/1890	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/08/2015
Location:	59A Elm Park Avenue N15 6UN		
Proposal:	Approval of details pursuant to condition 1 (details of all front elevation facing materials) attached to planning permission HGY/2014/2794		
Application No:	HGY/2015/1935	Officer:	Malachy McGovern
Decision:	PN REFUSED	Decision Date:	17/08/2015
Location:	4 Wargrave Avenue N15 6UD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1957	Officer:	Robbie McNaugher
Decision:	PN NOT REQ	Decision Date:	10/08/2015
Location:	119 Craven Park Road N15 6BP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1972	Officer:	Samuel Uff
Decision:	PN REFUSED	Decision Date:	11/08/2015
Location:	161 Wargrave Avenue N15 6TX		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

Application No: **HGY/2015/1986** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 12/08/2015
 Location: 59 Fairview Road N15 6LH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.45m, for which the maximum height would be 2.99m and for which the height of the eaves would be 2.99m

Ward: **Stroud Green**

Application No: **HGY/2015/0862** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/06/2015
 Location: 43 Granville Road N4 4EJ
 Proposal: Tree works to include crown reduce all new growth back to previous pollard points of 1x Lime tree and remove low branches one growing south-west, three growing south-east, one growing north-east, three growing north, thin throughout the crown by 15% of 1x Ash tree

Application No: **HGY/2015/1197** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/06/2015
 Location: Flats 1-30, 4 Mount View Road N4 4SL
 Proposal: Non-material amendments following a grant of planning permission HGY/2014/3264 for a design change to door type DR1 to match existing design.

Application No: **HGY/2015/1221** Officer: William Story
 Decision: GTD Decision Date: 22/06/2015
 Location: Flat B 84 Upper Tollington Park N4 4NB
 Proposal: Demolition of existing conservatory and kitchen extension and replacement with proposed extension of same length and eaves height with pitched roof

Application No: **HGY/2015/1320** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/07/2015
 Location: 23 Granville Road N4 4EJ
 Proposal: Retention of approved side dormer construction with removal of the proposed timber sash window, to be replaced with a flush rooflight set into the roof of the new dormer construction

Application No: **HGY/2015/1338** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/07/2015
 Location: Flat A 142 Stroud Green Road N4 3RZ
 Proposal: Erection of a single storey rear extension together with internal alterations

Application No: **HGY/2015/1339** Officer: Adam Flynn
 Decision: REF Decision Date: 30/06/2015
 Location: 72 Stapleton Hall Road N4 4QA
 Proposal: Conversion of unlicensed 6 bedsits to create 4 self contained flats to include basement lightwells to the front side and rear, part ground floor extension and rear dormer extension rooflights to front roof slope

Application No: **HGY/2015/1349** Officer: Eoin Concannon
 Decision: REF Decision Date: 06/08/2015
 Location: 49A Oxford Road N4 3EY
 Proposal: Demolition of the existing building and the erection of a 3 to 4-storey building with 132 study bedrooms contained within 22 cluster flats

Application No:	HGY/2015/1372	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	02/07/2015
Location:	Top floor flat, 11A Victoria Road N4 3SH		
Proposal:	Formation of loft extension		
Application No:	HGY/2015/1453	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2015
Location:	60B Stapleton Hall Road N4 3QG		
Proposal:	Creation of a roof terrace with opaque glazed balustrade and 1no. Flue to the rear elevation.		
Application No:	HGY/2015/1458	Officer:	Adam Flynn
Decision:	PERM DEV	Decision Date:	10/07/2015
Location:	55 Inderwick Road N8 9LA		
Proposal:	Certificate of lawfulness for installation of external wall insulation		
Application No:	HGY/2015/1473	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	10/07/2015
Location:	47 Lancaster Road N4 4PJ		
Proposal:	Use of the first & second floor maisonette as two self-contained flats		
Application No:	HGY/2015/1491	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	13/07/2015
Location:	31 Dagmar Road N4 4NY		
Proposal:	Demolition of end of terrace house and storage out buildings, and erection of 3 x 4 storey terraced houses		
Application No:	HGY/2015/1556	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/07/2015
Location:	8 Lorne Road N4 3RT		
Proposal:	Construction of a part single storey rear to part side infill extension, first storey roof terrace and the conversion of the dwelling into two self-contained flats.		
Application No:	HGY/2015/1562	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/07/2015
Location:	Flat B 110 Weston Park N8 9PN		
Proposal:	Proposed loft conversion and roof extension including a front rooflight to the 1st floor flat		
Application No:	HGY/2015/1587	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	21/07/2015
Location:	102 Mount View Road N4 4JX		
Proposal:	Erection of a single-storey rear extension following the demolition of an existing rear projection and replacement dormers		
Application No:	HGY/2015/1588	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	23/07/2015
Location:	Flat A 12 Ossian Road N4 4EA		
Proposal:	Conversion of existing garage into habitable room together with construction of covered walkway		

Application No:	HGY/2015/1628	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	28/07/2015
Location:	3 Mayfield Road N8 9LL		
Proposal:	Erection of ground floor single storey rear and side extension incorporating demolishing the existing side return wall and the installation of 4 numbers roof windows to the new roof		
Application No:	HGY/2015/1634	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	28/07/2015
Location:	10 Quernmore Road N4 4QU		
Proposal:	Erection of a bespoke green-roofed bike shed in the front garden		
Application No:	HGY/2015/1646	Officer:	Anthony Traub
Decision:	REF	Decision Date:	29/07/2015
Location:	6 Mount Pleasant Crescent N4 4HP		
Proposal:	Use of property as residential unit		
Application No:	HGY/2015/1665	Officer:	Adam Flynn
Decision:	REF	Decision Date:	30/07/2015
Location:	5 Mayfield Road N8 9LL		
Proposal:	Erection of ground floor single storey side extension incorporating demolition of existing side return wall and installation of 4 roof windows to the new roof		
Application No:	HGY/2015/1679	Officer:	William Story
Decision:	REF	Decision Date:	04/08/2015
Location:	Flat C 78 Victoria Road N4 3SL		
Proposal:	Addition of a walk on balcony and door to the rear (southern) facade at second storey level, replacing an existing second storey window		
Application No:	HGY/2015/1716	Officer:	Samuel Uff
Decision:	REF	Decision Date:	07/08/2015
Location:	Ground Floor Flat 24 Albany Road N4 4RJ		
Proposal:	Erection of rear single storey extension		
Application No:	HGY/2015/1746	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	11/08/2015
Location:	6 Albert Road N4 3RW		
Proposal:	Erection of a single storey ground floor rear side extension		
Application No:	HGY/2015/1763	Officer:	Eoin Concannon
Decision:	PN GRANT	Decision Date:	12/08/2015
Location:	49A Oxford Road N4 3EY		
Proposal:	Prior approval for change of use from B1 (a) (offices) to C3 (residential)		
Application No:	HGY/2015/1806	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	12/08/2015
Location:	14 Mount Pleasant Villas N4 4HD		
Proposal:	Erection of single storey ground floor rear extension.		

Application No:	HGY/2015/1819	Officer:	Adam Flynn
Decision:	REF	Decision Date:	13/08/2015
Location:	48 Woodstock Road N4 3EX		
Proposal:	Replace sash windows at basement and ground and hall level with uPVC windows		
Application No:	HGY/2015/1829	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/08/2015
Location:	47 Lancaster Road N4 4PJ		
Proposal:	Regularisation of property into three self-contained flats involving the refurbishment and conversion of the main dwelling house. Erection of a single storey rear extension and with formation of a single window roof dormer to the rear roof slope		
Application No:	HGY/2015/1855	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	13/08/2015
Location:	Flat 3 Farnfields Court Oakfield Road N4 4LA		
Proposal:	Replacement of existing windows with white uPVC windows and matching glass		
Application No:	HGY/2015/1858	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/08/2015
Location:	29 Woodstock Road N4 3ET		
Proposal:	Replacement of 3 existing aluminum windows with timber framed double-glazed windows		
Application No:	HGY/2015/1878	Officer:	Valerie Okeiyi
Decision:	PN REFUSED	Decision Date:	21/08/2015
Location:	44 Quernmore Road N4 4QP		
Proposal:	Prior approval for change of use from A1 (retail) to C3 (dwellinghouse)		
Application No:	HGY/2015/1895	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/08/2015
Location:	138 Stapleton Hall Road N4 4QB		
Proposal:	Removal of dormer to the rear of the property and replacement with a conservation style rooflight		
Application No:	HGY/2015/1931	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/07/2015
Location:	42 Denton Road N8 9NS		
Proposal:	Non-material amendment following a grant of planning permission HGY/2010/0851 to change use of utility room to bedroom		
Application No:	HGY/2015/2262	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	10/08/2015
Location:	Flat 6 6 Mount Pleasant Crescent N4 4HU		
Proposal:	Use of property as residential unit		

Ward: **Tottenham Green**

Application No:	HGY/2014/3336	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	14/07/2015
Location:	Downhills Court Philip Lane N15 4HN		
Proposal:	Addition of a mansard roof on the third floor to provide 2 x one bedroom flats		

Application No:	HGY/2014/3431	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	28/07/2015
Location:	Land to the rear of 97 Philip Lane N15 4JR		
Proposal:	Construction of a five bedroom house with associated car parking and landscaping provision		
Application No:	HGY/2015/0314	Officer:	Malachy McGovern
Decision:	PERM REQ	Decision Date:	20/08/2015
Location:	54 Greenfield Road N15 5EP		
Proposal:	Certificate of Lawfulness for loft extension with rear dormer and two front roof lights, and full width rear ground single storey extension		
Application No:	HGY/2015/1113	Officer:	Robbie McNaugher
Decision:	EIASCACCEPT	Decision Date:	06/07/2015
Location:	Apex House 820 Seven Sisters Road N15 5PQ		
Proposal:	Request for a Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.		
Application No:	HGY/2015/1209	Officer:	Samuel Uff
Decision:	REF	Decision Date:	09/07/2015
Location:	14 & 16 Bedford Road N15 4HA		
Proposal:	Symmetrical developments to both houses including two storey side to rear extensions (to both); single storey rear infill extensions (to both); 2 x rear dormers (of both roofs); insertion of 2 x rooflights to front elevation (of both roofs); and reconfiguration of the existing flats to create an additional flat in nos.14 & no.16.		
Application No:	HGY/2015/1250	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/06/2015
Location:	32 Brunswick Road N15 5DD		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1272	Officer:	William Story
Decision:	GTD	Decision Date:	25/06/2015
Location:	190 West Green Road N15 5AG		
Proposal:	Loft conversion with rear dormer		
Application No:	HGY/2015/1325	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/07/2015
Location:	6 Pembroke Road N15 4NW		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/1329	Officer:	Samuel Uff
Decision:	REF	Decision Date:	02/07/2015
Location:	111 Philip Lane N15 4JR		
Proposal:	Retrospective application for ground floor rear conservatory extension		
Application No:	HGY/2015/1348	Officer:	Eoin Concannon
Decision:	PN NOT REQ	Decision Date:	30/06/2015
Location:	16 Bourn Avenue N15 4HP		
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 2.8m		

Application No:	HGY/2015/1483	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	13/07/2015
Location:	Tottenham Green Leisure Centre 1 Philip Lane N15 4JA		
Proposal:	Display of 7 x non-illuminated hanging signs		
Application No:	HGY/2015/1581	Officer:	Sarah Madondo
Decision:	PN NOT REQ	Decision Date:	14/07/2015
Location:	4 Westerfield Road N15 5LD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.5m		
Application No:	HGY/2015/1590	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/07/2015
Location:	105 West Green Road N15 5DE		
Proposal:	Insertion of new window to existing rear extension		
Application No:	HGY/2015/1600	Officer:	Samuel Uff
Decision:	PN NOT REQ	Decision Date:	27/07/2015
Location:	312 High Road N15 4BN		
Proposal:	Replacement of 3no. existing antennas with 3no. new antennas and the installation of 1no. 0.6m dish and 1no. 0.3m dish onto the existing 7.5m high sub mast on the roof of Excel House		
Application No:	HGY/2015/1601	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	24/07/2015
Location:	19 Montague Road N15 4BD		
Proposal:	Certificate of lawfulness for extension to existing loft conversion over rear outrigger		
Application No:	HGY/2015/1689	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	04/08/2015
Location:	266 High Road N15 4AJ		
Proposal:	Variation of condition 3 (use of premises) attached to planning permission HGY/1989/1429 in order to allow for any D1 use Class activity on the premises		
Application No:	HGY/2015/1736	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	10/08/2015
Location:	125 Roslyn Road N15 5JB		
Proposal:	Certificate of lawfulness for creation of loft conversion		
Application No:	HGY/2015/1745	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	11/08/2015
Location:	79 High Cross Road N17 9NR		
Proposal:	Variation of Condition 2 (accordance with plans and specifications) attached to planning permission HGY/2015/0688 to undertake minor design changes to internal arrangements and also some minor external changes		
Application No:	HGY/2015/1765	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	30/07/2015
Location:	76 Avenue Road N15 5DN		
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 3.3m and for which the height of the eaves would be 3m.		

Application No:	HGY/2015/1770	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	13/08/2015
Location:	22 Westerfield Road N15 5LD		
Proposal:	Formation of loft conversion with a rear dormer and roof lights		
Application No:	HGY/2015/1840	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	13/08/2015
Location:	Security Office 39-41 Markfield Road N15 4QA		
Proposal:	Use of property as single dwellinghouse (Use Class C3) (certificate of lawfulness for an existing use)		
Application No:	HGY/2015/1841	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	13/08/2015
Location:	Container Three 39-41 Markfield Road N15 4QA		
Proposal:	Use of property as single dwellinghouse (Use Class C3) (certificate of lawfulness for an existing use)		
Application No:	HGY/2015/2003	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/08/2015
Location:	Shop 111 West Green Road N15 5DE		
Proposal:	Display of 1 x externally illuminated shop front		
Application No:	HGY/2015/2030	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	07/08/2015
Location:	Tottenham Hale Retail Park Broad Lane N15 4QD		
Proposal:	Approval of Details pursuant to Condition 3 (construction management plan and logistics plan) attached to planning application HGY/2-14/2576		

Ward: **Tottenham Hale**

Application No:	HGY/2014/1740	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	664-666 High Road N17 0AB		
Proposal:	Conversion of properties into 5 self contained flats		
Application No:	HGY/2014/1741	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	664-666 High Road N17 0AB		
Proposal:	Listed building consent for the conversion of properties into 5 self contained flats		
Application No:	HGY/2015/0304	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	GLS Supplies Depot Ferry Lane N17 9QQ		
Proposal:	Approval of details pursuant to condition 27 (design and method statement for the foundation design) attached to planning permission HGY/2010/1897		
Application No:	HGY/2015/1234	Officer:	Robbie McNaugher
Decision:	EIAREQ	Decision Date:	01/07/2015
Location:	Former Filling Station Ferry Lane N17 9NF		
Proposal:	Request for EIA screening opinion under Part 2, Clause 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.		

Application No:	HGY/2015/1287	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/06/2015
Location:	46 Wycombe Road N17 9XP		
Proposal:	Certificate of lawfulness for formation of loft conversion		
Application No:	HGY/2015/1315	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	01/07/2015
Location:	25 Mitchley Road N17 9HG		
Proposal:	Use of property as two self-contained flats (certificate of lawfulness for an existing use)		
Application No:	HGY/2015/1376	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	07/07/2015
Location:	3 Malvern Road N17 9HH		
Proposal:	Certificate of Lawfulness for a rear dormer extension		
Application No:	HGY/2015/1388	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	GLS Supplies Depot Ferry Lane N17 9QQ		
Proposal:	Approval of details pursuant to condition 27a (scheme for monitoring and mitigating noise and dust emissions) attached to planning permission HGY/2010/1897		
Application No:	HGY/2015/1389	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	25/06/2015
Location:	GLS Supplies Depot Ferry Lane N17 9QQ		
Proposal:	Approval of details pursuant to condition 52 (method for piling foundations) attached to planning permission HGY/2010/1897		
Application No:	HGY/2015/1403	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	07/07/2015
Location:	4 Malvern Road N17 9HH		
Proposal:	Certificate of lawfulness for a rear dormer extension		
Application No:	HGY/2015/1407	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/07/2015
Location:	Pavement adjacent to 13-24 Comberdale Court Lansdowne Road N17 9XG		
Proposal:	Display of 2 x internally illuminated aluminium enclosed units on a repositioned bus passenger shelter		
Application No:	HGY/2015/1430	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/07/2015
Location:	3 & 4 Malvern Road N17 9HH		
Proposal:	Ground floor rear extension to both properties		
Application No:	HGY/2015/1436	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 18 (refuse and waste) attached to planning permission HGY/2013/0745		

Application No:	HGY/2015/1438	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 14 (secured by design) attached to planning permission HGY/2013/0745		
Application No:	HGY/2015/1439	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	06/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 11 (boiler) attached to planning permission HGY/2013/0745		
Application No:	HGY/2015/1440	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	06/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 10 (management of construction dust) attached to planning permission HGY/2013/0745		
Application No:	HGY/2015/1441	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 5 (boundary treatment) attached to planning permission HGY/2013/0745		
Application No:	HGY/2015/1442	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	30/07/2015
Location:	530 High Road N17 9SX		
Proposal:	Approval of details pursuant to Condition 9 (ventilation) attached to planning permission HGY/2013/0745		
Application No:	HGY/2015/1470	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	13/07/2015
Location:	514 High Road N17 9SX		
Proposal:	Extension of the existing ground floor retail unit into rear yard including relocating entrance to upper flat.		
Application No:	HGY/2015/1476	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	13/07/2015
Location:	129 Seymour Avenue N17 9RG		
Proposal:	Certificate of lawfulness for loft conversion to include a hip to gable roof and rear dormer		
Application No:	HGY/2015/1484	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	25/06/2015
Location:	Image House Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 15 (surface water drainage) attached to planning permission HGY/2014/0498		
Application No:	HGY/2015/1519	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	09/07/2015
Location:	2 South Terrace, Shelbourne Road N17 9YG		
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 2.85m		

Application No:	HGY/2015/1604	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	15/07/2015
Location:	133 Sherringham Avenue N17 9RU		
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 2.8m and for which the height of the eaves would be 2.6m		
Application No:	HGY/2015/1706	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	05/08/2015
Location:	7 Parkhurst Road N17 9RB		
Proposal:	Certificate of Lawfulness for a loft conversion with rear dormer and 3 roof lights to front roof slope		
Application No:	HGY/2015/1737	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/08/2015
Location:	Tottenham Hale Station Station Road N17 9LR		
Proposal:	Installation of a row of 6 temporary retail units for A1 and A3 uses until 31 December 2017, plus associated works.		
Application No:	HGY/2015/1755	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	05/08/2015
Location:	106 Shelbourne Road N17 9XY		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer		
Application No:	HGY/2015/1774	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	13/08/2015
Location:	64 Scotland Green N17 9TU		
Proposal:	Erection of two storey side extension with materials to match existing house		
Application No:	HGY/2015/1817	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/08/2015
Location:	First Floor Flat 88 Lansdowne Road N17 9XL		
Proposal:	Formation of rear dormer and insertion of front and rear rooflights to facilitate a loft conversion		
Application No:	HGY/2015/1828	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	18/08/2015
Location:	Stonebridge Waterside Centre Marsh Lane / Stonebridge Lock N17 0XD		
Proposal:	Change of use from D1 (Education Facility) and D2 (Community Centre) to mixed use D1, D2 and A3 (Cafe)		
Application No:	HGY/2015/1831	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	20/08/2015
Location:	Image House Station Road N17 9LR		
Proposal:	Approval of details pursuant to condition 13 (Piling) attached to planning permission HGY/2014/0498		
Application No:	HGY/2015/1862	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/08/2015
Location:	KFC Ferry Island Retail Park Station Road N17 9FR		
Proposal:	Provision of new entrance door and refurbishment / renewal of windows, external canopy, speaker post and menu leader boards		

Application No:	HGY/2015/1863	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	20/08/2015
Location:	KFC Ferry Island Retail Park Station Road N17 9FR		
Proposal:	Display of 2 x internally illuminated KFC lettering signs, 2 x internally illuminated leader board signs and 1 x non-illuminated directional sign		
Application No:	HGY/2015/1864	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	20/08/2015
Location:	Asda 490 High Road N17 9JF		
Proposal:	Installation of replacement security shutters and fire doors		
Application No:	HGY/2015/1874	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	06/08/2015
Location:	5 Whitbread Close N17 0YA		
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 2.8m		
Application No:	HGY/2015/1875	Officer:	William Story
Decision:	PN REFUSED	Decision Date:	11/08/2015
Location:	90 Campbell Road N17 0AX		
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 2.8m		
Application No:	HGY/2015/1917	Officer:	Robbie McNaugher
Decision:	PERM REQ	Decision Date:	21/08/2015
Location:	90 Campbell Road N17 0AX		
Proposal:	Certificate of lawfulness for a front access porch		
Application No:	HGY/2015/1999	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/08/2015
Location:	Unit 35 Millmead Business Centre Mill Mead Road N17 9QU		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0514, to re-arrange the internal layout and re-position the external windows and doors		

Ward: **West Green**

Application No:	HGY/2015/1261	Officer:	William Story
Decision:	PERM DEV	Decision Date:	23/06/2015
Location:	297 Lordship Lane N17 6AB		
Proposal:	Certificate of lawfulness for a 3 metre rear extension, loft conversion with rear dormer with roof light to front roof slope.		
Application No:	HGY/2015/1270	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	25/06/2015
Location:	167B Langham Road N15 3LP		
Proposal:	Certificate of lawfulness for the addition of a rear dormer with a volume of 12 cubic meters to form shower room		

Application No:	HGY/2015/1330	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/07/2015
Location:	17 Sandringham Road N22 6RB		
Proposal:	Single storey rear extension and loft conversion including rear dormer and removal of chimneybreast / stack (householder application)		
Application No:	HGY/2015/1366	Officer:	Eoin Concannon
Decision:	PN REFUSED	Decision Date:	30/06/2015
Location:	20 Graham Road N15 3NL		
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:	HGY/2015/1395	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/07/2015
Location:	257 Lordship Lane N17 6AA		
Proposal:	Approval of details pursuant to conditions 5a (desktop study and conceptual model), 5b (site investigation) and 5c (Method Statement) attached to planning permission HGY/2014/0202		
Application No:	HGY/2015/1421	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/07/2015
Location:	17 Sandringham Road N22 6RB		
Proposal:	Erection of single / part two storey rear extension, formation of loft conversion (including rear dormer), insertion of 2 rooflights to front roofslope and removal of chimney breast / stack		
Application No:	HGY/2015/1431	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	08/07/2015
Location:	62 Downhills Way N17 6BB		
Proposal:	Formation of dormer extension (certificate of lawfulness for an existing use)		
Application No:	HGY/2015/1459	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	10/07/2015
Location:	3 Walpole Road N17 6BE		
Proposal:	Certificate of lawfulness for installation of external wall insulation		
Application No:	HGY/2015/1466	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	09/07/2015
Location:	20 Frome Road N22 6BP		
Proposal:	Use of property as 4 self-contained flats		
Application No:	HGY/2015/1520	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	06/07/2015
Location:	70 Boundary Road N22 6AD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1570	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/07/2015
Location:	257 (right hand) Lordship Lane N17 6AA		
Proposal:	Approval of details pursuant to condition 5 A, B and C (desktop study conceptual model and risk assessment) attached to planning permission HGY/2014/2882		

Application No:	HGY/2015/1664	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/08/2015
Location:	145 Boundary Road N22 6AR		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/1714	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/08/2015
Location:	18 Belmont Road N15 3LT		
Proposal:	Landscaping to the front of the property including a bin store		
Application No:	HGY/2015/1739	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/08/2015
Location:	32A Stanmore Road N15 3PS		
Proposal:	Addition of 6msq single storey side extension to rear of property.		
Application No:	HGY/2015/1749	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	11/08/2015
Location:	167B Langham Road N15 3LP		
Proposal:	Certificate of Lawfulness for a 3.0m single storey extension to existing kitchen and a 3.0m single storey extension enclosing the area adjacent to the existing kitchen		
Application No:	HGY/2015/1802	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/08/2015
Location:	415 Lordship Lane N17 6AG		
Proposal:	Erection of infill rear extension to shop with additional basement and formation of full width balcony to rear revision of approved application HGY/2012/1316.		
Application No:	HGY/2015/1891	Officer:	Eoin Concannon
Decision:	PN NOT REQ	Decision Date:	12/08/2015
Location:	20 Graham Road N15 3NL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1906	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	21/08/2015
Location:	2 Sirdar Road N22 6RG		
Proposal:	Certificate of lawfulness for a loft conversion with rear dormers and rooflights to front roof slope		
Application No:	HGY/2015/1969	Officer:	Samuel Uff
Decision:	PN NOT REQ	Decision Date:	20/08/2015
Location:	94 Walpole Road N17 6BL		
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 2.8m and for which the height of the eaves would be 2.6m		

Ward: **White Hart Lane**

Application No:	HGY/2015/1249	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	23/06/2015
Location:	Corner of Rivulet Road and Great Cambridge Road N17		
Proposal:	Replacement of existing 15m monopole with 14.7m monopole and 1no. additional cabinet		

Application No:	HGY/2015/1297	Officer:	Samuel Uff
Decision:	REF	Decision Date:	30/06/2015
Location:	Land Between 315 The Roundway & 52 Lordship Lane N17 7QG		
Proposal:	Extension of existing time-limited permission No.HGY/2013/2550 for change of use of the site as both works offices and storage and amenity facilities in connection with refurbishment works to Circle 33 properties		
Application No:	HGY/2015/1331	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/08/2015
Location:	65 Risley Avenue N17 7HJ		
Proposal:	Erection of single storey rear extension and loft conversion including rear dormer and front rooflight		
Application No:	HGY/2015/1455	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/07/2015
Location:	15 Weir Hall Road N17 8LG		
Proposal:	New external wall insulation to front, rear and side elevations, alteration of rear ground floor window openings and replacement of all single glazed windows with new triple glazed widows, formation of single storey rear extension, new roof light to front roof, new thermal solar panel and new flue to rear roof		
Application No:	HGY/2015/1482	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	13/07/2015
Location:	308 White Hart Lane N17 8LA		
Proposal:	Erection of double storey side and rear extension with additional front bay		
Application No:	HGY/2015/1489	Officer:	William Story
Decision:	PERM DEV	Decision Date:	13/07/2015
Location:	7 Cavell Road N17 7BJ		
Proposal:	Certificate of lawfulness for two storey rear extension, hip to gable loft conversion, rear dormer loft conversion and rear outbuilding		
Application No:	HGY/2015/1553	Officer:	Samuel Uff
Decision:	REF	Decision Date:	21/07/2015
Location:	274-276 The Roundway N17 7AG		
Proposal:	Erection of new shopfront		
Application No:	HGY/2015/1559	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	22/07/2015
Location:	96 Devonshire Hill Lane N17 7NH		
Proposal:	Retrospective planning application for single storey rear extension		
Application No:	HGY/2015/1583	Officer:	Eoin Concannon
Decision:	PN NOT REQ	Decision Date:	14/07/2015
Location:	23 Mayfair Gardens N17 7LP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1675	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	03/08/2015
Location:	30 Wateville Road N17 7PT		
Proposal:	Formation of rear dormer		

Application No:	HGY/2015/1814	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/08/2015
Location:	Football Club Playing Field Coles Park White Hart Lane N17 7JP		
Proposal:	3 year temporary permission for continued use of the hardstanding ground for the sale of perishable goods / foodstuffs (i.e. fruit and vegetables, meat, fish, etc), in addition to the sale of new and second hand goods on Friday, Saturday and Sunday between the hours of 7.00am and 13.00pm including temporary provision of storage containers for use of the club and traders		
Application No:	HGY/2015/1842	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/08/2015
Location:	32 Rivulet Road N17 7JS		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1843	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	18/08/2015
Location:	59 Devonshire Hill Lane N17 7NE		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1871	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	18/08/2015
Location:	26 Siward Road N17 7PJ		
Proposal:	Erection of small extension for a dining room		

Ward: **Woodside**

Application No:	HGY/2014/0833	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2015
Location:	32 Ewart Grove N22 5NU		
Proposal:	Approval of details pursuant to condition 5 (roof drawings) attached to planning permission HGY/2005/0643		
Application No:	HGY/2014/2942	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/08/2015
Location:	2 Forfar Road N22 5QE		
Proposal:	Sub-division of existing single family dwelling, 2-storey side extension, loft conversion with front roof windows and rear dormer extension.		
Application No:	HGY/2015/0075	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	04/08/2015
Location:	320 High Road N22 8JR		
Proposal:	The creation of a new dwelling, (C3 residential) following the demolition of six garages.		
Application No:	HGY/2015/0431	Officer:	William Story
Decision:	GTD	Decision Date:	17/08/2015
Location:	45 Warberry Road N22 7TQ		
Proposal:	Alterations to the front elevation.		

Application No:	HGY/2015/0518	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	07/08/2015
Location:	40 Wolseley Road N22 7TW		
Proposal:	Demolition of single storey side garage to be replaced by a single storey side extension, and erection of a rear extension comprising ground and lower ground levels to provide 3 self contained units.		
Application No:	HGY/2015/1158	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/07/2015
Location:	574 Lordship Lane N22 5BY		
Proposal:	Existing 2 No flats reworked to provide 2 No flats with separate, secure access.		
Application No:	HGY/2015/1267	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	24/06/2015
Location:	24 Cranbrook Park N22 5NA		
Proposal:	Certificate of lawfulness for a single storey rear extension		
Application No:	HGY/2015/1276	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	26/06/2015
Location:	28 Dunbar Road N22 5BE		
Proposal:	Certificate of lawfulness for erection of single storey rear extension		
Application No:	HGY/2015/1299	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	30/06/2015
Location:	11 Glendale Avenue N22 5HL		
Proposal:	Certificate of lawfulness for hipped dormer extension to side of exiting roof to facilitate loft conversion		
Application No:	HGY/2015/1300	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	30/06/2015
Location:	40 Homecroft Road N22 5EL		
Proposal:	Certificate of lawfulness for loft conversion with front rooflights and rear dormer		
Application No:	HGY/2015/1301	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	30/06/2015
Location:	66 St Albans Crescent N22 5NB		
Proposal:	Retention of existing two self-contained houses		
Application No:	HGY/2015/1306	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	30/06/2015
Location:	92 Woodside Road N22 5HT		
Proposal:	Certificate of lawfulness for use of property as two flats		
Application No:	HGY/2015/1336	Officer:	William Story
Decision:	GTD	Decision Date:	03/07/2015
Location:	46 Melrose Avenue N22 5EA		
Proposal:	First floor side extension with pitched roof and part ground floor side extension		

Application No:	HGY/2015/1415	Officer:	Adam Flynn
Decision:	REF	Decision Date:	07/07/2015
Location:	Flat A 49 Park Avenue N22 7EY		
Proposal:	Erection of a single-story wooden garden shed office		
Application No:	HGY/2015/1425	Officer:	Samuel Uff
Decision:	REF	Decision Date:	08/07/2015
Location:	Fylan Terrace Crofts Lane N22 5DQ		
Proposal:	Erection of 1 x two storey, one bedroom house, with rear garden		
Application No:	HGY/2015/1426	Officer:	Samuel Uff
Decision:	PN NOT REQ	Decision Date:	07/07/2015
Location:	13 Saxon Road N22 5EB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 2.75 - 4.55m, for which the maximum height would be 3.35m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/1464	Officer:	Eoin Concannon
Decision:	PERM DEV	Decision Date:	09/07/2015
Location:	33 Maryland Road N22 5AR		
Proposal:	Certificate of lawfulness for rear dormer and roof extension over existing side extension		
Application No:	HGY/2015/1485	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	13/07/2015
Location:	65 Arcadian Gardens N22 5AG		
Proposal:	Certificate of lawfulness for loft conversion including rear dormer		
Application No:	HGY/2015/1533	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	16/07/2015
Location:	28 Melrose Avenue N22 5EA		
Proposal:	Full width rear extension and full width dormer extension to existing late victorian terraced dwelling		
Application No:	HGY/2015/1561	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/07/2015
Location:	85 Stirling Road N22 5BN		
Proposal:	Erection of a single storey rear extension and the conversion of the existing two storey side extension into a one bedroom house		
Application No:	HGY/2015/1605	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	26/06/2015
Location:	29 Selborne Road N22 7TH		
Proposal:	Non-material amendment following a grant of planning permission HGY/2013/0679 for reduction of the lightwell within the side extension infill area to 2m x 1m		
Application No:	HGY/2015/1635	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	29/07/2015
Location:	5A Park View Gardens N22 5SH		
Proposal:	Certificate of Lawfulness for use of single storey extension at 5 Park View Gardens as a single storey dwelling (C3)		

Application No:	HGY/2015/1642	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	29/07/2015
Location:	91 Eldon Road N22 5ED		
Proposal:	Certificate of Lawfulness for loft conversion and single storey rear extension		
Application No:	HGY/2015/1648	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	04/08/2015
Location:	33 Lyndhurst Road N22 5AX		
Proposal:	Formation of loft conversion and erection of ground floor rear extension		
Application No:	HGY/2015/1661	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/07/2015
Location:	30 Saxon Road N22 5EB		
Proposal:	Outbuilding at rear garden to creat children play room.		
Application No:	HGY/2015/1666	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	31/07/2015
Location:	5 Sandford Avenue N22 5EJ		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/1677	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2015
Location:	29 Perth Road N22 5PY		
Proposal:	Approval of details pursuant to condition 3 (provision of refuse and waste storage and recycling) attached to planning permission HGY/2015/0420		
Application No:	HGY/2015/1678	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	31/07/2015
Location:	29 Perth Road N22 5PY		
Proposal:	Approval of details pursuant to condition 4 (cycle parking facilities) attached to planning permission HGY/2015/0420		
Application No:	HGY/2015/1743	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/08/2015
Location:	17 Gathorne Road N22 5ND		
Proposal:	Formation of loft conversion and rear dormer roof extension with rooflights to front roof		
Application No:	HGY/2015/1801	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/08/2015
Location:	204 High Road N22 8HH		
Proposal:	Erection of rear extension to existing dental surgery		
Application No:	HGY/2015/1826	Officer:	Adam Flynn
Decision:	PERM REQ	Decision Date:	13/08/2015
Location:	St Michaels Vicarage 39 Bounds Green Road N22 8HE		
Proposal:	Certificate of Lawfulness for a single storey side extension		

Application No: **HGY/2015/1839** Officer: Anthony Traub
 Decision: GTD Decision Date: 03/08/2015
 Location: Riverside School White Hart Lane N22 5QJ
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/3573

Application No: **HGY/2015/1867** Officer: Sarah Madondo
 Decision: REF Decision Date: 20/08/2015
 Location: 110 Granville Road N22 5LX
 Proposal: Conversion of dwelling to 2no. flats

Application No: **HGY/2015/1889** Officer: Eoin Concannon
 Decision: PN REFUSED Decision Date: 13/08/2015
 Location: 91 Eldon Road N22 5ED
 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 3.225m and for which the height of the eaves would be 3m

Ward: **Not Applicable - Outside Borough**

Application No: **HGY/2015/1577** Officer: Paul Roberts
 Decision: RNO Decision Date: 22/06/2015
 Location: Formerly Royal Park Hotel 350 Seven Sisters Road N4 2PG
 Proposal: Erection of two 5 storey (plus basement) semi-detached buildings and one part 5, part 4 (plus basement) building (all interlinked at ground floor and basement level) to provide for a 151 room hostel with works to the front and rear including landscaping, play areas, disabled car parking and cycle parking (Observations to L.B. Hackney)

Application No: **HGY/2015/1778** Officer: Aaron Lau
 Decision: RNO Decision Date: 27/07/2015
 Location: Whitehall Park School Ashmount Road N19 3BH
 Proposal: Observation to London borough of Islington for application relating to the temporary buildings, retention of the admin/staff room building removal of the classroom building and addition of two x two storey modular classroom buildings, for a limited period to provide temporary accommodation for the Whitehall park primary school. This application may affect the character and appearance of the conservation area. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); section 73

Application No: **HGY/2015/1893** Officer: Valerie Okeiyi
 Decision: RNO Decision Date: 22/07/2015
 Location: Brent Cross Cricklewood Regeneration Area Brent Cross NW2
 Proposal: Reserved Matters application within Phase 1a (North) of the Brent Cross Cricklewood Regeneration scheme relating to Layout, Scale, Appearance, Access and Landscaping for infrastructure including roads, bridges and River Brent diversion works. Submission is pursuant to conditions 1.2.1.A, 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area. Application is accompanied by an Environmental Statement Further Information Report

Application No: **HGY/2015/1948** Officer: Matthew Gunning
 Decision: RNO Decision Date: 20/07/2015
 Location: Brent Cross Cricklewood Regeneration Area NW2

Proposal:	Observations to London Borough of Barnet for reserved matters application within Phase 1 A (North) of the Brent Cross Cricklewood Regeneration area, submitted pursuant to conditions 1.2.1 .A, 2.1 and for the part discharge of condition 13.1 of Planning Permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of Brent Cross Cricklewood, relating to Layout, Scale, Appearance, Access and Landscaping for the Open Space of the Central Brent Riverside Park, application is accompanied by an Environmental Statement Further Information Report.		
Application No:	HGY/2015/1980	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	29/07/2015
Location:	Brent Cross Cricklewood Regeneration Area NW2		
Proposal:	Observations to London Borough of Barnet for Proposed Phase Transport Report for Phase 1 to address condition 37.2 of S73 Planning Application reference F/04687/13 approved 23/07/2014 for the Comprehensive Mixed Use redevelopment of the Brent Cross Cricklewood Area.		
Application No:	HGY/2015/2061	Officer:	Valerie Okeiyi
Decision:	RNO	Decision Date:	10/08/2015
Location:	Brent Cross Cricklewood Regeneration Area NW2		
Proposal:	A5 Corridor Study submission to address condition 2.7 of S73 planning application ref: F/04687/13 dated 23/07/2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Area (Observations to L.B. Barnet)		
Application No:	HGY/2015/2119	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	17/08/2015
Location:	Brent Cross Cricklewood Regeneration Area, NW2		
Proposal:	Reserved Matters application within Phase 1a (North) of the Brent Cross Cricklewood Regeneration scheme relating to Layout, Scale, Appearance, Access and Landscaping for infrastructure including roads, bridges and River Brent diversion works. Submission is pursuant to conditions 1.2.1.A, 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area., , Application is accompanied by an Environmental Statement Further Information Report. (Observations to L.B. Barnet)		

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