

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 5th October, 2015, 7.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

MEMBERS: Councillors Peray Ahmet (Chair), Basu, David Beacham, John Bevan, Vincent Carroll (Vice-Chair), Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

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 17 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 - 14)

To confirm and sign the minutes of the Planning Sub Committee held on 7 September.

7. CONNAUGHT HOUSE OMBUDSMAN DECISION (PAGES 15 - 26)

8. PLANNING APPLICATIONS

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

9. 5-9 CONNAUGHT HOUSE CONNAUGHT GARDENS N10 3LH (PAGES 27 - 64)

Demolition of existing 5 terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking.

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

- 10. BEACON LODGE, 35 EASTERN ROAD, LONDON N2 (PAGES 65 - 122)**
Part demolition and part retention and extension of existing buildings and change of use from former residential institution use (Class C2) to residential (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Construction of 6 new maisonettes comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments. Erection of 1 replacement dwelling comprising 4 bedrooms in a 2-storey (plus basement) house. Provision of associated car parking, open space and landscaping and tree work.

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

- 11. ALEXANDRA COURT 122-124 HIGH ROAD N22 6HE (PAGES 123 - 156)**
Change of use from B1 office use to C1 hotel use, including external refurbishment works and extension into the car park on the second, third and fourth floors.

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

- 12. LAND TO REAR OF 131-151 BOUNDARY ROAD N22 6AR (PAGES 157 - 188)**
Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement served by light wells, and 2no. semi-detached, two storey, three bedroom houses with basements served by light wells, and construction of two sets of entrance gates.

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

- 13. 139 DEVONSHIRE HILL LANE N17 7NL (PAGES 189 - 218)**
Demolition of existing detached house and erection of a new development comprising one 4 bedroom house, four 2 bedroom flats, and two 1 bedroom flats, with car parking, landscaping, and refuse and cycle stores.

RECOMMENDATION: grant permission subject to conditions.

- 14. HOLY TRINITY CHURCH OF ENGLAND PRIMARY SCHOOL SOMERSET ROAD N17 9EJ (PAGES 219 - 228)**
Fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road.

RECOMMENDATION: grant permission subject to conditions.

- 15. UPDATE ON MAJOR PROPOSALS (PAGES 229 - 242)**
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.
- 16. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 243 - 276)**
To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 24 August to 18 September 2015.
- 17. NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
- 18. DATE OF NEXT MEETING**
29 October – pre-application briefing.

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