

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 9th November, 2015, 7.00 pm - Civic Centre, High Road,
Wood Green, N22 8LE**

MEMBERS: Councillors Peray Ahmet (Chair), Vincent Carroll (Vice-Chair),
Dhiren Basu, David Beacham, Toni Mallett, James Patterson, John Bevan,
Clive Carter, Natan Doron, 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 - 26)

To confirm and sign the minutes of the Planning Sub Committee held on 5 October.

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. 191-201 ARCHWAY ROAD, LONDON N6 5BN (PAGES 27 - 130)

Erection of building behind retained Archway Road facade and fronting Causton Road to provide 25 residential dwellings (Class C3) at basement, ground, first, second and third floor level, including retention side return wall on Causton Road. Demolition of all existing buildings to the rear. Retention of retail floor space unit at ground floor level (Class A1). Change of use of part ground floor and part basement from retail (Class A1) to Class B1 use. Provision of associated residential amenity space, landscaping and car parking.

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

9. LAND TO REAR OF 131-151 BOUNDARY ROAD N22 6AR (PAGES 131 - 158)

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.

10. MARCUS GARVEY LIBRARY TOTTENHAM GREEN LEISURE CENTRE 1 PHILIP LANE N15 4JA (PAGES 159 - 178)

Installation of a new entrance door to the south elevation of Marcus Garvey Library along with the associated external works

RECOMMENDATION: grant permission subject to conditions.

11. 3 FORDINGTON ROAD, N6 4TD (PAGES 179 - 194)

Erection of a part single-storey, part two-storey rear extension

RECOMMENDATION: grant permission subject to conditions.

12. UNITS 1-5 BRUCE GROVE STATION 509 - 513A HIGH ROAD N17 6QA (PAGES 195 - 236)

Single storey extension to the High Road facade of Bruce Grove Station to create an additional 174sqm of A1/A3 space with associated landscaping and yard

RECOMMENDATION: grant permission subject to conditions.

13. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN (PAGES 237 - 252)

Retrospective application for change of position for new flue. New roof mounted fence to screen flue and roof plant.

RECOMMENDATION: grant permission subject to conditions.

14. TOWN & COUNTRY PLANNING ACT 1990, TOWN & COUNTRY PLANNING ACT (TREES) REGULATIONS 1999 (PAGES 253 - 264)

To confirm the attached Tree Preservation Orders

15. UPDATE ON MAJOR PROPOSALS (PAGES 265 - 278)

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 279 - 328)

To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 21 September – 23 October 2015.

17. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

18. DATE OF NEXT MEETING

1 December.

Maria Fletcher
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

30 October 2015

MINUTES OF MEETING PLANNING SUB COMMITTEE

Monday, 5th October, 2015, 7pm

PRESENT:

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

20. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

21. APOLOGIES

Apologies were received from Cllr Ryan for whom Cllr Rice substituted.

22. DECLARATIONS OF INTEREST

Cllr Bevan identified that he had previously made comments regarding the Devonshire Hill Lane scheme but having sought legal advice, affirmed that he had not formed a pre-determined view on the application and did not have a closed mind in determining the application.

Cllr Mallett identified in relation to the Holy Trinity Church of England Primary School item that she was a Holy Trinity Church congregation member.

23. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 7 September be approved.

24. CONNAUGHT HOUSE OMBUDSMAN DECISION

The Committee received a report providing details of a Local Government Ombudsman's report into a complaint made by a local resident regarding a planning application report that went before Committee for determination in October 2014. The Ombudsman's investigation report identified that the Council was not at fault in respect of 4 of the points raised by the complainant but was at fault for not identifying to the Committee that the application in question was contrary to the Local Development Plan, despite the officer view that there were reasons to make an exception based on the scheme design.

The Head of Development Management outlined the officer response to the Ombudsman's findings including extending an apology to the Committee for the error identified by the investigation. An apology would also be made to the complainant. It was advised that officers would be reviewing the way in which future Planning Committee reports reflected the London Plan density matrix and would take forward any other lessons learnt.

RESOLVED

- That the report be noted.

25. 5-9 CONNAUGHT HOUSE CONNAUGHT GARDENS N10 3LH

The Committee considered a report on the application to grant planning permission for the demolition of 5 existing terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

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

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

- The design was overbearing, unsympathetic to the surrounding area and would result in overlooking to neighbouring properties due to its aspect and proximity.
- A high number of objections had been made by local residents to the scheme.
- A reduction was sought to the proposed height of the scheme to bring it inline with existing properties in the area.
- The proposed metal roof was out of keeping with the surrounding area.
- The scheme exceeded Local Plan density guidelines and as such would have an unacceptable impact on neighbouring amenity including increased footfall and loss of open space.
- The scheme constituted overdevelopment through site cramming.
- The change of building orientation would impact negatively on neighbouring properties to the east, exacerbated by the slope of the site.
- Consideration should be given to planting trees as a boundary treatment instead of fences.

Cllrs Engert and M Blake addressed the Committee as local ward councillors and raised the following points:

- The scheme exceeded London Plan density matrix guidelines.
- Concerns were raised over the cumulative impact of development schemes coming forward in the immediate area on the amenity of local residents.
- Assessments made by the planning officer regarding density were subjective and the opposing views of local residents should be given equal consideration.
- Objections were outlined to the height, bulk and size of the scheme and loss of green space and trees in the vicinity.

- Local people making objections were generally not against development of the site per se but had concern over the current design on the basis of size, its intrusive nature and the major excavation works required.
- The impact on parking pressure in the area didn't take into account additional demand from the redevelopment of a nearby flat scheme.

The legal officer emphasised to the Committee that advice provided by professional planning officers was objective in nature and not subjective as incorrectly claimed, and as such should not be called into question. It was made clear that the Committee was free to disagree with that professional advice for good planning reasons.

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

- Plans for the scheme had been through a number of consultation events with local people as well as the Quality Review Panel (QRP), with subsequent amendments made to the design as a result.
- The density of the scheme was London Plan compliant based on the number of units per hectare calculation, which at 42 units per hectare was within the 35-55 London Plan guidelines.
- The design was high quality as supported by the Quality Review Panel.
- Separation distances to neighbouring properties were considered acceptable by officers.
- The impact of the scheme following studies undertaken covering overlooking, overshadowing and daylight was deemed acceptable.
- The scheme was policy compliant on the basis of parking provision.
- The development would provide family housing units, of particular demand in the area and which had an impact on density levels resulting from the higher number of rooms per unit.

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

- Clarification was sought on the issues raised regarding density. Officers advised that the scheme exceeded the London Plan density matrix on a habitable rooms per hectare basis but not on a unit per hectare calculation. Exceeding the density range guidance was permissible in exceptional circumstances, which officers considered appropriate here, due to the quality of design and the assessment that the impact on neighbouring amenity would not be adverse. The QRP also supported this position.
- The risk of setting a precedent in allowing schemes to exceed the London Plan density matrix was questioned. Officers advised that the scheme had been reduced in size from original proposals and taken into account the character of the area, with primacy given to the provision of family accommodation in a family area, with large gardens and parking provided.
- Responding to a question regarding proposals for an offsite affordable housing contribution, officers confirmed that this was policy compliant for schemes of fewer than 9 units.
- Clarification was sought on separation distances to closest neighbouring properties. The planning officer confirmed the shortest back to back distance was 18m to the rear elevation of the nearest property.

- The applicant's representative confirmed in response to a question regarding the planting of trees instead of fencing that the loss of mature trees onsite would be revisited under the landscaping plan as well as the potential for enhancing planting to the southern boundary.
- Concern was raised that the scheme exceeded the London Plan target for carbon emission reduction. The applicant's representative confirmed that emissions had been lowered as far as possible within the constraints of the existing building.
- Assurances were provided that discussions were underway between the applicant and the sustainable urban drainage officer regarding mitigation for water pump failure.
- Clarification was sought as to whether the area of the application site had been used to 'dilute' the density of the adjoining site. The legal officer advised that this was not a material consideration for the determination of the current application. Reference had been made within the report to the London Plan density matrix for the current application.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1956 be approved subject to conditions and subject to a s106 legal agreement.

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

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

3. Notwithstanding the information submitted with this application, no construction works (excluding demolition) 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 be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in

perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

6. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

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

8. No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-

(a) Details of an emergency plan should the pumps fail.

(b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

9. The applicant shall use best endeavours to ensure that not less than 20% of the onsite workforce (excluding managers and supervisors) employed during the construction of the Development shall comprise of local residents, being residents of the London Borough of Haringey but where not practicable, residents of the North London Sub-Region (Camden, Barnet, Enfield, Islington, Westminster) but in the event that achieving 20% proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

The applicant shall use best endeavours to ensure the procurement of half of the onsite workforce comprising of local residents (as set out above) employed to be trainees but in the event that achieving this figure proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

Where possible to give opportunities to local suppliers and businesses to tender for such works as may be appropriate for them to undertake.

To provide the Council and the Construction Web Network and the Work Placement Coordinator with any such information as is required to ensure compliance with these requirements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community in accordance with Local Plan Policies SP8 'Employment' and SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion'.

10. No construction works (excluding demolition) shall commence until a scheme for the treatment of the surroundings of the proposed development including the species, size and timescale for the planting of trees and/or shrubs an appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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

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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be 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.

INFORMATIVE 3:

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 4: 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 5: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: 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.

INFORMATIVE 7: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE 8:

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

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

minimum pressure in the design of the proposed development.

26. BEACON LODGE, 35 EASTERN ROAD, LONDON N2

[Cllr Basu was absent from the room for the start of the officer presentation on this item and as such did not take any part in determining the item].

The Committee considered a report on the application to grant planning permission for the 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. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

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

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

- Clarification was sought on why a higher level of affordable housing contribution was not being sought for a scheme exceeding ten units. Officers advised that the contribution was policy compliant as the overall uplift was 9 units due to the retention of some of the existing building and therefore constituted a small scheme.
- Concerns were raised over the divergence of views over viability expressed by the applicant and the Council's independent assessor. Officers advised that this was not uncommon and in this case arose from differences in opinion over future sales values due to an absence of comparable properties. The compromise reached was inclusion of a review mechanism within the s106 should the development not commence within 18 months.
- In response to a question, the applicant's representative confirmed that the scheme design took into account the retention of the mature tree onsite inline with the tree survey undertaken.

Cllr Bevan put forward a motion to reject the scheme based on the s106 affordable housing contribution which did not support the view of the Council's independent consultant appointed to assess the viability assessment that the scheme could support the full 20% affordable housing contribution due under Council policy. Cllr Carroll seconded this motion.

In response, the legal officer advised that the Council's independent consultant had agreed, despite the divergence in views over viability, that the final officer recommendation for the revised £180k affordable housing contribution subject to imposition of the review mechanism to the s106 agreement, was an appropriate compromise. In light of this, Cllr Bevan revised his motion to propose approval of the application subject to a s106 agreement affordable housing contribution of £355,750

inline with Council policy and in consideration of high sales valuations in the area. Cllr Carroll seconded the revised motion. At a vote, the motion fell.

The applicant's representative emphasised to the Committee their experience in residential sales in the local Fortis Green Conservation Area and the high demand for new family housing. A compromise had been reached with the Council over the affordable housing contribution and imposition of a full 20% affordable housing contribution would make the scheme unviable and would be unreasonable.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1820 be approved subject to conditions and subject to a s106 legal agreement.

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: A-GA-0000; A-GA-0010; A-GA-0020; A-GA-0021; A-GA-0022; A-GA-0023; A-GA-0030; A-GA-0031; A-GA-0040; A-GA-0041; A-GA-0042; A-GA-0043; A-GA-0044; A-GA-0045; A-GA-0100; A-GA-0199 Rev A; A-GA-0200 Rev A; A-GA-0201; A-GA-0202; A-GA-0203; A-GA-0210; A-GA-250; A-GA-0300; A-GA-0301; A-GA-0302; A-GA-0303 Rev A; A-GA-0400; A-GA-0410; A-GA-0411; A-GA-0412; A-GA-0413; A-GA-0414; A-GA-0415; A-GA-0416; A-GA-0417; Design and Access Statement (June 2015); Planning Statement (June 2105); Heritage Statement (June 2015); Arboricultural Impact Assessment Report (18 June 2015); Daylight and Sunlight Report (18 June 2015); Energy Strategy (17/06/2015); Sustainability Statement (18/06/2015); Transport Statement (June 2015); Statement of Community Involvement (June 2015)

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

3. Notwithstanding the information submitted with this application, no development above ground 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 dwellings hereby approved shall achieve a reduction in carbon (CO₂) emissions of at least 35% against Part L of the Building Regulations 2013. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting that Order, no rear extensions or outbuilding shall be constructed without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

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

7. The development shall not be occupied until a minimum of 22 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

8. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.

9. Before development commences, other than for investigative work and demolition:

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

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

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. No development shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2015, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: To ensure that the scheme helps to minimise air pollution, as required by the London Plan 2015 Policy 7.14.

13. Prior to the commencement of the development above ground, details of the proposed new crossover shall be submitted to and approved in writing by the Local Planning Authority. The crossover shall be restricted to a maximum width of 3 metres, and works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: To ensure satisfactory construction of the crossover and in the interests of highway safety.

14. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Eastern Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

15. No development shall commence until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2015, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

16. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on and adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

17. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

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

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

18. The development shall not be occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

19. Prior to any works commencing on site, with the exception of demolition, a detailed sustainable drainage scheme shall be submitted to the local planning authority for consideration and determination and thereafter, any approved scheme shall be implemented wholly in accordance with the approval and before any above ground works commence.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability and in accordance with 5.13 of the London Plan.

Informatives:

INFORMATIVE 1: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 2: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 3: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required.

INFORMATIVE 4: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team".

INFORMATIVE 5: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: 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 7: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £34,877.50 (996.5sqm x £35) and the Haringey CIL charge will be £264,072.50 (996.5sqm 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 8: Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE 9: 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.

27. ALEXANDRA COURT 122-124 HIGH ROAD N22 6HE

The Committee considered a report on the application to grant planning permission for the 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. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

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

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

- Clarification was requested on outstanding issues relating to drainage. Officers advised that discussions were ongoing with the applicant to seek a resolution and which would be secured under condition.
- Officers outlined the basis of the calculation used to generate the proposed contribution towards education and training in lieu of the loss of employment floorspace. The Committee raised concern over the justification for the loss of employment land. The applicant advised that robust marketing of the space had been undertaken over eighteen months to no success, with the building largely vacant since 2011. It was considered that the hotel would be a positive addition to the local economy and aspirations for Wood Green town centre.
- Concerns were raised over the practicalities of providing cycle parking spaces on level 2 of the car park. The applicant outlined the difficulties in locating them at ground floor due to the constraints of working with an existing building with a tight curtilage. The site chosen was the most appropriate with regards to security although it was recognised it was not optimal.
- In response to a question regarding the nil Haringey CIL charge due, it was confirmed this was inline with policy for a non residential and non retail operation.
- The potential for overlooking to the adjacent residential block was questioned. Confirmation was provided that there was currently intervisibility between the block and the current office occupation, the site was in a busy town centre location and the design incorporated the installation of panels in place of existing windows to avoid giving rise to a material level of overlooking.
- Clarification was provided that dedicated waste collection facilities for the hotel would be located within the closed compound to the rear.
- With regards to employment related to the hotel, it was advised it would generate 4 full time and 8 part time positions, recruited through a partnership arrangement with Job Centre Plus.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2395 be approved subject to conditions and subject to a s106 legal agreement.

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

140356 (D) 001, 140356 (D) 002 Rev A, 140356 (D) 003 Rev A, 140356 (D) 004 Rev A, 140356 (D) 005 Rev A, 140356 (D) 006 Rev A, 140356 (D) 007 Rev A, 140356 (D) 008 Rev A, 140356 (D) 009 Rev A, 140356 (D) 010 Rev A, 140356 (D) 011 Rev A, 140356 (D) 012 Rev A, 140356 (D) 013 & 140356 (D) 014

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 commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which provide details on all structures to accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

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

5. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) 'very good' has been achieved for this development,

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

6. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

FUTURE PROOFING

7. Prior to commencement of the development, save for stripping out the existing office, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store and communal network future proofing measures, including details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

8. 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

9. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The runoff rates shall not be more than three times the calculated greenfield rate for the site. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

Informatives:

INFORMATIVE 1: THE NPPF

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

INFORMATIVE 2: COMMUNITY INFRASTRUCTURE LEVY

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £38,115 (1,089 sq. metres x £35) and the Haringey CIL charge will be £0 (Hotels are charged at a NIL Rate. 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 3: 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 4: 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 5: THAMES WATER- DRAINAGE

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 0800 009 3921.

INFORMATIVE 6: WATER PRESSURE

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

INFORMATIVE 7: WASTE MANAGEMENT

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. The business must ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times. The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.

INFORMATIVE 8: DRAINAGE

In respect of condition the Council will expect the following:

Flow Control:

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable

to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

Volume Control:

Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event

28. LAND TO REAR OF 131-151 BOUNDARY ROAD N22 6AR

This item was withdrawn from the agenda.

29. 139 DEVONSHIRE HILL LANE N17 7NL

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

An objector addressed the Committee and raised the following points:

- The design was considered ugly and generic in nature, replicating a similar scheme in South London. It had not been tailored to sympathetically enhance the surrounding area and would not be a suitable replacement for the current landmark house on site.
- The increased density of development would impact on the amenity of neighbours.

Cllr G Bull addressed the Committee in his capacity as a local ward councillor and raised the following points:

- Concerns regarding the size of the site and cramming of development
- The proposed render finish would discolour overtime and become unsightly
- The affordable housing contribution was small when compared to the original sale price of the site
- Transport links in the area were poor and a contribution was requested from the applicant towards a hopper bus.
- The heritage value of the air raid shelter to the rear of the site was questioned.

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

- The site was large and the current house onsite was in poor condition.
- Changes had been made to the design following comments from officers

- The scheme aimed to optimise the use of the site
- The air raid shelter was small and not considered significant on a heritage basis
- Clarification was provided that the design for the scheme was bespoke, with elements taken from local new developments.

The legal officer directed the Committee to disregard the point raised regarding the affordable housing contribution and the sale price of the site, and emphasised that the contribution put forward was policy compliant. Additionally, a contribution to a hopper bus was outside the Committee's purview.

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

- Clarification was sought on claims the scheme was generic in design. Officers and the applicant's representative advised that the design was not standard but a customised design with elements taken from recent developments at the Lordship Pub site and Watsons Road following officer recommendation and picking up features in the street.
- Further details were sought on the proposed use of render. Confirmation was provided that a rendered finish was proposed to the bay of the house only although the applicant would be willing to consider an alternative finish.
- Concern was raised over separation distances to adjacent buildings and potential overlooking from side facing windows. Confirmation was provided that these windows serving bathrooms and kitchens would be obscure glazed and the one remaining to bedroom 3 obscured to head height. Separation distances were considered to be acceptable.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/1637 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country 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: 189.15/001, 189.15/005 - 007, 008A, 010A, 011A, 012A, 13A, 020A, 021A, 022A, 023A, 024, 025, 026, 030, 031, 040A, 041A.
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 type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

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

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

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

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

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

6. The 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.

7. No occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

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

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

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

9. Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval prior to construction work commences on site, save for demolition. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that

disruption to traffic and pedestrians on Devonshire Hill and the roads surrounding the site would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak.

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

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

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

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

Reason: In order to protect the visual amenities of the neighbourhood

12. No occupation of the flats hereby approved shall be occupied until the cycle facilities serving it have been provided in accordance with the approved details, and they shall thereafter be retained for their intended purpose unless otherwise agreed in writing by the local planning authority.

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

13. The crossover to the site will require relocating and reconstruction in line with Drawing NO:189.15/008, the width of the crossover must not exceed 3.2 metres, the necessary works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 6 months before the development is programmed to be completed to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

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

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

15. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the recessed dormers to the rear shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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

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

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

INFORMATIVE 1: -- Thames Water

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

INFORMATIVE 2: -- Asbestos Survey

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

INFORMATIVE 3: - 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 4: - Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £14,700 (420 x £35) and Haringey CIL charge will be £6,300 (420 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE 5: The new development will require numbering.

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

INFORMATIVE 6: 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 7: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

30. HOLY TRINITY CHURCH OF ENGLAND PRIMARY SCHOOL SOMERSET ROAD N17 9EJ

The Committee considered a report on the application to grant planning permission for the fencing off of a small parcel of land within the boundaries of the school to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road. 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.

In response to questions, confirmation was provided that the land in question was not designated open land and suffered from persistent littering problems linked to open access outside of school hours. The applicant advised that fencing off part of the land would provide enhanced opportunities for play and outdoor activity for pupils of the school.

Concerns were raised over the material used for the fencing and as such, officers proposed inclusion of an additional condition requiring the fence to be constructed of open mesh, of a green colour.

The Chair moved the recommendation of the report including the proposed additional condition covering materials for the fencing, and it was

RESOLVED

- That planning application HGY/2015/0438 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: MWP/01/01.

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

3. The new footpath and the opening in the wall on Monument Way should be completed prior to the stopping of the existing footpath. The footpath shall be permanently maintained. The footway and carriageway on Monument Way should not be blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

Reason: In order to safeguard pedestrian connectivity and not impede traffic flow.

31. UPDATE ON MAJOR PROPOSALS

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

In response to a question, confirmation was provided that there were two alternative proposals at pre-application stage currently for 163 Tottenham Lane.

RESOLVED

- That the report be noted.

32. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered an update report on applications determined under delegated powers between 24 August and 18 September 2015.

270-274 West Green Road

The application went to appeal over the affordable housing contribution, which was subsequently lost. The applicant had then put forward a second scheme based on a nil affordable housing contribution which was against refused and a second appeal lodged.

Highgate Police Station

Confirmation was provided that the three delegated decisions did not relate to the Construction Management Plan or construction route for the site.

RESOLVED

- That the report be noted.

33. DATE OF NEXT MEETING

29 October.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

Planning Sub Committee 9th November 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/2517

Ward: Highgate

Address: 191-201 Archway Road, London N6 5BN

Proposal: Erection of building behind retained Archway Road facade and fronting Causton Road to provide 25 residential dwellings (Class C3) at basement, ground, first, second and third floor level, including retention side return wall on Causton Road. Demolition of all existing buildings to the rear. Retention of retail floor space unit at ground floor level (Class A1). Change of use of part ground floor and part basement from retail (Class A1) to Class B1 use. Provision of associated residential amenity space, landscaping and car parking.

Applicant: Archway Apartments Ltd

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 08/06/2015

Date received: 12/05/2015 **Last amended date:** 21/10/2015

Drawing number of plans and documents:

- 499-0000-GA Rev 1 (Existing Site Location Plan)
- 499-0001-GA Rev 1 (Existing Site Plan)
- 499-0010-GA Rev 1 (Existing Ground Floor Plan)
- 499-0011-GA Rev 1 (Existing First Floor Plan)
- 499-0012-GA Rev 1 (Existing Second Floor Plan)
- 499-0013-GA Rev 1 (Existing Third Floor Plan)
- 499-0020-GA Rev 1 (Existing Basement Floor Plan)
- 499-0030-GA Rev 1 (Existing Section AA)
- 499-0031-GA Rev 1 (Existing Section BB)
- 499-0040-GA Rev 1 (Existing North East Elevation)
- 499-0041-GA Rev 1 (Existing North West Elevation)
- 499-0042-GA Rev 1 (Existing South East Elevation)
- 499-0043-GA Rev 1 (Existing South West Elevation)

- 499-0100-GA Rev 1 (Proposed Site Location Plan)
- 499-0110-GA Rev 1 (Demolition Ground Floor Plan)
- 499-0111-GA Rev 1 (Demolition First Floor Plan)
- 499-0112-GA Rev 1 (Demolition Second Floor Plan)
- 499-0113-GA Rev 1 (Demolition Third Floor Plan)
- 499-0120-GA Rev 1 (Demolition Basement Floor Plan)
- 499-0130-GA Rev 1 (Demolition Section AA)
- 499-0131-GA Rev 1 (Demolition Section BB)
- 499-0140-GA Rev 1 (Demolition North East Elevation)
- 499-0141-GA Rev 1 (Demolition North West Elevation)
- 499-0142-GA Rev 1 (Demolition South East Elevation)
- 499-0143-GA Rev 1 (Demolition South West Elevation)
- 499-0200-GA Rev 13 (Proposed Ground Floor Plan)
- 499-0201-GA Rev 7 (Proposed First Floor Plan)
- 499-0202-GA Rev 7 (Proposed Second Floor Plan)
- 499-0203-GA Rev 7 (Proposed Third Floor Plan)
- 499-0204-GA Rev 2 (Proposed Roof Plan)
- 499-0210-GA Rev 12 (Proposed Basement Plan)
- 499-0220-GA (Proposed Cycling Provision)
- 499-0300-GA Rev 2 (Proposed Section AA)
- 499-0301-GA Rev 2 (Proposed Section BB)
- 499-0302-GA Rev 2 (Proposed Section CC)
- 499-0303-GA Rev 2 (Proposed Section DD)
- 499-0304-GA Rev 2 (Proposed Section EE)
- 499-0400-GA Rev 3 (Proposed North East Elevation)
- 499-0401-GA Rev 3 (Proposed North West Elevation)
- 499-0402-GA Rev 3 (Proposed South West Elevation)
- 499-0403-GA Rev 3 (Proposed South East Elevation)
- Arboricultural Impact Assessment Report ref. PSP/191ACR/AIA/01a
- Daylight and Sunlight Assessment ref. A2500/DS/001
- Design and Access Statement dated August 2015
- Energy Statement & BREEAM Pre-assessment dated 4th June 2015
- Framework Travel Plan ref. MTP Ref: 15/025
- Heritage Statement dated August 2015
- Noise Assessment ref. A2500/N/002
- Planning Statement dated August 2015
- Transport Statement ref. MTP Ref: 15/025

- 1.1** This application is being reported to Planning Committee as it is a major planning application and is required to be reported to committee under the current delegation.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This planning application is for the redevelopment of the site at Nos. 191 to 201 Archway Road including the retention of existing facade fronting Archway Road and side return wall on Causton Road. Planning permission is also sought for the demolition of all existing B1/D1/D2 buildings to the rear.
- The proposal will seek to retain the retail floor space unit at ground floor level (Class A1), to change of use of part ground floor and part basement from retail (Class A1) to Class B1 use.
- 25 new residential dwellings will be created consisting of 6 x 1 bedroom units, 12 x 2 bedroom units and 7 x 3 bedroom units on the basement, first, second and third floors along with 7 parking spaces of which 3 will be disabled bays and associated landscaping.
- The proposed development is considered acceptable in principle in this instance as it would provide residential dwellings and additional family-sized housing generally whilst contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.
- The loss of the existing low quality workshop units is acceptable as they will be replaced by higher quality employment generating provision in the form of flexible and affordable B1 workspace.
- The proposed density of 78 units per hectare and 238 habitable rooms per hectare is of an acceptable density for the site as it falls within the appropriate density range as set out in the London Plan for this part of the Borough.
- The proposed development would not cause any material loss of amenity of that currently enjoyed by existing and surrounding occupiers and residents of Causton Road and Archway Road in terms of outlook, enclosure, and loss of daylight/sunlight, overshadowing, loss of privacy or overlooking.
- The proposals involve extensions to the rear and side of Causton Road. Although the proposals will cause some visual harm to the character and appearance of the conservation area the harm is considered to be less than substantial. This harm has been given considerable weight by officers but it is outweighed by the significant heritage benefits of the scheme as a whole.
- The development makes provision for wheelchair accessible units and has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for occupiers of the new development.

- A number of conditions have been suggested should any consent be granted requesting details of the construction management plan and servicing of the new commercial unit to ensure it does not prejudice existing road and parking conditions, namely vehicular movements along Archway Road, Causton Road and the local road network generally and would not have an adverse impact on pedestrian safety.
- The proposal is subject to a S106 legal agreement to secure an off site affordable housing contribution, financial contributions for carbon offsetting and towards the amendment of the TMO, affordable B1 workspace, employment opportunities during construction, 'car free' development and considerate constructors scheme.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below subject to the signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution 2.1 above is to be completed no later than 31st November 2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement referred to in resolution 2.1 above within the time period provided for in resolution 2.2 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives set out below.

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials
- 4) Landscaping
- 5) Shopfront
- 6) A1 hours of opening
- 7) B1 hours of opening
- 8) NOx boilers
- 9) Community heat boilers
- 10) Air Quality and Dust Management Plan
- 11) Considerate Constructors Scheme
- 12) Demolition and construction plant and machinery
- 13) NRMM
- 14) Heat network

- 15) BREEAM
- 16) Drainage strategy
- 17) Design and method statements
- 18) Archaeological programme
- 19) Construction Management Plan / Construction Logistics Plan
- 20) Delivery and Servicing Plan
- 21) Section 278
- 22) Residential cycle parking
- 23) Commercial cycle parking
- 24) Car parking accommodation

Informatives:

- 1) Co-operation with the applicant
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Signage
- 6) Advertisement
- 7) Street numbering
- 8) Thames Water
- 9) London Underground
- 10) Historic England
- 11) Waste
- 12) London Fire Brigade
- 13) Asbestos

Section 106 Heads of Terms:

- 1) £255,000 towards affordable housing.
- 2) £1,000 towards the amendment of the TMO to secure the 'car free' development, and two years free membership to a local Car Club and £50 free credit per unit.
- 3) £3,291 towards short-stay cycle parking on the adjoining public realm.
- 4) £22,410 to the Council's carbon offsetting fund.
- 5) Affordable B1 workspace – capping rents.
- 6) Participation in the Council's employment initiatives during construction phase.
- 7) Considerate constructors' scheme.

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

2.5 That, in the absence of the agreement referred to in resolution 2.1 above being completed within the time period provided for in resolution 2.2 above, the planning permission be refused for the following reasons:

- (i) In the absence of a financial contribution towards Affordable Housing, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan policy SP2 and London Plan policy 3.12.
 - (ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order and short-stay cycle parking, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
 - (iii) In the absence of a financial contribution towards the carbon offsetting, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan policy SP4 and London Plan policy 5.2.
- 2.6 In the event that the Planning Application is refused for the reasons set out in resolution 2.5 above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution 2.1 above to secure the obligations specified therein.

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Plans and images

Appendix 3: Quality Review Panel Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This planning application is for the redevelopment of the site at Nos. 191 to 201 Archway Road including the retention of existing facade fronting Archway Road and side return wall on Causton Road. Planning permission is also sought for the demolition of all existing B1/D1/D2 buildings to the rear.
- The proposal will seek to retain the retail floor space unit at ground floor level (Class A1), to change of use of part ground floor and part basement from retail (Class A1) to Class B1 use.
- 25 new residential dwellings will be created consisting of 6 x 1 bedroom units, 12 x 2 bedroom units and 7 x 3 bedroom units on the basement, first, second and third floors along with 7 parking spaces of which 3 will be disabled bays and associated landscaping.

No. of bedrooms	No. of units	% of units
1 bed units	6	24
2 bed units	12	48
3 bed units	7	28
TOTAL	25	100

- A flexible Class B1/D2 use was proposed for the lower ground floor as part of the original planning application submission, but following comments raised during the extensive public consultation, and discussions with Officers, the applicant has revised the scheme to include only Class B1 use only This B1 space is also to be affordable and flexible B1 workspace and is secured as such by a section 106 legal agreement.

3.2 Site and Surroundings

3.2.1 The application site at Nos. 191 to 201 Archway Road is broadly square in shape and currently comprises a three-storey building with front gable ends and a single-storey front projection located on the corner of Archway Road and Causton Road.



Proposed ground floor plan

3.2.2 The main building fronting onto Archway Road is occupied by a retail unit (Use Class A1) known as Richardsons of Highgate furniture shop in the basement, ground and first floors. It is understood that the shop ceased retail operations in December 2014, but part of the unit has continued to trade on an ad-hoc basis as a furniture shop since its closure.

3.2.3 The rest of the basement floor and the rear of the site are currently occupied by an assortment of different B1/D1/D2 units namely:

- Unit 1 (ground floor): Furniture repair with interior design office (Use Class B1c / B1a)
- Unit 2 (basement): Cycle repairs and sales (Use Class B1c)
- Unit 3 (basement): Cycle repairs and sales (Use Class B1c)

- Unit 4 (basement): Counselling service (Use Class D1)
- Unit 5 (basement): Furniture upholsterer (Use Class B1c)
- Unit 6 (basement): Painting studio (Use Class B1c)
- Unit 7 (basement): Yoga studio (Use Class D2)
- Unit 8 (basement): Vacant (previously occupied by a furniture upholsterer) (Use Class B1c)
- Unit 9 (basement): Personal Training fitness studio (Use Class D2)
- Units 10-11 (basement): Cabinet maker (Use Class B1c) – basement
- Unit 12 (basement): TV editing / post production (Use Class B1c)
- Unit 13 (basement): Office (Use Class B1a)
- Units 14 (ground floor): Leather cutting (Use Class B1c)



3.2.4 For the avoidance of doubt: Use Class B1a are offices other than use within Class A2 (Financial and Professional Services; Use Class B1(c) are for any industrial process which can be carried out in a residential area without causing detriment to amenity; Use Class D1 are non-residential intuitions; and Use Class D2 are assembly and leisure establishments.

3.2.5 Further to the mixed units located on the basement and ground floors, the upper floors on the site are currently occupied by 4 separate Houses in Multiple Occupation (HMOs) - Use Class C4 – small HMO. (A small HMO is described as a dwelling occupied by between three and six unrelated individuals as their only or main residence).

3.2.5 The application site is located in the Highgate Conservation Area as designated in the Local Plan Proposals Map. Archway Road Local Shopping Centre is located opposite and on the eastern side of Archway Road.

3.2.6 There is protected Metropolitan Open Land (MOL) and a Site of Importance and Nature Conservation (SINC) situated some 100m west of the site.

3.2.7 The site has no designation in the current Site Allocations DPD Regulation 19 Consultation Document, approved by Cabinet on 20th October 2015, or the draft neighbourhood plan.

3.3 Relevant Planning history

- OLD/1961/0012 - Illuminated overhanging sign on business premises. – approved 05/10/1961
- OLD/1954/0014 - Provision of iron staircase & balcony. – approved 22/12/1954
- OLD/1954/0013 - Addition at rear providing new bathroom & WC. – approved 24/02/1954
- OLD/1952/0011 - Conversion of 3rd floor storeroom into self-contained flat. – approved 21/11/1952

4. CONSULTATION RESPONSE

4.1 **Planning Committee Pre-application:** the proposal was presented to the 28 July 2014 pre-application briefing meeting of the planning committee.

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

- *The applicant's early intentions in relation to affordable housing provision were questioned within the context of the Council's 50% target. The applicant advised that consultants had been engaged to undertake a viability assessment but that initial proposals were for a tenure blind development with affordable units provided onsite, potentially layered at first floor level.*
- *In response to concerns regarding the loss of the current employment space onsite, it was advised that the space was of low quality and hence suffered from low occupancy rates.*
- *The demand for additional A1 units on Archway Road was questioned. The applicant advised that discussions were progressing with a number of interested businesses in the retail/leisure sector.*
- *Clarification was given on the intention to provide 7 parking spaces onsite allocated to the larger residential units and wheelchair accessible unit, with the remainder of the site designated car free.*
- *The Committee requested that consideration be given to design features to make the front fascia less prominent and the use of the space in front of the bay windows as an accessible green roof space.*

- *Confirmation was provided that the amenity space provided would exceed the minimum standards required.*
- *A request from the Highgate Neighbourhood Forum for the retention of the workshop space currently provided onsite was passed onto the applicant.*
- *The applicant provided assurance that external metal roller shutters would not be used to the ground floor commercial units.*
- *The Committee queried the future management of deliveries to the proposed commercial units. The applicant advised that a management plan was currently being developed, with likely continuation of current loading arrangements off Causton Road, with accompanying restrictions on hours of use.*

4.2 The scheme was presented to the **Haringey Quality Review Panel** on 20th May 2015.

4.2.1 A summary of their response is set out as follows:

The panel broadly supports the development proposals for 191 – 201 Archway Road, which promise restoration of the existing 19th century façade, with high quality contemporary development behind. There remains scope for further refinement in the architectural expression of new elements of the scheme, including the rebuilt shop front. The density of development proposed also creates challenges in achieving high quality residential accommodation. The panel thinks that introduction of workspace could help address this, as well as adding to the vitality of the area. More detailed comments are provided below on: the commercial unit; Archway Road block; courtyard block; and mix of uses.

The design has been amended following the panel review.

4.3 **Haringey Development Management Forum** was held on 18 May 2015

4.3.1 The notes are set out as follows:

- *Residents made the following comments on the scheme following a short presentation by the developer's team:*
 - *Concerns were raised with regard to the loss of the existing small community studios/workshops located at the rear. The applicant explained a majority are vacant and of low quality and will be discussing its loss with the Council.*

- *The new commercial unit would have an impact on local businesses and does not benefit local traders. It was further noted that the draft Neighbourhood Plan has a policy to retain small businesses on-site.*
- *Cllr Carter emphasised the importance to retain the design and colour of the existing shopfront. The applicant provided assurance that the ivory colour will be retained.*
- *The servicing and operation of the new commercial unit was raised as a concern. The applicants explained that no servicing can take place on Archway Road (red route) and a Transport Assessment/Travel Plan can capture the necessary details.*
- *Some residents supported the idea of the gym proposal.*
- *Existing occupiers wanted to know whether assistance can be provided in terms of relocation. The applicants agreed to support their relocation.*
- *The parking provision was queried given the existing parking problems. It was explained that the parking will be allocated to families/disabled people and the remaining occupiers will not have access to parking.*
- *The location of the refuse was questioned as there is currently a vermin problem on adjacent sites. The applicant provided an explanation that the waste will be collected by independent collectors in agreement with the Council.*

4.4 The following were consulted regarding the application:

- LBH Housing Design & Major Projects
- LBH Housing Renewal Service Manager
- LBH Arb
- LBH EHS - Noise & Pollution
- LBH Cleansing
- LBH Conservation Officer
- LBH Economic Development
- LBH Building Control
- LBH EHS - Contaminated Land
- LBH Transportation
- LBH Carbon Management
- LBH Drainage
- The Highgate Society
- Highgate CAAC
- London Fire Brigade
- Designing Out Crime Officer

- Arriva London
- (R) Cholmeley & Causton Residents Association
- (R) Archway Road Residents Association
- Transport For London (TfL)
- Environment Agency
- London Underground
- Thames Water
- Greater London Archaeology Advisory Service (GLAAS)
- Historic England

The following responses were received:

Internal:

- 1) LBH Conservation Officer: No objection subject to a materials condition.

“As per the Council’s statutory duty and in context of the Barnwell Manor case, it is considered that the proposed scale of the extensions to the existing building would cause some harm. This harm has been given great weight in assessing whether the new development preserves or enhances the conservation area. It is considered that the new development is of a high quality and would preserve the significant façades of the building, whilst securing a long term use of the building for a sustainable future. As such the proposal would preserve and enhance the conservation area and the limited harm caused by the scale of the rear extension would be outweighed by the significant public and heritage benefits. The proposal is, therefore, acceptable from a conservation point of view.”

- 2) LBH Transportation: No objection subject to a S106 agreement securing a car-free development including a financial contribution of £1,000 towards the amendment of the Traffic Management Order, 2 years free membership to a local Car Club and £50 free credit, £3,291 towards commercial cycle parking and conditions covering construction management plan, S278 highway works, delivery and servicing plan, parking and cycling.
- 3) LBH Carbon Management: No objection subject to a financial contribution of £22,410 to the Councils carbon offsetting fund and heat network and BREEAM conditions.
- 4) LBH Environmental Health: No objection subject to NOx boilers, community heat boiler, management plan, considerate constructors scheme, demolition and NRMM conditions
- 5) LBH Cleansing: No objection subject to informatives.

External:

- 6) Thames Water: No objection subject to a drainage strategy condition and an informative.
- 7) London Fire Brigade: No objection subject to an informative.
- 8) London Underground: No objection subject to a design and method condition.
- 9) Environment Agency: No comments.
- 10) Historic England: No objection subject to an archaeological condition.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 690 Neighbouring properties
- Residents Associations (The Highgate Society, Highgate CAAC, Cholmeley & Causton Residents Association & Archway Road Residents Association)
- 1 site notice was erected close to the site
- 1 press notice dated 11th September 2015

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

No of individual responses: 26

Objecting: 25

Supporting: 1

Petitions against the proposal containing 223 signatures

5.3 The following local groups/societies made representations:

- The Highgate Society;
- Highgate CAAC (In support); and
- Cromwell Area Resident's Association (CARA)

5.4 The following MP made representations:

- Catherine West MP

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

- Overdevelopment;
- Loss and displacement of existing independent businesses and traders including loss of jobs and services;

- Contrary to Haringey's Sustainable Community Strategy that seek to 'ensure economic vitality and prosperity is shared by all, through promoting a vibrant economy , increasing skills, raising employment and reducing worklessness';
- Impact on existing local and independent shops;
- Highway and pedestrian safety from the servicing of the site;
- Design, scale and bulk of the proposal;
- Impact on conservation area;
- Loss of privacy;
- Loss of daylight/sunlight and overshadowing;
- Increased parking pressures on the surrounding roads;
- Noise pollution from service deliveries;
- Disturbance caused by construction vehicles (Officer comments: details will be sought under a CMP condition);
- Lack of affordable housing;
- Flood risk
- No clear public benefits

5.6 The following issues raised are not material planning considerations:

- Impact on the foundations of adjacent buildings;

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Siting, Layout and Design
3. Impact of the proposed development on the character and appearance of the conservation area
4. Housing
5. The impact on the amenity of adjoining occupiers
6. Living conditions for future occupants
7. Parking and highway safety
8. Accessibility
9. Trees
10. Sustainability
11. Flood Risk

6.2 Principle of the development

Residential use

- 6.2.1 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2025 under The London Plan (FALP) 2015. The provision of housing would in principle be supported as it would augment the Borough's housing stock in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.
- 6.2.2 The proposed number of residential units on the site comprising 6 x 1 bedroom units, 12 x 2 bedroom units and 7 x 3 bedroom units will contribute to providing housing to assist in meeting this housing target.

Loss of existing employment occupiers

- 6.2.3 Residents and amenity groups have expressed significant concerns over the loss and displacement of existing independent businesses and traders.
- 6.2.4 The loss of the existing B1 floor space is a fundamental planning consideration and Local Plan Policy SP8 makes it clear that there is a presumption to support local employment and small sized businesses that require employment land and space. It is also important to note that draft DPD Policy DM40 (B) states that the Council will only consider the loss of employment land or floorspace is acceptable, subject the new development proposals provide the maximum amount of replacement employment floorspace possible, as determined having regard to viability. Although only limited weight can be afforded to draft DPD DM policies given its current status which is early in the adoption process.
- 6.2.5 Furthermore saved UDP Policy EMP4 encourages the redevelopment of unallocated employment sites providing that: the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.
- 6.2.6 The applicant has confirmed that approximately 15 jobs are provided by the existing A1 and B1 uses currently on site. The majority of the employed people occupy the small workshop-style B1(c) units situated to the rear of the site. These units are in very poor condition and rents are therefore extremely low to reflect this. It is understood the quality of the accommodation has been in this condition for some time. However it is not considered that the land is no longer suitable for employment use.

- 6.2.7 Draft Policy DM38 (C) (IV) requires a proportion of the employment floorspace is provided as 'affordable workspace' where viable. Officers consider £12 per square foot is considered to be 'affordable' in terms of employment generating workspace in the form of flexible start up units (Class B1) in the Borough, whereas the applicant has adopted an £8 per square foot in their appraisal which has been independently verified by the Council. At the same, the rental value of the B1 workspace offered by the applicant would fall in line with the Borough's definition of workspace being 'affordable' and thus would meet the policy requirements of draft DPD Policy DM38 (C) (iv).
- 6.2.8 The existing 697sqm B1 floorspace will be replaced by 707sqm of affordable B1 workspace; therefore there will be no net loss of B1 floorspace. In terms of employment generation for the new A1/B1 units to be provided and using the methodology set out in The Homes and Community Agency's Employment Densities Guide (2010) – it is estimated that the proposal will provide a total of 59 full-time jobs on the site (15 employees for the A1 floorspace circ. 377sqm, and 44 employees for the B1(a) floorspace circ. 707sqm). This represents a net increase of 44 jobs, and as such the proposal will provide a clear uplift in the number of potential jobs and a higher quality of employment space including affordable workspace in meeting the requirements of saved UDP Policy EMP4, Local Plan Policy SP8 and draft DPD Policy DM50.

Loss of HMO units and D1 counselling office / New B1 use

- 6.2.9 The upper floors on the site are currently occupied by 4 HMOs (Use Class C4). Saved UDP Policy HSG6 provides guidance for a change of use from an HMO to a single dwelling house. The change of use will only be considered: where the property is small and only 2 storeys; where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or where the property is in a Housing Renewal Area and is not registered.
- 6.2.10 Draft DPD Policy DM17 further states that the Council will allow for the possibility of returning converted properties to single family dwellings.
- 6.2.11 It should be noted however that the loss of the HMO units could be secured under permitted development in line with The General Permitted Development Order 1995 (as amended) which allows for a permitted change of use from Class C4 HMO accommodation to Class C3 - residential and without the need to apply for planning permission.
- 6.2.12 A survey of the site reveals the existing HMOs on site are of a poor quality. This is consistent to the supporting text to saved UDP Policy HSG6 which identifies many HMO in Haringey are sub standard and the Council aims to ensure that standards are improved to provide satisfactory living conditions or where this is not possible encourage the buildings to be converted back to single dwelling houses. As such, the loss of the existing HMOs to facilitate the provision of 25

residential units on the site will be acceptable in principle as it would provide an uplift in both the quality and quantity of accommodation.

6.2.13 Elsewhere, there is currently a 12sqm counselling office (Class D1) located in the basement and to the rear of the site. Planning records show this D1 unit does not have the benefit of planning permission and has been established over time. The office is in a poor condition. Although Local Plan Policy SP16 seeks the protection of such community uses, its loss is significantly outweighed by the clear and wider benefits of the scheme such as the provision of higher quality employment space and residential accommodation. The loss of the D1 unit is therefore acceptable in this regard.

6.2.14 Part of the proposals is for new B1 floorspace of approximately 707 square metres in area replacing the basement floorspace associated with the existing furniture shop. Class B uses such as light industrial, logistics, warehousing and storage facilities are encouraged and sought to be protected by Local Plan Policy SP8. This is in response for the need to support small and medium sized businesses that require employment land and space. The reduction in trading floorspace afforded to the existing A1 use to facilitate a new B1 floor space would therefore be supported by Officers as it is considered a better quality of employment space which at the same time provides an active frontage at ground floor level fronting Archway Road.

New A1 commercial unit

6.2.15 The gross trading floorspace of the existing retail unit will be reduced from 917 sqm to 377sqm to provide a new ground floor commercial unit (this is likely to be let to a food retailer). The application site does not lie within a designated town centre, but Archway Road Local Shopping Centre, which is designated in the Unitary Development Plan Proposals Map, is located opposite and on the eastern side of Archway Road. Therefore the site is considered to be an 'edge of centre' site.

6.2.16 The need to protect local shopping facilities and services is outlined in Local Plan Policy SP10 and saved UDP Policy TCR4. The existing shop ceased retail operations in December 2014, but part of the unit has continued to trade on an ad-hoc basis as a furniture shop since its closure. The shop has not been renovated for a number of years and is under-utilised and of a low quality. In contrast, Officers consider the new commercial unit would significantly improve the quality of the retail floorspace on site which in turn enhance the vitality and viability of this commercial section of Archway Road in meeting the retail aims and objectives of the NPPF and Policy SP10 of the Local Plan, Policies 2.15, 4.7 and 4.8 of the London Plan and saved Policy TCR4 of the UDP. Given that the proposal replaces current retail floorspace this is considered to be acceptable subject to other detailed considerations.

6.3 Siting, Layout and Design

- 6.3.1 Chapter 7 of the NPPF and London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and saved UDP Policy UD3 reinforce this strategic approach. The application site is located in the Highgate Conservation Area and is therefore subject to relevant conservation policies as set out within London Plan Policy 7.8, Haringey Local Plan Policy SP12 and saved Haringey UDP Policy CSV5
- 6.3.2 The proposal involves the demolition of the workshops to the rear. Additionally the single storey element to the north would also be demolished to allow for the residential accommodation to be extended. Given their utilitarian appearance and very limited contribution to the conservation area, Officers are supportive to the demolition proposed.
- 6.3.3 Part of the proposal is for the retention of the front and flank elevations of the building, with internal demolition with new flats proposed within the existing retained shell. In addition, the proposed scheme would repair the fabric on the front elevation and install more suitable windows on the first floor which is welcomed by Officers.
- 6.3.4 The scheme proposes to retain and rebuild the shop front at ground floor level incorporating the key design features of the original shop front and the shop front design principles included in the Highgate Conservation Area Management Plan. As such, Officers take the view that the shop front proposals would preserve as well as enhance the conservation area in terms of the commercial element of the building subject to the imposition of a signage conditions on any grant of planning permission.
- 6.3.5 The bulk of the development is to the rear and the flank where the gables would be extended to the rear with a small flat section in between the gables. Along Causton Road, the flank elevation is extended in a contemporary interpretation of the existing elevation. It also incorporates additional gables at the end. Overall the design, bulk and scale of the new development is acceptable as it would considerably enhance the appearance of the building and hence its contribution to the character and appearance of the conservation area as whole

Density

- 6.3.6 The density of a proposed development is relevant to whether the amount of development proposed is appropriate for a site. This is also dependent on the site's location and accessibility to local transport services. Local Plan Policy SP2 states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan. Furthermore, objections have been

received from local residents that the proposal by virtue of the number of residential units offered would represent a gross overdevelopment on the site.

- 6.3.7 The density proposed of 78 (25 units / 0.32 Ha) units per hectare and 238 (76/ 0.32) habitable rooms per hectare accords with the guidelines set out in table 3.2 within London Plan Policy 3.4, which suggests a density of up to 260 u/ha and 700 hr/ha at this urban location (PTAL 4). Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

6.4 Impact of the proposed development on the character and appearance of the conservation area

Statutory test

- 6.4.1 Section 72(1) of the Listed Buildings Act 1990 provide:

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

- 6.4.3 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."*

- 6.4.4 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out 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.

- 6.4.5 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 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.

Impact on conservation area

- 6.4.6 Paragraph 132 of the NPPF states that, '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*'
- 6.4.7 Paragraph 134 of the NPPF goes on to say, '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*'.
- 6.4.8 The Council, under saved UDP Policy CSV7 seeks to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area. This should be considered alongside with London Plan Policies 3.5 and 7.6 and Local Plan Policy SP11, which identify that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail.
- 6.4.9 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. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

- 6.4.10 The existing building at Nos.191 to 201 Archway Road is not statutorily listed or locally listed but the site does fall within Highgate Conservation Area and forms part of the sub-area 3 of the conservation area. The assessment of the application has had regard to the Highgate Conservation Area Appraisal and Management Plan adopted in December 2013.
- 6.4.11 The adopted Character Appraisal for the Highgate Conservation Area describes the site as follows, *“There are several small workshops which provide useful premises for small businesses, joinery and craft workshops. The shop front to Richardsons (antique dealers) is distinctive with a black granite shop frame and large glass windows broken only by black granite piers. There is a recessed clerestory with white opaque glass panel set in thin steel frames”*.
- 6.4.12 Archway Road forms sub-area 3 of the conservation area and is characterised by late 19th and early 20th Century terraced development of three storeys, mainly in red brick with decorative gables and rich architectural detailing. Within that, there is much variation along Archway Road itself such as the locally listed arched buildings on the southern end and more substantial and imposing four storey terraces towards the northern end near Jackson’s Lane Community Centre. The shops along Archway Road are much altered; however, many retain their original features underneath the later fascias and metal/plastic frames.
- 6.4.13 The application site at Nos. 191 to 201 Archway Road, also known as ‘Richardsons of Highgate’ due to the projecting shop on the ground floor, is an attractive terrace within the conservation area. Dating from the late 19th Century, these are built in a ‘stripped’ Victorian style with red bricks and canted bays to the front. The gables to the front contain terracotta finials between them and decorative ridge tiles. The front elevation is perhaps the most significant, making a positive contribution to the conservation area. In contrast, the rear and flank elevations are very simple in appearance with evidently different and possibly use of cheaper bricks. The workshops to the rear and the single storey extension to the north are utilitarian in form and therefore make a limited contribution to the conservation area.
- 6.4.14 Local residents and amenity groups have objected to the design, scale and impact on the conservation area.
- 6.4.15 The applicant held several pre-application meetings with Officers to discuss the acceptability of the design.
- 6.4.16 The scheme has been presented at Haringey Quality Review Panel. In summary, they broadly support the proposal including the restoration of the existing 19th century façade. They were also in the opinion that there was scope for further refinement in the architectural expression of new elements of the scheme, including the rebuilt shop front. The applicant has duly taken onboard these

comments and has revised the scheme to reflect the above. The amendments include the use of metal fins to the Causton Road frontage and courtyard elevations in order to match the profile of the roof line to retain the building form and enclose the amenity and entrance areas, and retaining and rebuilding the original shopfront features such as the stall riser, plinth, pilaster, concealed roller shutter and timber fascia board.

6.4.17 Whilst the scheme proposes to retain the outer shell of the existing building, it does propose a substantial extension to the rear that would have a greater impact on the conservation area than the existing smaller and ad hoc units it replaces. This extension proposal would be most visible from the Causton Road elevation, and would not be considered to preserve the character of this part of the conservation area. As per the Council's statutory duty, the limited harm has been given great weight in assessing whether the development preserves or enhances the conservation area.

6.4.18 The rear extension would be of a similar height as the existing front terrace and is designed to reflect the architectural treatment of the Archway Road façade, interpreted successfully in a contemporary manner. The pitched gables would be continued but in metal, evoking the tiled roof nostalgia of the existing terraces. Use of red brick would relate satisfactorily with the adjacent surroundings. Fenestration is high quality, maintaining existing proportions but modern in appearance. Recesses, dormers and chimneys add to the articulation of the façade and create an overall interesting skyline. As such, it is considered that the rear extension, although bigger in scale than the existing workshops, are no bigger than the existing scale of residential buildings and are of a high design quality that would positively enhance the conservation area.

6.4.19 In addition, considerable improvement to the front façade, including the replacement of the poor quality and rotten timber windows to the front with more appropriate and high quality windows is considered to be a heritage benefit. The retention of the facades and the 'retrofitting' of the building would allow for future sustainable use of the building and preserve the Archway Road frontage. The shop front which is in poor repair at present would also be improved and enhanced. As such this would be considered to provide considerable heritage benefits.

6.4.20 Overall, it is considered that the scheme provides a secure and sustainable use of the building providing additional housing, whilst preserving the most important facades and thus preserving its significance within the conservation area. Officers have taken a balanced view, having regard to Paragraphs 132 and 134 of the NPPF and concluded that the proposals result in less than substantial harm to the heritage assets caused by the scale of the extensions would be outweighed by the significant heritage benefits of the scheme. As such, the scheme would therefore be acceptable with regard to the Barnwell Manor case, the less than significant harm to the conservation area would therefore satisfy the

statutory duties set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Housing

Affordable housing

- 6.5.1 The Council's Planning Policies as set out in Local Plan Policy SP2 requires that, *"Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms"*. This stance is in line with London Plan Policy 3.8 which requires the provision of affordable family housing, where London Plan Policy 3.11 sets out the strategic affordable housing targets as it, *"seek to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London"*.
- 6.5.2 London Plan Policy 3.12 states that Boroughs should seek, *"the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes"*, having regard to: *their affordable housing targets; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability"*.
- 6.5.3 The policy further continues to say that, *"negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements"*.
- 6.5.4 Paragraph 173 of the NPPF seeks to ensure viability, so that, *"the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable"*.
- 6.5.5 The application makes no affordable housing provision on-site. However, the applicant has submitted an economic viability assessment to justify this position. The applicant's viability appraisal considered two proposal options (B1 and D2) of the lower ground floor in order to establish the maximum level of planning obligations the scheme can provide whilst remaining commercially viable. The Council did not support the D2 option and as such this was discounted. Both of the two options produced a deficit when measured against the benchmark land

value. This suggests that the proposed development cannot reasonably support any affordable housing in addition to CIL contributions.

- 6.5.6 The report has been independently reviewed on behalf of the Council and this assessment concludes that the assumptions adopted by the applicant including the interest rate, contingency and construction costs are reasonable. The provision of affordable workspace has an impact on viability but is considered to be central to the acceptability of the scheme and the retention of the facade and facade works also impact on viability but these are considered to be reasonable. On this basis the independent assessment has concluded that the applicant could make an affordable housing payment in lieu of £50,000 when measured against the benchmark land value. Instead, the applicant is willing to accept a level of profit below 20% and has offered a commuted sum of £255,000. This is considered to be the maximum reasonable amount of contribution that the proposal can support

Housing mix

- 6.5.7 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.5.8 The proposal is for 25 residential units. The housing mix is as follows:

No. of bedrooms	No. of units	% of units
1 bed units	6	24
2 bed units	12	48
3 bed units	7	28
TOTAL	25	100

- 6.5.9 Although the proposed housing mix has a larger number of 2 bedroom units (48%), this is offset by the quantum of family housing offered (28%). Furthermore, the Council has identified a shortage of family sized housing in the west of the borough and this development therefore addresses this by providing a number of 3 bed units on the site. Therefore the proposed mix of housing units is considered acceptable.

6.6 Impact on the amenity of adjoining occupiers

- 6.6.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures

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

6.6.2 Local residents have objected to the proposal as they allege that it will lead to a reduction in existing levels of privacy, daylight and sunlight to adjacent residential properties.

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

- No. 187 to 189 Archway Road to the south;
- No. 2 Causton Road to the west; and
- No. 203 Archway Road to the north

Daylight/sunlight

6.6.4 In support of their application, the applicant has provided a daylight/sunlight report in line with Building Research Establishment (BRE) 2011 guidelines, British Standard BS 8206:2008 Lighting for buildings and Planning Practice Guidance (2014) - Design. Daylight is measured by Vertical Sky Component (VSC) whereas the acceptable level of sunlight is calculated by Annual Probable Sunlight Hours (APSH). The BRE Report suggests a VSC of 27% or more should be achieved if a room is to be adequately day lit. In terms of sunlight, the acceptability criteria are greater than 25% for the whole year or more than 5% between 21st September and 21st March. Only the existing habitable rooms of the neighbouring buildings are considered for the purposes of the BRE calculation.

Receptor	Floor	Window	Annual			Winter		
			Existing	Proposed	Ratio	Existing	Proposed	Ratio
203 Archway Road	G	1	58	46	0.79	18	16	0.89
203 Archway Road	G	2	55	40	0.73	20	13	0.65
203 Archway Road	G	3	22	11	0.50	15	6	0.40
203 Archway Road	G	4	22	9	0.41	14	2	0.14
203 Archway Road	1	1	75	69	0.92	71	61	0.86
203 Archway Road	1	2	71	61	0.86	24	20	0.83
203 Archway Road	1	3	63	54	0.86	25	18	0.72
203 Archway Road	2	1	81	81	1.00	26	26	1.00
203 Archway Road	3	1	83	83	1.00	28	28	1.00
203 Archway Road	3	2	83	83	1.00	28	28	1.00

Annual Probably Sunlight Hours (Existing and Proposed)

Receptor	Floor	Window	Vertical Sky Component (%)		Ratio
			Existing	Proposed	
187-189 Archway Road	1	1	36.02	35.05	0.97
2 Causton Road	G	1	28.47	28.09	0.99
2 Causton Road	G	2	21.22	17.20	0.81
2 Causton Road	1	1	38.29	38.11	1.00
2 Causton Road	1	2	38.58	38.49	1.00
2 Causton Road	1	3	38.25	38.09	1.00
2 Causton Road	1	4	38.44	38.33	1.00
2 Causton Road	2	1	37.59	37.59	1.00
203 Archway Road	G	1	24.42	17.59	0.72
203 Archway Road	G	2	20.00	12.10	0.60
203 Archway Road	G	3	9.18	2.49	0.27
203 Archway Road	G	4	10.98	4.51	0.41
203 Archway Road	1	1	33.33	27.64	0.83
203 Archway Road	1	2	31.13	24.04	0.77
203 Archway Road	1	3	28.00	20.67	0.74
203 Archway Road	2	1	36.56	34.50	0.94
203 Archway Road	3	1	38.67	38.23	0.99
203 Archway Road	3	2	38.74	38.37	0.99

Vertical Sky Component (Existing and Proposed)

- 6.6.5 The applicant's daylight/sunlight report concludes that the proposed development will not cause any adverse or significant impacts on any of the windows at Nos. 187 to 189 Archway Road or No. 2 Causton Road and the daylight levels will remain acceptable. It further notes that the windows on the ground floor at No. 203 Archway Road are already compromised by the staircase which leads to the upper floors of the building, and the windows on the upper floors at No. 203 Archway Road will not be significantly impacted based on the proposed calculations.
- 6.6.6 Officers have reviewed the report and it is noted that the existing second ground floor window of 2 Causton Road (21.22%) is below the standard 27% VSC requirements. When existing levels of daylight are below 27% VSC, a reduction of more than 20% from the existing level will be noticeable to the inhabitants, i.e. an impact will occur. In this case the proposed VSC value (17.2% represent a 19% reduction which is within the acceptable threshold. The proposal will not result an acceptable loss of daylight to 2 Causton Road in this regard.
- 6.6.7 The ground floor windows of 203 Archway Road currently experience deprived levels of daylight principally caused by the external bricked staircase attached to the side of the building. As such predicted VSC values are acceptable given the

current levels of daylight enjoyed by these ground floor windows and the fact that they are already likely to require electric lighting. The proposal will cause two out of the four first floor windows to fall below the 27% VSC minima. However, an inspection of the site reveals that these two affected central windows to the side elevations are likely to be non-habitable.

- 6.6.8 The proposal will maintain an acceptable level of daylight to the adjoining properties at Nos. 187 to 189 Archway Road as the proposed VSC value (35.05) will exceed the 27% requirement. The proposal therefore would not create any adverse daylight impact to 187 to 189 Archway Road.
- 6.6.9 The potentially affected windows of 2 Causton Road and 187 to 189 Archway Road do not face within 90 degrees of due south and therefore are not included as part of the sunlight assessment.
- 6.6.10 In terms of potential sunlight impact upon 203 Archway Road, the proposal will cause two ground floor windows to fail the APSH criteria. However as noted in the daylight assessment, these affected windows are already adversely impacted by the staircase above them.
- 6.6.11 As a summary, and taking into account all the adjacent residential units namely: 187 to 189 Archway Road; 2 Causton Road to the west; and 203 Archway Road, the proposed development would satisfy the daylight and sunlight BRE recommendations in maintaining an acceptable level of living conditions currently enjoyed by habitants of the those properties in meeting saved UDP Policy UD3 and London Plan Policy 7.6 which amongst other aims seek to safeguard existing amenity conditions.

Privacy

- 6.6.12 Local residents living in adjacent properties have raised concerns of overlooking and loss of privacy in objecting to the proposal.
- 6.6.13 The siting and orientation of the habitable room windows proposed have been carefully sited so as to maintain acceptable levels of privacy currently enjoyed by occupiers living at 2 Causton Road (west) and 203 Archway Road (north). The upper floor bedroom windows to the northern elevation will face the staircase and non-habitable window at 203 Archway Road. Similarly the west-facing bedroom windows will face the flank wall of 2 Causton Road.
- 6.6.14 The development would not have any material adverse impacts on surrounding residents and occupiers within regards to enclosure, loss of outlook or excessive noise levels.

6.7 Living conditions for future occupants

- 6.7.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development proposals to ensure an acceptable level of living accommodation offered.
- 6.7.2 In assessing the proposal against the above requirements, all the 1 bedroom, 2 bedroom and 3 bedroom units would accord with the minimum unit size requirements (50sqm to 86sqm) as laid out in the London Plan.
- 6.7.3 The London Plan further gives guidance on the minimum individual room sizes and amenity space for the residential development proposals. In line with the London Plan space standards, all the individual rooms and the private amenity space afforded to the individual flats meet the minimum threshold to result in an acceptable level of residential accommodation for future occupants of the new development in accordance to Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance.
- 6.7.4 In addition to meeting the space standards, all the individual units are dual aspect and there will be no direct overlooking between the units around the communal deck access as the principal elevations of the adjacent blocks are orientated perpendicular to one another. There is a change of floor finish in front of the bedrooms facing the external deck access to provide defensible space in front of them.
- 6.7.5 Overall, the proposal will provide acceptable living conditions for future occupiers of the new development in accordance to Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance.

6.8 Parking and highway safety

- 6.8.1 Local Plan Policy SP7 recognises the need to minimise congestion and addressing the environmental impacts of travel. London Plan Policy 6.3 requires development proposal to the impacts on transport capacity and the network should be taken into account.
- 6.8.2 The application site has a public transport accessibility level (PTAL) rating of 4 indicative of good accessibility to local public transport services including a number of local bus routes along Archway Road and Highgate Underground Station. Part of the site fronting onto Archway Road forms part of the TLRN (Transport for London Route Network) A1 route and is subject to 'red route' parking restrictions.
- 6.8.3 Similarly, the section of Causton Road that adjoins the development site is subject to 'red route' parking controls Monday to Friday 07:00 to 19:00 on the

adjoining kerbside. The parking restrictions on the opposite kerbside in Causton Road consists of red lines (with restrictions as above) and two parking bays with a capacity for three cars, that allows parking for 1 hour maximum and no return within two hours. Further along Causton Road the on-street parking bays are included in a controlled parking zone (CPZ) which operates Monday to Friday 10:00 to 12:00. The CPZ parking spaces in Causton Road are also resident permit holders only.

- 6.8.4 The current parking access arrangement is such that vehicular access to the informal courtyard car park that can accommodate up to 8 cars to the rear of the site is obtained from Archway Road. Elsewhere, Causton Road provides access for deliveries, servicing and refuse collection for the existing uses. There are two existing vehicle crossovers on the Causton Road frontage of the site, which are utilised for bringing in/out goods/refuse from the premises. Pedestrian access is taken from Archway Road and Causton Road.
- 6.8.5 The proposal includes provision for 7 courtyard car parking spaces, which includes 3 disabled car parking spaces and 2 car club bays. The proposed allocation of car parking is 5 car parking spaces (including the 3 disabled car parking spaces) for the residential element of the development and the 2 car club bays to be available for use by occupants of the development and the public, complementing the car club bay provision in the locality. It should be noted that the proposed car parking spaces is broadly the same as the existing development. Access to the car park will be taken via the existing vehicle crossover in Archway Road. The level of car parking is acceptable and is consistent with London Plan Policy 6.13 and Local Plan Policy SP7.
- 6.8.6 Servicing and deliveries will continue to be undertaken in Causton Road as existing. The transport statement does not include any data on the number of servicing and delivery trips under the existing development. The delivery trip prediction under the proposal is 30 deliveries per week, which equates to an average of 4 vehicles per day. Of these 30 deliveries 9 deliveries per week will be by 10m or 13.4m articulated vehicles; 7 deliveries by 6m rigid vehicles; 7 deliveries by large vans; and 7 deliveries by small vans.
- 6.8.7 However, Officers do not consider Causton Road is suitable for deliveries by articulated lorries as they would either have to access Causton Road in a forward direction and reverse onto Archway Road on leaving the site or vice versa. This manoeuvre would be detrimental to the adjoining road network and therefore it is recommended that delivery be limited to rigid vehicles that can access Causton Road without reversing from or onto Archway Road. The Council therefore recommends the implementation of a delivery and servicing management plan (DSP) on occupation of the development, in the interest of minimising impacts on traffic in the adjoining road network.

- 6.8.8 The transport assessment includes a trip generation analysis which compares the existing and proposed development in order to determine the residual trip generation of the proposal. An additional 38 and 21 two-way vehicle trips in the AM and PM peak traffic periods, respectively, is predicted under the proposal. The increase in vehicle trips will not be detrimental to the operation of the adjoining road network. Pedestrian trips will account for the largest increases in trips under the proposal – 318 and 400 trips during the AM and PM peaks respectively. The additional pedestrian trips can be accommodated within the adjoining pedestrian infrastructure. Public transport will account for additional 97 and 221 two-way trips during the AM and PM peak traffic periods, respectively. The increase in public transport trips can be accommodated within the capacity of the existing public transport provision.
- 6.8.9 The transport assessment includes the results of parking stress surveys which were undertaken at night in May 2015. The survey covered on-street car parking within 200m radius of the site, consistent with the Lambeth Parking Survey Methodology. The applicant was asked to undertake a further parking survey during the day when the commercial uses in the area are active and when the gym would be at its busiest. A parking survey was undertaken in the afternoon in September 2015. The latest parking survey observed that 31 out of 39 parking spaces which allow parking for duration of 1 hour during the restricted hours (07:00 to 19:00) were available.
- 6.8.10 The results of the survey also indicated varying levels of parking stress in the streets surveys. The largest spare capacity observed is Archway Road, which has a capacity of 39 car parking spaces; ignoring the 3 bays which allow loading for 20 minutes between 10:00 to 16:00 and 7 bays with no signs indicating restricted times.
- 6.8.11 Officers consider the proposed B1 use would not give rise to any significant increase in parking stress. The operation of parking restrictions in the adjoining streets between 10:00 and 12:00 will discourage staff from commuting to work by car. The lack of available on-street parking where staff can park throughout the day should ensure that minimal parking effects will be created by the proposed B1 use. As such, the B1 proposal will not prejudice the local road network generally.
- 6.8.12 The development provides a total of 58 cycle parking spaces. 44 cycle parking spaces will be provided the residential use and 14 spaces for the commercial uses. The quantum of residential cycle parking is in line with the London Plan cycle parking standards, and is located on the ground floor adjacent to the lift and external stairs. Cycle parking for the commercial use is proposed in the form of Sheffield Stands. 7 Sheffield Stands are proposed on the adjoining footway in Causton Road. However, this falls short of the London Plan standards which requires a total of 15 short-stay cycle parking spaces. Given this shortfall, the

Council will therefore seek to increase the proposed short-stay cycle parking and a financial contribution of £3,291 (£318/cycle stand x 9 x 15%) towards the cost of providing the proposed short-stay cycle parking on the adjoining public realm will be sought and secured via a legal agreement.

6.8.13 Adequate secure and sheltered cycle parking for the commercial uses is required. Details of the long-stay cycle parking for the commercial use must be provided for the approval of the Council prior to occupation of the commercial uses. This will be secured by condition.

6.8.14 The proposal will necessitate improvements to the adjoining highway, such as footway resurfacing, removal of the existing crossovers in Causton Road, and the installation of the proposed cycle parking stands on the corner of Archway Road/ Causton Road. The applicant will be required to enter into S278 agreement to pay the Council for the above highway improvement works, and the imposition of a condition to the decision would ensure compliance.

6.8.15 In light of the above evaluation and subject to the signing of a S106 agreement to secure a 'car free' development, local car club membership and commercial cycle parking, and for conditions requesting servicing details of the future commercial unit - the proposal would not have a detrimental impact on general amenity and surrounding highway network in accordance to Local Plan Policy SP7 and London Plan Policy 6.3.

6.9 Accessibility

6.9.1 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children. All residential units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.

6.9.2 The applicant has recognised the need to meet Lifetime Homes and Approved Document M of the Building Regulations in their design and access statement submission. The individual and communal door entrances are wide enough and level (Criterion 3 and 4), to facilitate ease of entry for disabled users and those with mobility difficulties'. A 300mm leading edge has been achieved to all doors and all doors/hallways will achieve the minimum effective clear widths within the individual units (Criterion 4 and 6). A level entry WC which has the potential for showering facilities has been provided for the individual flats (Criterion 10). The bedroom and bathroom of the units have the potential for future fitting of hoists (Criterion 13). The bathrooms have been designed for ease of access (Criterion 14). The full height living room windows also mean occupiers are able to have a reasonable outlook when seated. (Criterion 15).

- 6.9.3 The proposal makes provision for 3 units, each located on the first, second and third floors, accessed via a lift in the central core of the building that are capable of being adapted in line with wheelchair accessible requirements. Each unit has been designed to the GLA Wheelchair Accessible Housing 'Best Practice Guidance' document. The total number of 3 accessible units provided (13%) exceeds the 10% Local Plan and London Plan requirement in order to meet the needs of future wheelchair occupants. The wheelchair accessible units have been designed to include a dedicated charging point/parking at the entrance and an accessible bathroom to facilitate a 1500mm turning circle which is also adjacent to a bedroom for a future potential door. The wheelchair accessible units will also be allocated each a single disabled parking bay as required by the London Plan.

6.10 Trees

- 6.10.1 The site lies within a conservation area and as such all trees within the conservation area are protected. The supporting text to Local Plan Policy SP13 recognises, "*trees play a significant role in improving environmental conditions and people's quality of life*", where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.10.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.10.3 There are currently no trees on the application site. However 13 offsite trees located in the front and rear gardens of the properties No. 203 Archway Road and No. 2 Causton Road were surveyed. Of the trees surveyed: 1 is category A (High Quality); 7 are B category (Moderate Quality); and 5 are C category (Low Quality). The retention of the existing wall, including the basement walls ensures any impacts on the off-site trees are kept minimal. Only the offsite category B ash trees, T6 and T7, both located in the front garden of 203 Archway Road are considered to be the most affected by the proposal through the demolition of existing building/removal of existing hard surfaces and replacement surfaces within the root protection areas of these identified trees. Mitigation measures are proposed as set out within the arboricultural report, including manual demolition/removal of the existing building/hard surfaces, the retention of the existing sub-base to allow no-dig construction of the replacement surface, and the use of low invasive foundations for any proposed boundary fencing, to ensure the impact to these trees is low. These measures are considered acceptable by Officers in order to maintain the well being of the offsite trees and the visual amenity of the general area in meeting Local Plan Policy SP13, saved UDP Policy UD3 and UDP Policy OS17.

6.11 Sustainability

- 6.11.1 The NPPF, London Plan and local policies require development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. Notwithstanding the above policy context, recent Government announcements have meant that Local Planning Authorities can no longer require developers to achieve the minimum Code requirements as this has now been absorbed within Building Regulations. On the other hand, there is still a requirement for the scheme to achieve a BREEAM 'Very Good' standard under the BREEAM New Construction (2014). This will be secured by condition.
- 6.11.2 London Plan Policy 5.2 requires major residential proposals to attain a 40 per cent carbon dioxide emissions improvement on 2010 Building Regulations Part L, and such major developments should include an energy assessment to demonstrate how the carbon dioxide emissions reduction targets are met.
- 6.11.3 The energy baseline for the development proposal would have emitted 187.3 tonnes of CO₂ per year if building regulations compliant. The scheme is required to deliver a carbon saving of 40% or a new target emission of 149.8 tonnes of CO₂ per year. The development delivers a new emissions figure of 158.1 tonnes of CO₂ per year which represents a shortfall of 8.3 tonnes. As such the development will be expected to offset the remaining 8.3 tonnes of carbon. Based on the assumption cost of £2,700 per tonne of carbon over 30 years - a contribution of £22,410 to the Councils carbon offsetting fund will be sought and secured under a S106 Legal Agreement.
- 6.11.4 Officers welcome that a single heating and hot water network served from a single energy centre across all elements of the development (office and residential) is proposed. However further details are required on how this single energy centre will be able to connect to a community heating network at a later date as well as maps of the energy centre location, pipe routes and technical specification. These details will be sought by condition.

6.12 Flood Risk

- 6.12.1 Local Plan Policy SP5 and London Plan Policy 5.12 seek to address current and future flood issues and minimise risks in a sustainable and cost effective way.
- 6.12.2 London Plan Policy 5.13 sets out the drainage hierarchy for Sustainable Drainage Systems (SUDS) so greenfield run-off rates are achieved and that surface water run-off is managed as close to its source as possible:
1. store rainwater for later use;
 2. use infiltration techniques, such as porous surfaces in non-clay areas;

3. attenuate rainwater in ponds or open water features for gradual release;
- 4 attenuate rainwater by storing in tanks or sealed water features for gradual release;
- 5 discharge rainwater direct to a watercourse;
- 6 discharge rainwater to a surface water sewer/drain; and
- 7 discharge rainwater to the combined sewer

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

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

6.12.5 Thames Water has set out that it has been unable to determine the waste water infrastructure needs of this application given the information submitted. It requested that the Local Planning Authority include a 'Grampian Style' condition - *"Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed"*. This condition requested by Thames Water has been included on the draft decision notice.

6.13 Section 106

6.13.1 This application will be subject to a S106 legal agreement and the applicant has agreed to the following heads of terms:

- i. £255,000 towards affordable housing.
- ii. £1,000 towards the amendment of the TMO to secure the 'car free' development, and two years free membership to a local Car Club and £50 free credit per unit.
- iii. £3,291 towards short-stay cycle parking on the adjoining public realm.
- iv. £22,410 to the Council's carbon offsetting fund.
- v. Affordable B1 workspace – capping rents.
- vi. Participation in the Council's employment initiatives during construction phase.
- vii. Considerate constructors' scheme.

6.14 Conclusion

- 6.14.1 The proposed development is considered acceptable in principle in this instance as it would provide residential dwellings and additional family-sized housing generally whilst contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.
- 6.14.2 The loss of the existing low quality workshop units is acceptable as they will be replaced by higher quality employment generating provision in the form of flexible and affordable B1 workspace.
- 6.14.3 The proposed density of 78 units per hectare and 238 habitable rooms per hectare is of an acceptable density for the site as it falls within the appropriate density range as set out in the London Plan for this part of the Borough.
- 6.14.4 The proposed development would not cause any material loss of amenity of that currently enjoyed by existing and surrounding occupiers and residents of Causton Road and Archway Road in terms of outlook, enclosure, and loss of daylight/sunlight, overshadowing, loss of privacy or overlooking.
- 6.14.5 The proposals involve extensions to the rear and side of Causton Road. Although the proposals will cause some visual harm to the character the conservation area the harm is considered to be less than substantial. This harm has been given considerable weight by officers but it is outweighed by the significant heritage benefits of the scheme as a whole.
- 6.14.6 The development makes provision for wheelchair accessible units and has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for future occupiers of the new development.
- 6.14.7 A number of conditions have been suggested should any consent be granted requesting details of the construction management plan and servicing of the new commercial unit to ensure it does not prejudice existing road and parking conditions, namely vehicular movements along Archway Road, Causton Road and the local road network generally and would not have an adverse impact on pedestrian safety.
- 6.14.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- Based on the information given on the plans, the Mayor's CIL charge will be £25,585 (731 x £35) and the Haringey CIL charge will be £193,715 (731 x £265). This will be collected by Haringey after the scheme is implemented and could be

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

8.0 RECOMMENDATIONS

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

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

- 499-0000-GA Rev 1 (Existing Site Location Plan)
- 499-0001-GA Rev 1 (Existing Site Plan)
- 499-0010-GA Rev 1 (Existing Ground Floor Plan)
- 499-0011-GA Rev 1 (Existing First Floor Plan)
- 499-0012-GA Rev 1 (Existing Second Floor Plan)
- 499-0013-GA Rev 1 (Existing Third Floor Plan)
- 499-0020-GA Rev 1 (Existing Basement Floor Plan)
- 499-0030-GA Rev 1 (Existing Section AA)
- 499-0031-GA Rev 1 (Existing Section BB)
- 499-0040-GA Rev 1 (Existing North East Elevation)
- 499-0041-GA Rev 1 (Existing North West Elevation)
- 499-0042-GA Rev 1 (Existing South East Elevation)
- 499-0043-GA Rev 1 (Existing South West Elevation)
- 499-0100-GA Rev 1 (Proposed Site Location Plan)
- 499-0110-GA Rev 1 (Demolition Ground Floor Plan)
- 499-0111-GA Rev 1 (Demolition First Floor Plan)
- 499-0112-GA Rev 1 (Demolition Second Floor Plan)
- 499-0113-GA Rev 1 (Demolition Third Floor Plan)
- 499-0120-GA Rev 1 (Demolition Basement Floor Plan)
- 499-0130-GA Rev 1 (Demolition Section AA)
- 499-0131-GA Rev 1 (Demolition Section BB)
- 499-0140-GA Rev 1 (Demolition North East Elevation)
- 499-0141-GA Rev 1 (Demolition North West Elevation)
- 499-0142-GA Rev 1 (Demolition South East Elevation)

- 499-0143-GA Rev 1 (Demolition South West Elevation)
- 499-0200-GA Rev 13 (Proposed Ground Floor Plan)
- 499-0201-GA Rev 7 (Proposed First Floor Plan)
- 499-0202-GA Rev 7 (Proposed Second Floor Plan)
- 499-0203-GA Rev 7 (Proposed Third Floor Plan)
- 499-0204-GA Rev 2 (Proposed Roof Plan)
- 499-0210-GA Rev 12 (Proposed Basement Plan)
- 499-0220-GA (Proposed Cycling Provision)
- 499-0300-GA Rev 2 (Proposed Section AA)
- 499-0301-GA Rev 2 (Proposed Section BB)
- 499-0302-GA Rev 2 (Proposed Section CC)
- 499-0303-GA Rev 2 (Proposed Section DD)
- 499-0304-GA Rev 2 (Proposed Section EE)
- 499-0400-GA Rev 3 (Proposed North East Elevation)
- 499-0401-GA Rev 3 (Proposed North West Elevation)
- 499-0402-GA Rev 3 (Proposed South West Elevation)
- 499-0403-GA Rev 3 (Proposed South East Elevation)
- Arboricultural Impact Assessment Report ref. PSP/191ACR/AIA/01a
- Daylight and Sunlight Assessment ref. A2500/DS/001
- Design and Access Statement dated August 2015
- Energy Statement & BREEAM Pre-assessment dated 4th June 2015
- Framework Travel Plan ref. MTP Ref: 15/025
- Heritage Statement dated August 2015
- Noise Assessment ref. A2500/N/002
- Planning Statement dated August 2015
- Transport Statement ref. MTP Ref: 15/025

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

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

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

4. No development of the shopfront hereby approved shall commence until details of the new shop front, signage and illumination have been submitted to, and approved in writing by, the Local Planning Authority.

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

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

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

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

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

6. The A1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 23:00 hours Monday to Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

7. The B1 use forming part of the development hereby permitted shall not be operated before 07:00 hours or after 21:00 hours Monday to Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

8. Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water must be submitted to, and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

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

9. No development hereby approved shall commence until details of the community heat boilers have been submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A.

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

10. No development hereby approved shall commence until details of a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, have been submitted to, and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

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

11. No development (with the exception of demolition) hereby approved shall commence until a Contractor Company is registered with the Considerate Constructors' Scheme. Proof of registration must be submitted to the Local Planning Authority.

Reason: To safeguard local amenity.

12. No development hereby approved shall commence until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality.

13. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality.

14. No development hereby approved in relation to the below elements shall commence until operational details of the heat network (pressures and temperatures) have been submitted to, and approved in writing by, the Local Planning Authority. The location of the energy centre shall ensure that there is space for future heat exchangers should the network not be delivered at this time. An identified route from the energy centre to the public highway shall be reserved for connectivity to the area wide network at a later date.

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

15. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'Very Good' has been achieved for this development. Proof of final Certificate must be submitted to the Local Planning Authority.

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

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

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

17. No development (with the exception of demolition) hereby permitted shall commence until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling

(temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

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

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

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure,

18. a) No development hereby approved other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Local Planning Authority and a report on that evaluation has been submitted to the Local Planning Authority.

b) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

c) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (b).

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

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological

investigation, including the publication of results, in accordance with Section 12 of the NPPF

19. No development hereby approved shall commence until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted to, and approved in writing by, the Local Planning Authority. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Archway Road and the surrounding residential roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

20. Prior to the first occupation of the development, a Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority. The DSP must be in place prior to operation of the development and to be modified in line with negotiated targets from time to time.

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

21. The owner shall be required to enter into agreement with the Highway Authority (LB Haringey Council with respect to Causton Road and Transport for London with respect to Archway Road) under Section 278 of the Highways Act to pay for any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Haringey Estimate or Payment.

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

22. Prior to the first occupation of the development the internal lockable space shall be made available within the building for the secure residential parking of 44 bicycles, as shown on the approved plans.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

23. No development hereby approved shall be occupied until commercial cycle parking details has been submitted to, and approved in writing by the Local Planning Authority. Details of the parking shall be consistent with the recommendations of

the London Plan, and to be made available for staff of the commercial uses. The commercial units hereby approved shall not be occupied until the cycle parking has been implemented and shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

24. Prior to the first occupation of the residential units hereby approved, the car parking accommodation as shown on the approved plans shall be provided, and shall be retained in perpetuity for the accommodation of vehicles associated with the occupation of these residential units.

Reason: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway

Informatives:

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

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 charging schedule and the information given on the plans, the Mayor's CIL charge will be £25,585 (731 x £35) and the Haringey CIL charge will be £193,715 (731 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: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

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

INFORMATIVE: The applicant'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: New shop front and signage should reflect the architectural detailing and character of the building and this should be applicable for future occupiers as well as owners of the units.

Signage should be customised including the adaptation of the corporate branding and lettering to be sensitive to the building and its context.

INFORMATIVE: Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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

INFORMATIVE: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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

Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing

wwgriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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

Thames Water require a site drainage strategy that specifies current and proposed foul and surface water peak discharge rates and points of connection into the public sewer system. Thames Water expect a reduction in surface water peak flow rates in accordance with the London Plan from current discharge levels. Thames Water note that this site has reported a single surface water flooding incident in 1995 and would therefore expect the drainage strategy to include features that will reduce the risk of site flooding.

INFORMATIVE: The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

INFORMATIVE: Adequate storage and collection arrangements for domestic waste and recycling should be in place to service proposed multiple dwellings and proposed business units.

Location of the proposed bin chambers should be easily accessed by waste collection crew and be within a suitable distance in accordance with Council advised above.

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

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

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

INFORMATIVE: 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.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	No objection subject to a S106 agreement securing a car-free development including a financial contribution of £1,000 towards the amendment of the Traffic Management Order, 2 years free membership to a local Car Club and £50 free credit, £3,291 towards commercial cycle parking and conditions covering construction management plan, S278 highway works, delivery and servicing plan, parking and cycling.	Noted and imposed under Conditions 19, 20, 21, 22, 23 and 24. The financial contributions have been secured under the legal agreement.
Conservation	No objection subject to materials and shopfront conditions	Noted and imposed under Conditions 3 and 5
Environmental Health	No objection subject to NOx boilers, community heat boiler, management plan, considerate constructors scheme, demolition and NRMM conditions	Noted and imposed under Conditions 8, 9, 10, 11, 12 and 13.
Cleansing	No objection subject to informatives.	Noted.
Carbon Management	No objection subject to a financial contribution of £22,410 to the Councils carbon offsetting fund and heat network and BREEAM conditions	Noted and imposed under Conditions 14 and 15. The financial contribution has been secured under the legal agreement.
EXTERNAL		
Environment Agency	No comments.	Noted.
Historic England	No objection subject to an archaeological condition.	Noted and imposed under Condition 18.
London Underground	No objection subject to a design and method condition.	Noted and imposed under Condition 17.
Thames Water	No objection subject to a drainage strategy condition and an informative.	Noted and imposed under Condition 16.
London Fire Brigade	No objection subject to an informative.	Noted.
NEIGHBOURING PROPERTIES &	Overdevelopment	The proposed density of 78 units per hectare and 238 habitable rooms per hectare is of an acceptable density

Stakeholder	Question/Comment	Response
AMENITY GROUPS		for the site as it falls within the appropriate density range as set out in the London Plan for this part of the Borough.
	Loss and displacement of existing independent businesses and traders including loss of jobs and services	The loss of the existing low quality workshop units is acceptable as they will be replaced by higher quality employment generating provision in the form of flexible and affordable B1 workspace.
	Contrary to Haringey's Sustainable Community Strategy that seek to 'ensure economic vitality and prosperity is shared by all, through promoting a vibrant economy , increasing skills, raising employment and reducing worklessness'	As above.
	Impact on existing local and independent shops	Officers consider the new commercial unit would significantly improve the quality of the retail floorspace on site which in turn enhance the vitality and viability of this commercial section of Archway Road
	Highway and pedestrian safety from the servicing of the site;	A number of conditions have been suggested requesting details of the construction management plan and servicing of the new commercial unit to ensure it does not prejudice existing road and parking conditions, namely vehicular movements along Archway Road, Causton Road and the local road network generally.
	Design, scale and bulk of the proposal	The design, bulk and scale of the new development is acceptable as it would considerably enhance the appearance of the building and hence its contribution to the character and appearance of the conservation area.

Stakeholder	Question/Comment	Response
	<p>Impact on conservation area</p> <p>Loss of privacy</p> <p>Loss of daylight/sunlight and overshadowing</p> <p>Increased parking pressures on the surrounding roads;</p> <p>Noise pollution from service deliveries</p>	<p>Although the proposals will cause some visual harm to the character and appearance of the conservation area the harm is considered to be less than substantial. This harm has been given considerable weight by officers but it is outweighed by the significant heritage benefits of the scheme as a whole.</p> <p>The siting and orientation of the habitable room windows proposed have been carefully sited so as to maintain acceptable levels of privacy currently enjoyed by occupiers living at 2 Causton Road (west) and 203 Archway Road (north).</p> <p>The proposed development would satisfy the daylight and sunlight BRE recommendations in maintaining an acceptable level of living conditions currently enjoyed by habitants of the adjacent properties at Nos. 187 to 189 Archway Road; 2 Causton Road; and 203 Archway Road</p> <p>A 'car free' development will be secured under the legal agreement meaning future occupiers of the new development will not be allowed to apply for resident permits. An acceptable level of cycling parking has been provided.</p> <p>A delivery and servicing management plan (DSP) on occupation of the development is sought by condition, in the interest of minimising impacts on local amenity and traffic in the adjoining road network</p> <p>Details of the construction management plan will be</p>

Stakeholder	Question/Comment	Response
	<p>Disturbance caused by construction vehicles</p> <p>Lack of affordable housing</p> <p>Flood risk</p>	<p>sought by condition.</p> <p>The applicant has agreed to make a off-site affordable housing payment of £255,000.</p> <p>The site falls within flood risk zone 1 with low risk to flooding and a drainage condition has been sought as recommended by Thames Water.</p>

Appendix 2: Plans and images



01 2-4 Causton Road, residential adjacent to the site.



02 203-205 Archway Road, residential adjacent to the site



03 Highgatehill Murugan Temple



04 Street front on opposite side of Archway Road



Key Plan

Surrounding context



05 Grand Parade no.'s 162 - 198 Archway Rd showing locally Listed Buildings.



01 Site photograph taken from Archway Road looking towards site



03 Site photograph at rear of site



05 View of flat roof above commercial space at ground.



02 Site photograph taken from Causton Road looking towards site



Key Plan

Application site



04 Photograph taken from external deck looking to internal courtyard



06 Photograph of the rear facade of 191 Archway Road



07 Photograph taken from external deck looking to internal courtyard



Richardson of Highgate basement area



Richardson of Highgate shopfloor looking out towards Archway Road



Access down to Richardson of Highgate basement area



Richardson of Highgate shopfloor



Richardson of Highgate basement area looking up through pavement lights

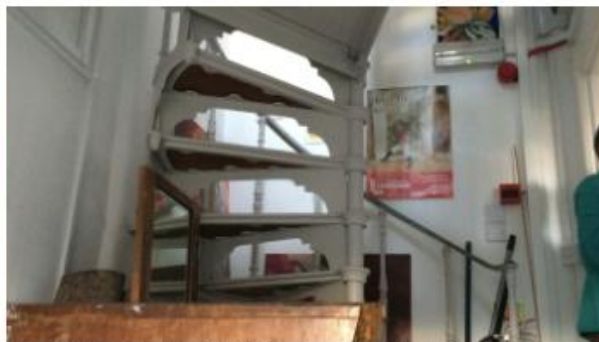


Richardson of Highgate shopfloor from Archway Road entrance

Existing basement and ground floor photos



Richardson of Highgate unoccupied first floor shopfloor



View of staircase leading to HMO studio apartments at 3rd floor level



HMO private kitchen facilities



Richardson of Highgate unoccupied shopfloor looking out towards Archway Road through the bay window



View of second floor HMO accommodation overlooking Archway Road



HMO private kitchen facilities



Richardson of Highgate unoccupied shopfloor looking out towards Causton Road



View of second floor HMO accommodation



View of third floor HMO accommodation overlooking Archway Road

Existing first, second and third floor photos

For Sub Committee

OFFREPC
Officers Report



Existing site location plan



Existing site plan



Existing ground floor plan

For Sub Committee

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Officers Report



Existing first floor plan

For Sub Committee

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Officers Report



Existing second floor plan

Copyright pH+. No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Revisions
1 19/10/15 PLANNING 050/2

KEY

- Class A1: Retail
- Class B1a: Business - office
- Class B1c: Business - light industrial
- Class C4: HMO's
- Class D1: Non-residential institutions
- Class D2: Assembly & Leisure
- Garage / Car Parking

Albion Mills,
3rd Floor,
18 East Tenter Street
London E1 8DN

t: 020 7613 1965
e: mail@phplusarchitects.com
w: www.phplusarchitects.com

pH+

Project
191-201 Archway Road
London
N6 5BW

Drawing
Existing
Second Floor Plan

Scale at A1 (A3)	Date	
1:100 (1:200)	August 2015	
Job Number	Drawing No.	Rev
499	0012-GA	1
Drawn by	Checked by	
DR	APa	
Status		
PLANNING		



Existing third floor plan

For Sub Committee

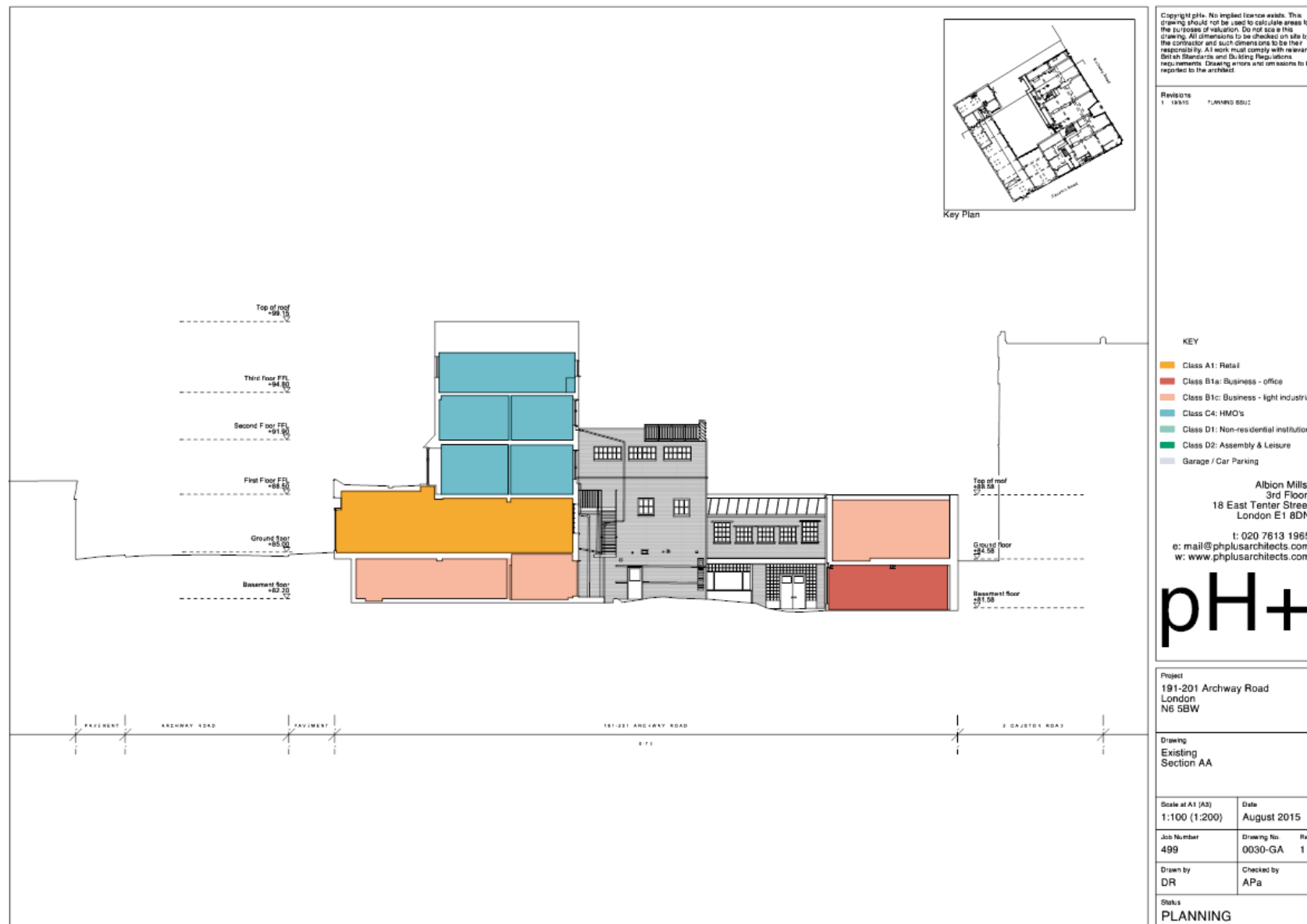
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Officers Report



Existing basement floor plan

For Sub Committee

OFFREPC
Officers Report



Existing section AA

For Sub Committee

OFFREPC
Officers Report



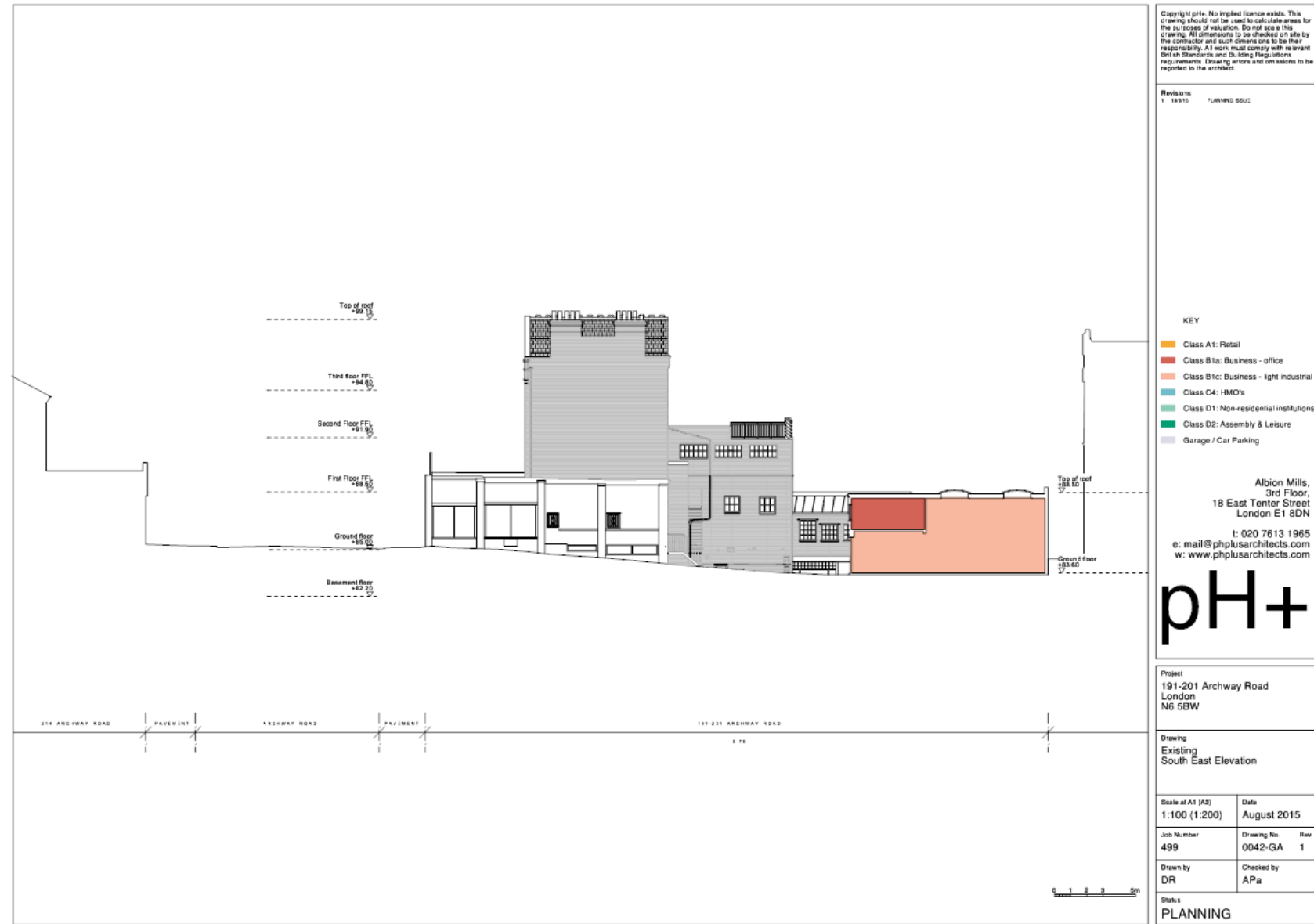
Existing section BB



Existing NE elevation



Existing NW elevation



Existing SE elevation

For Sub Committee

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Officers Report



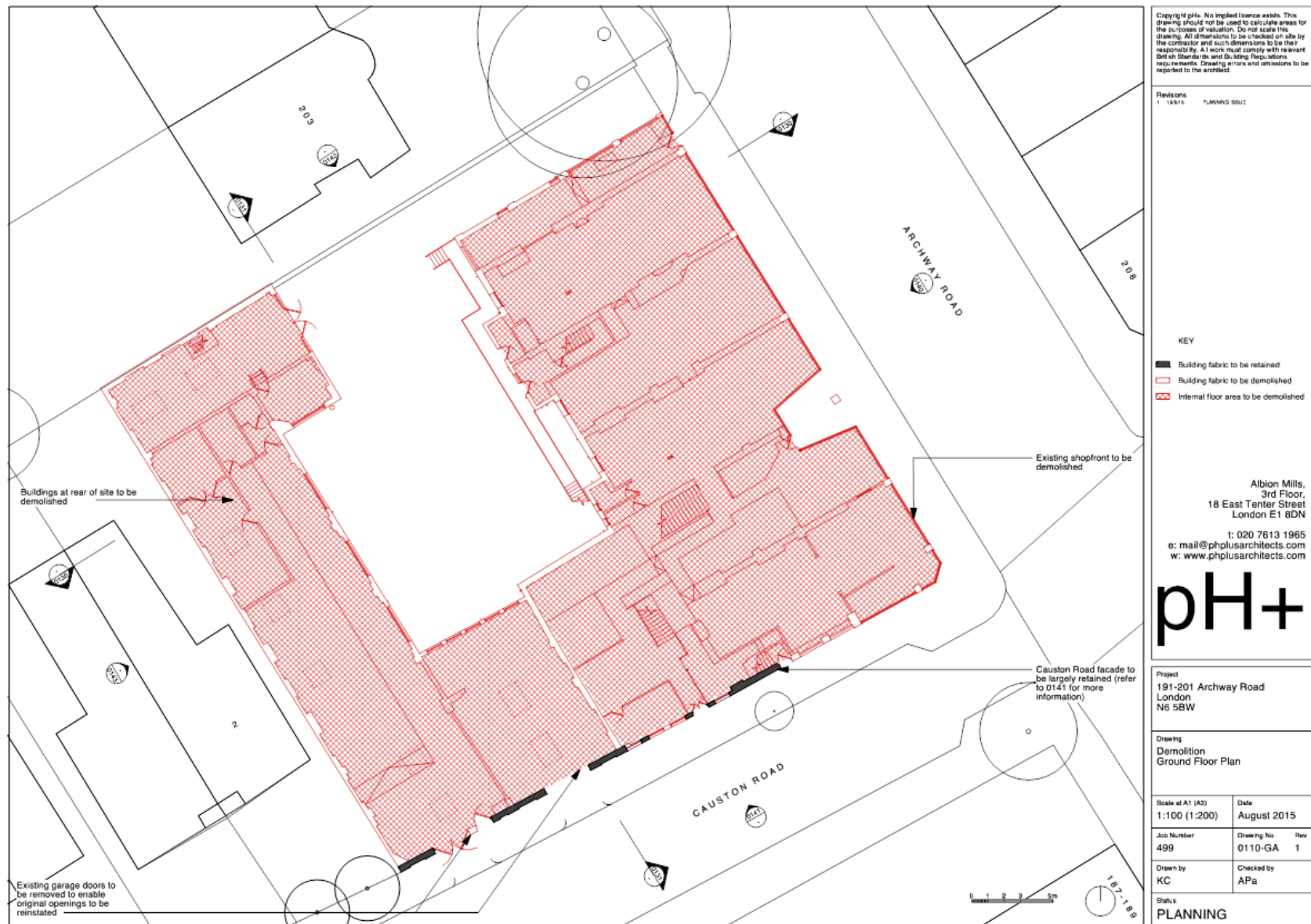
Existing SW elevation



Proposed site location plan

For Sub Committee

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Officers Report



Demolition ground floor plan

For Sub Committee

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Officers Report



Demolition first floor plan

For Sub Committee

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Officers Report



Demolition second floor plan

For Sub Committee

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Demolition third floor plan

For Sub Committee

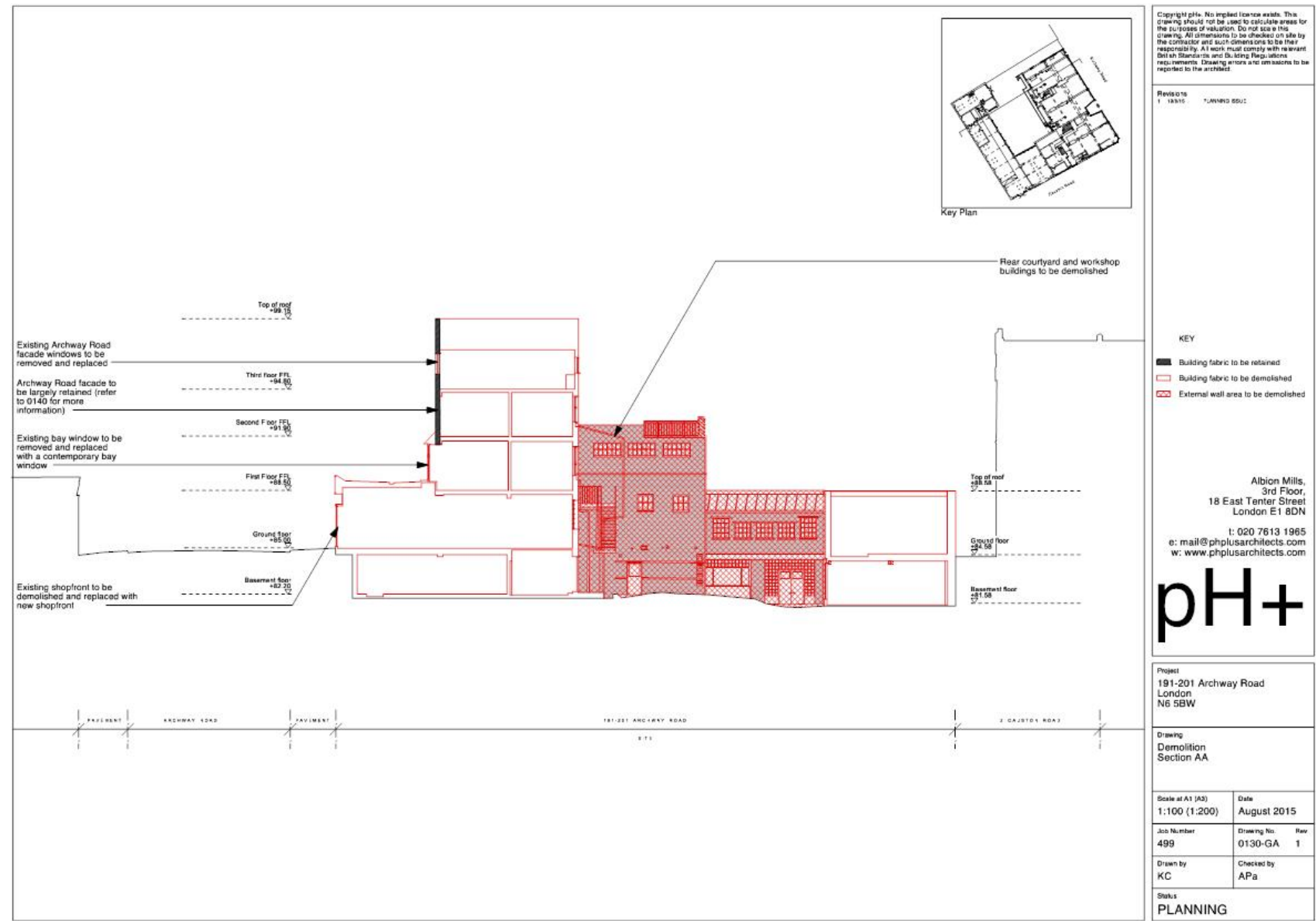
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Demolition basement floor plan

For Sub Committee

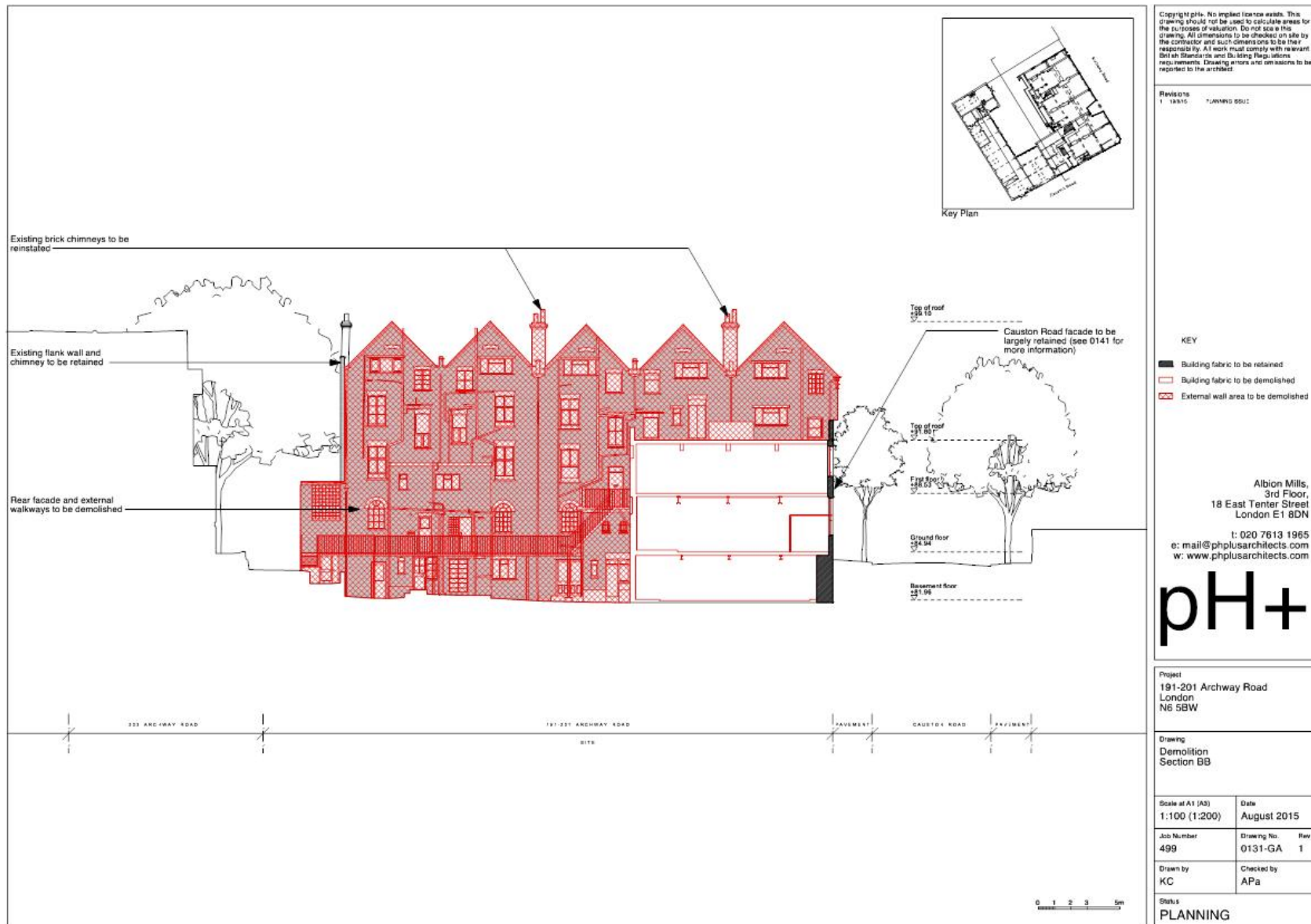
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Officers Report

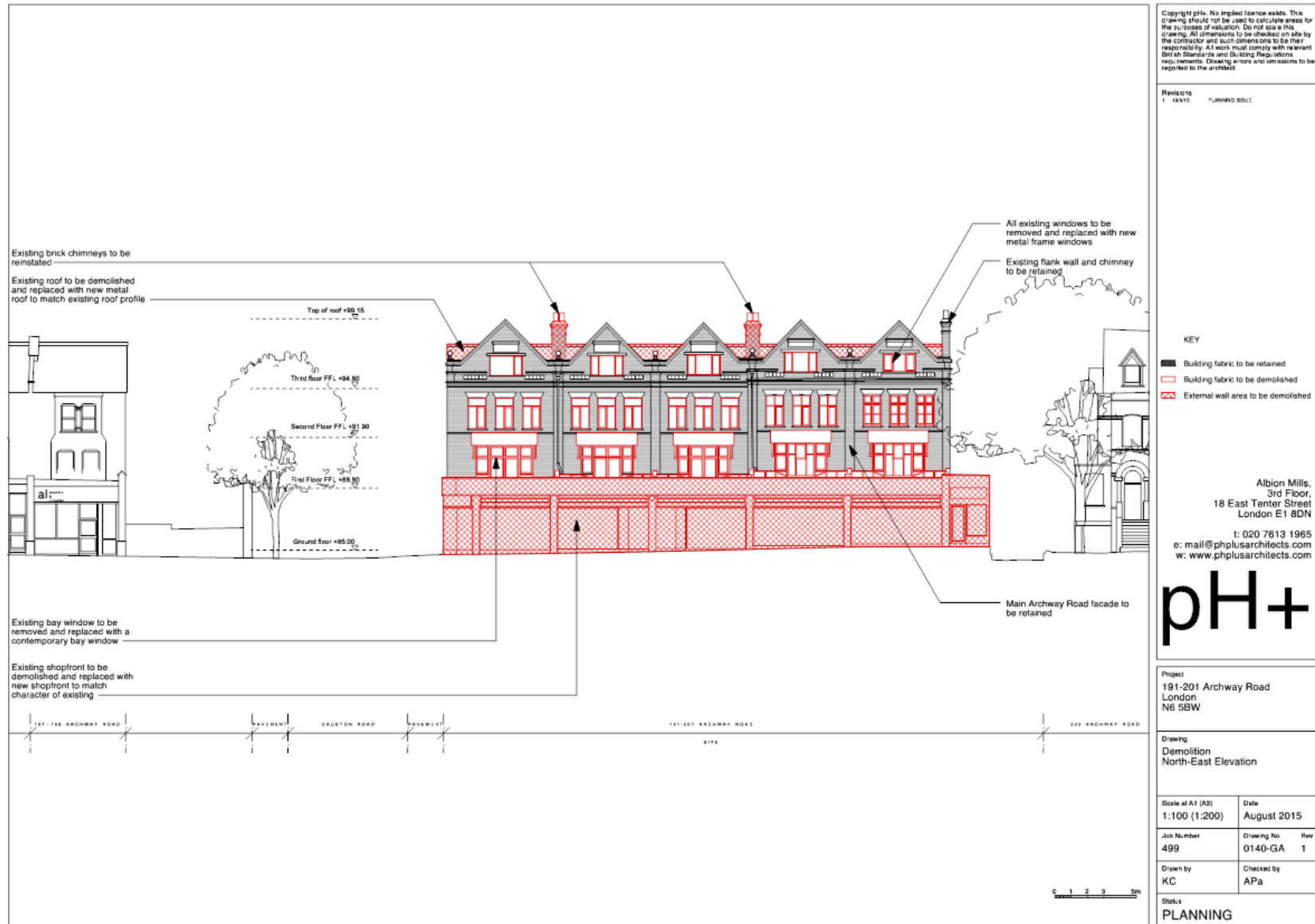


Demolition section AA

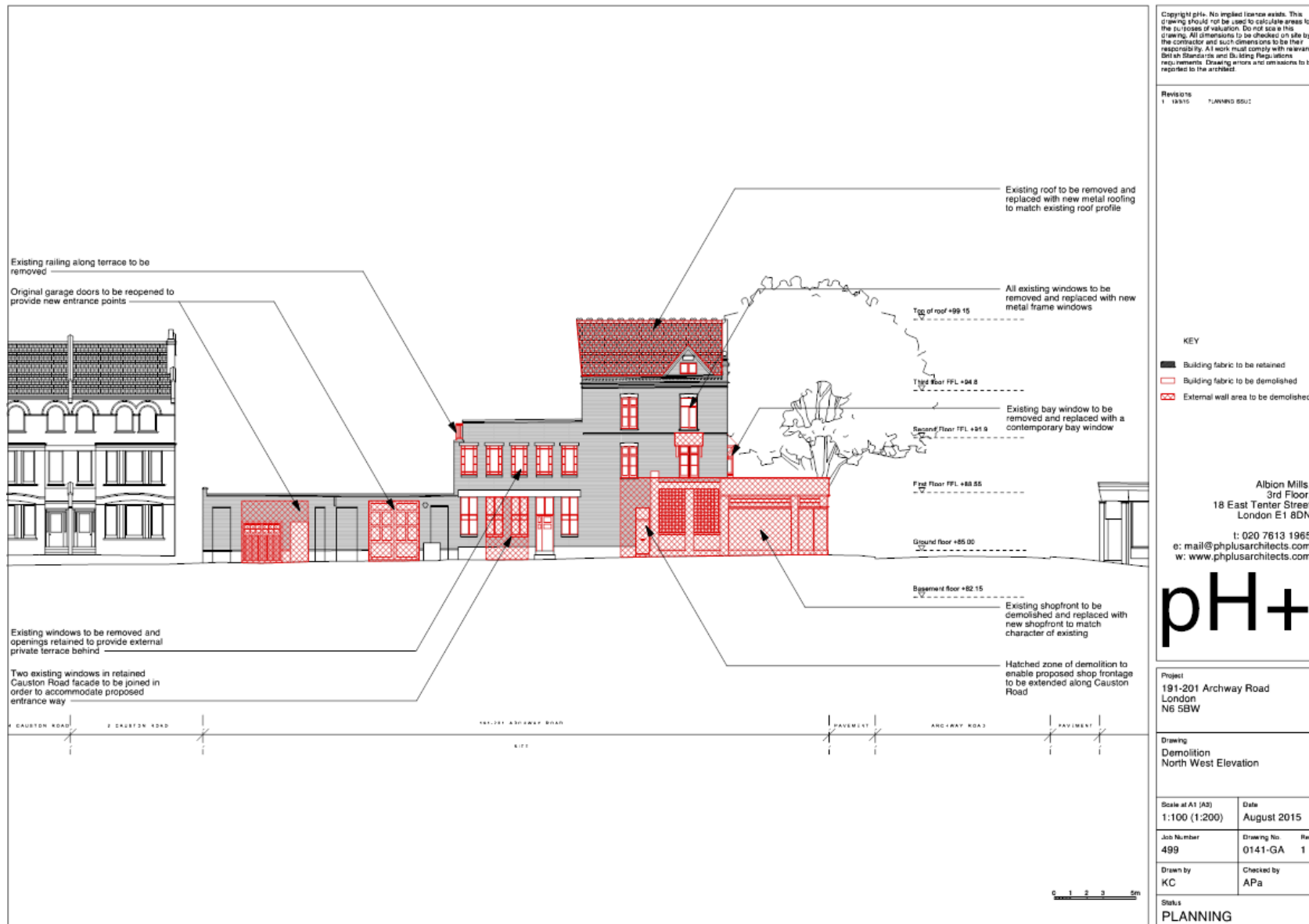
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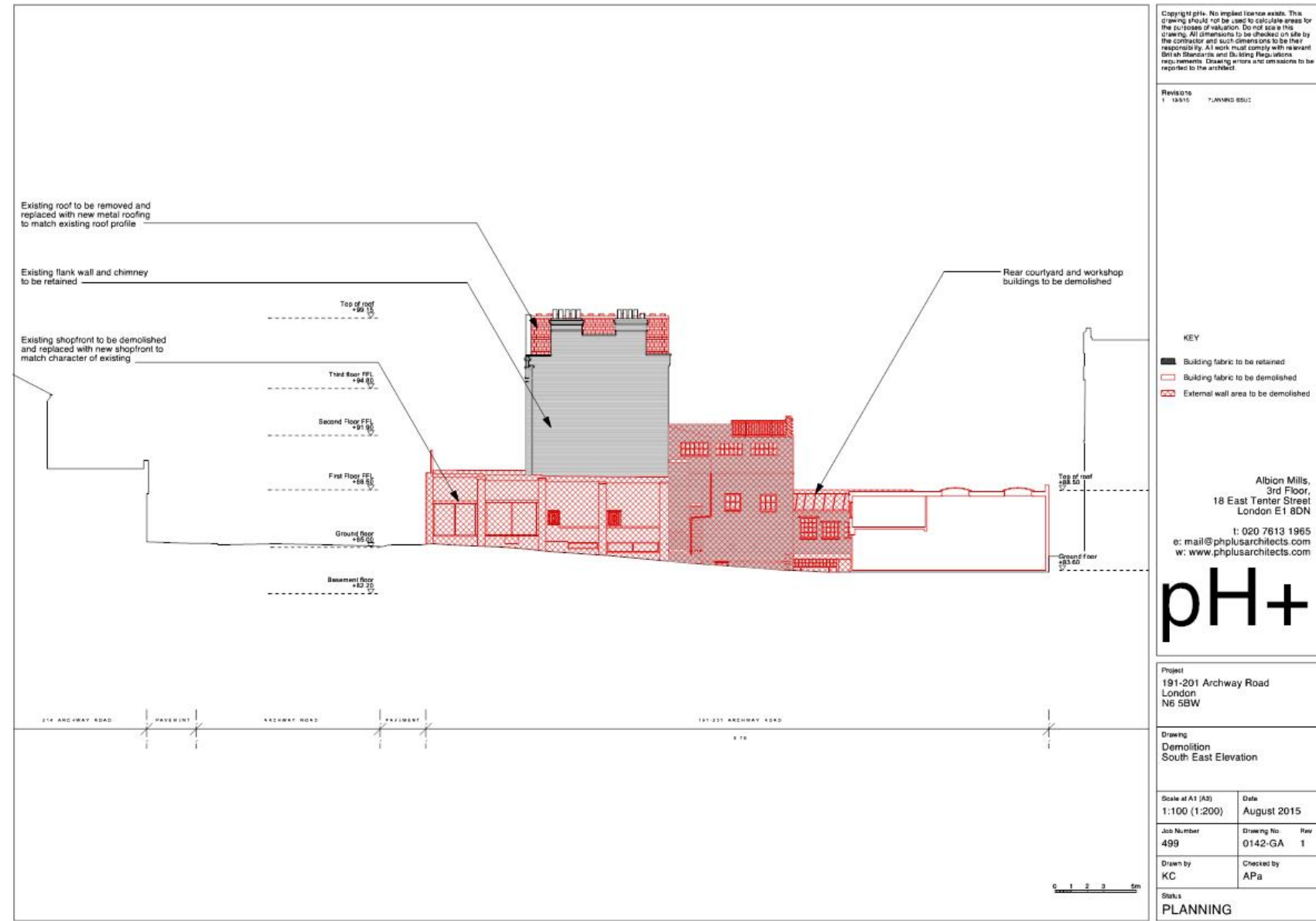
Demolition NE elevation



Demolition NW elevation

For Sub Committee

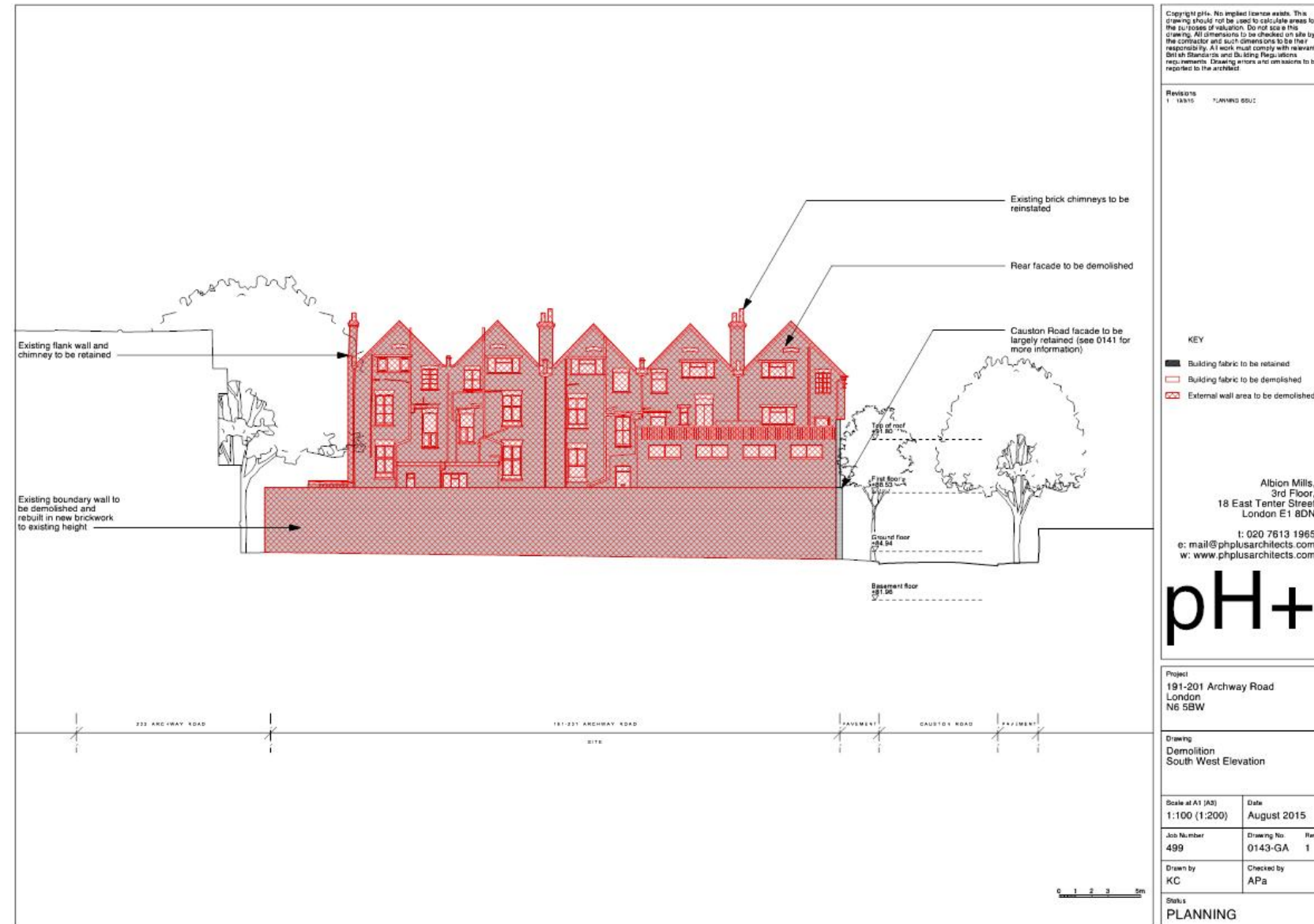
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Demolition SE elevation

For Sub Committee

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Officers Report



Demolition SW elevation



Proposed ground floor plan

For Sub Committee

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Officers Report



Proposed first floor plan

For Sub Committee

OFFREPC
Officers Report



Proposed second floor plan

For Sub Committee

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Proposed third floor plan

For Sub Committee

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Proposed roof plan

For Sub Committee

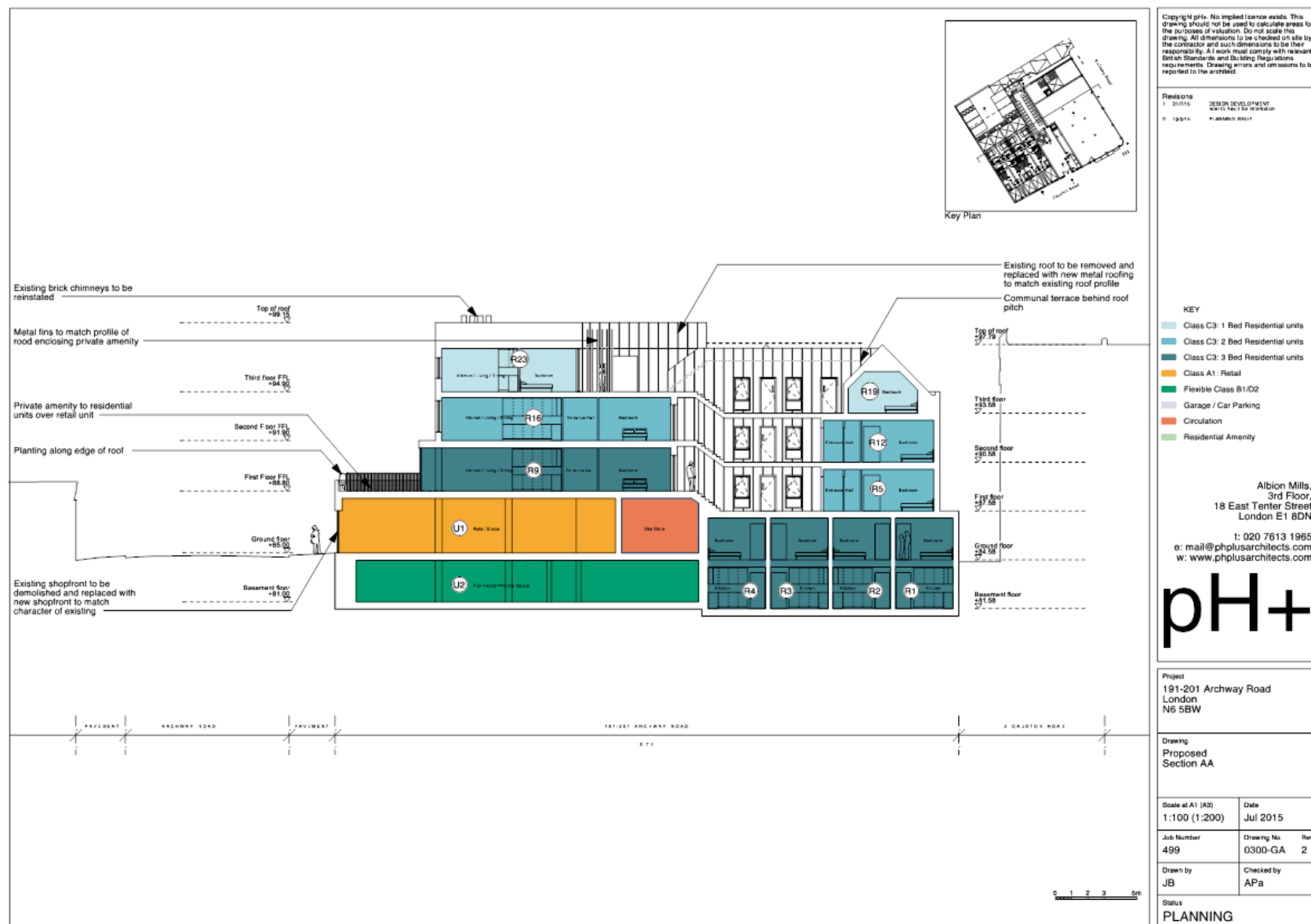
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Proposed basement floor plan

For Sub Committee

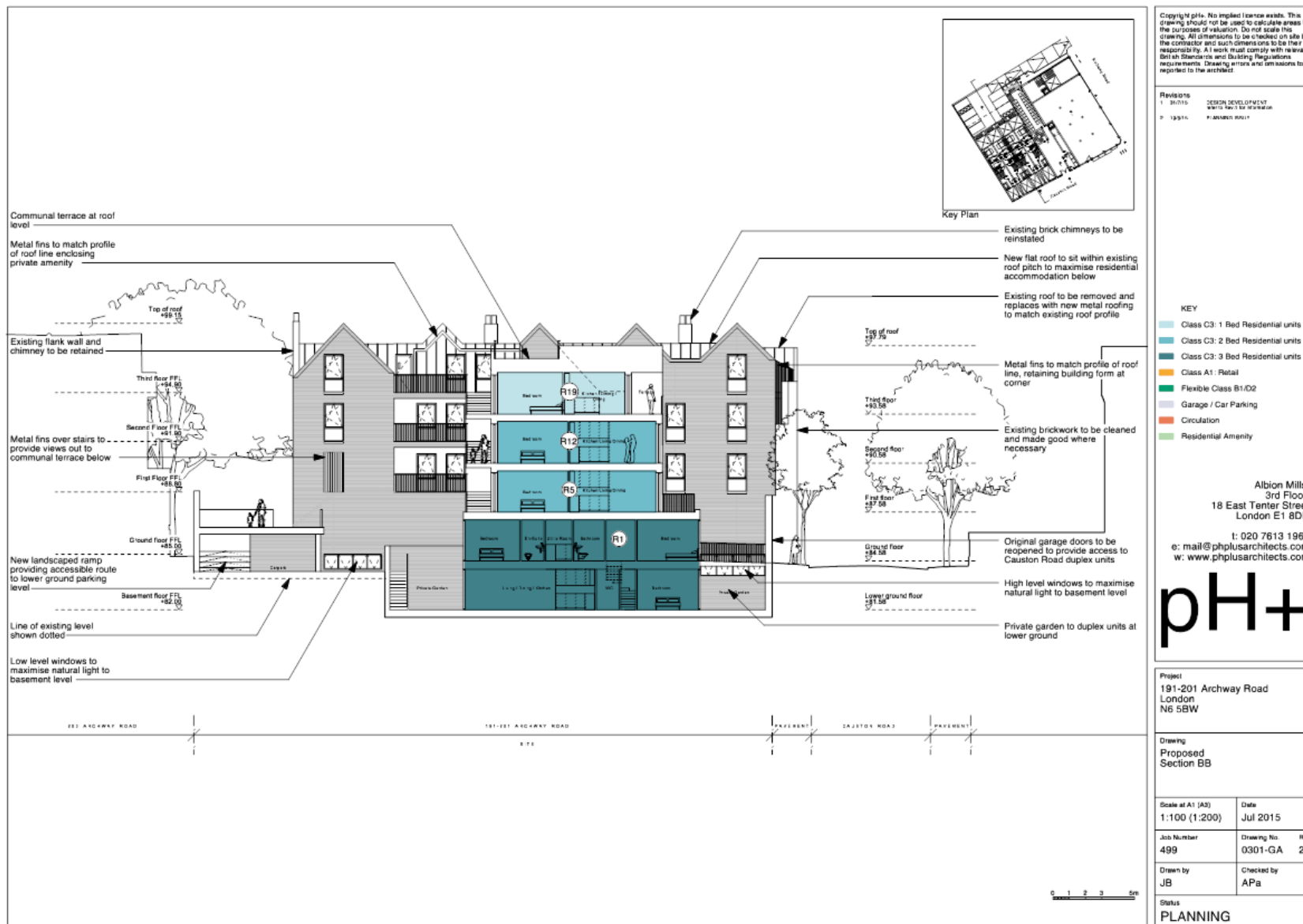
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Proposed section AA

For Sub Committee

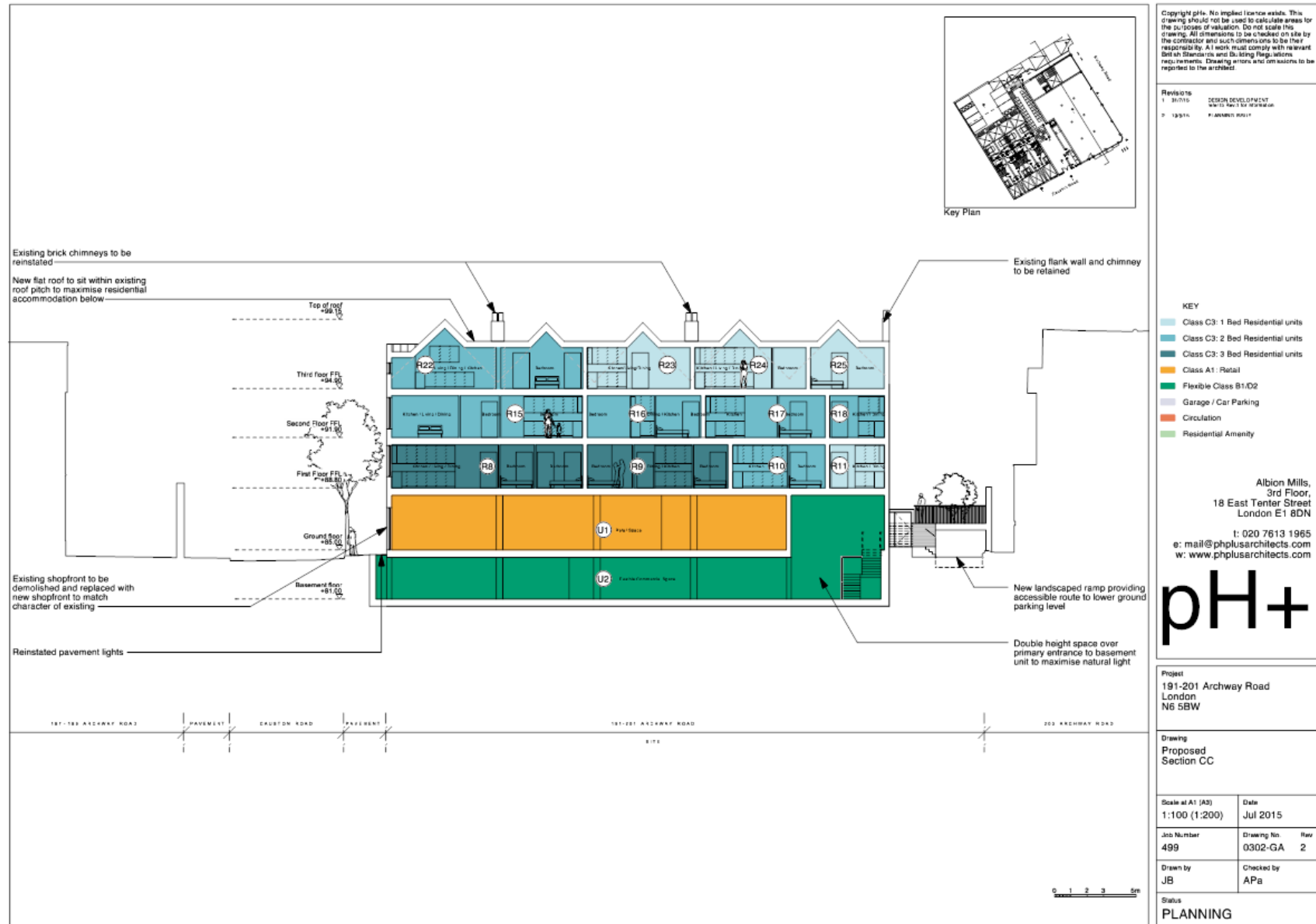
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Proposed section BB

For Sub Committee

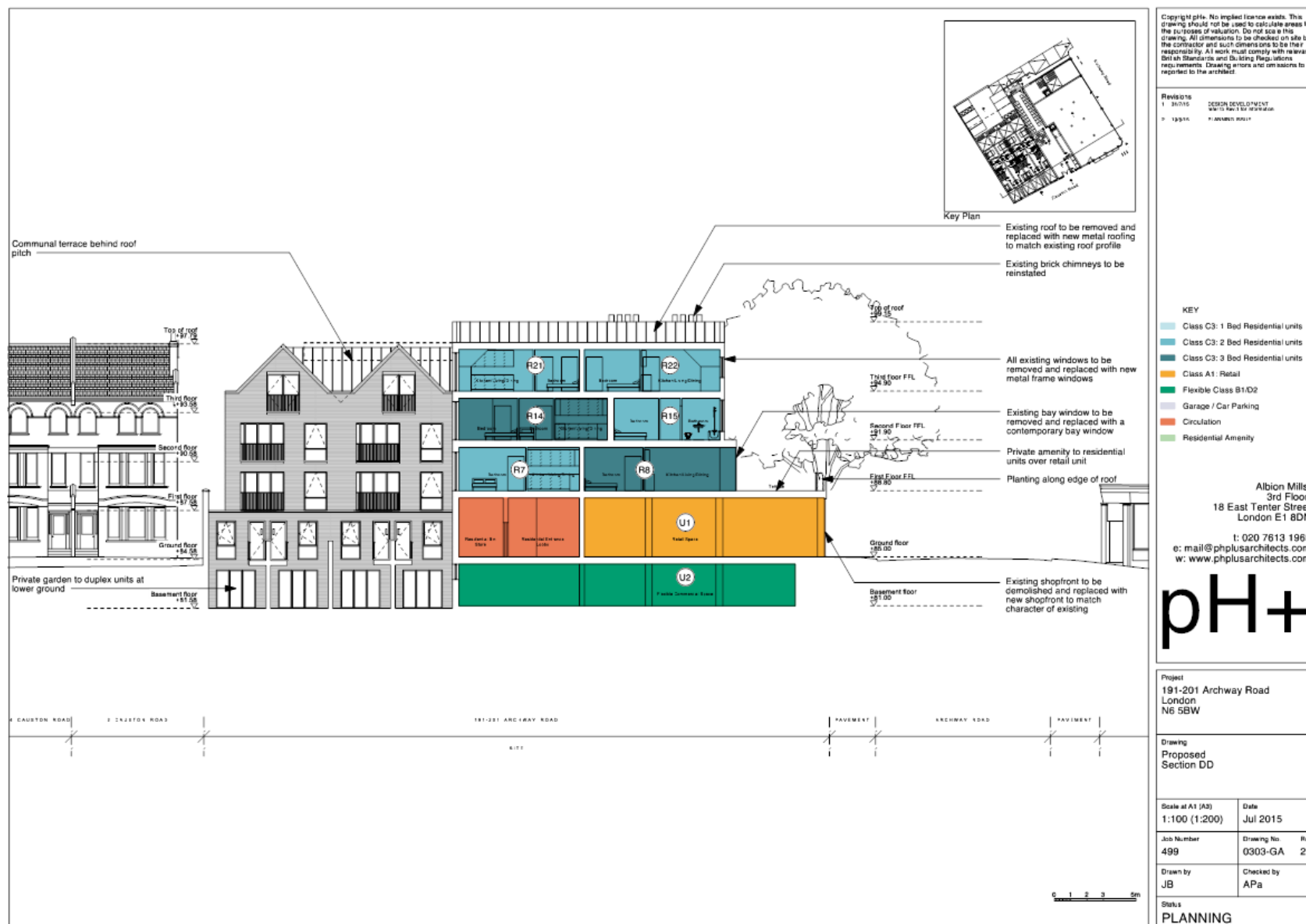
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Officers Report



Proposed section CC

For Sub Committee

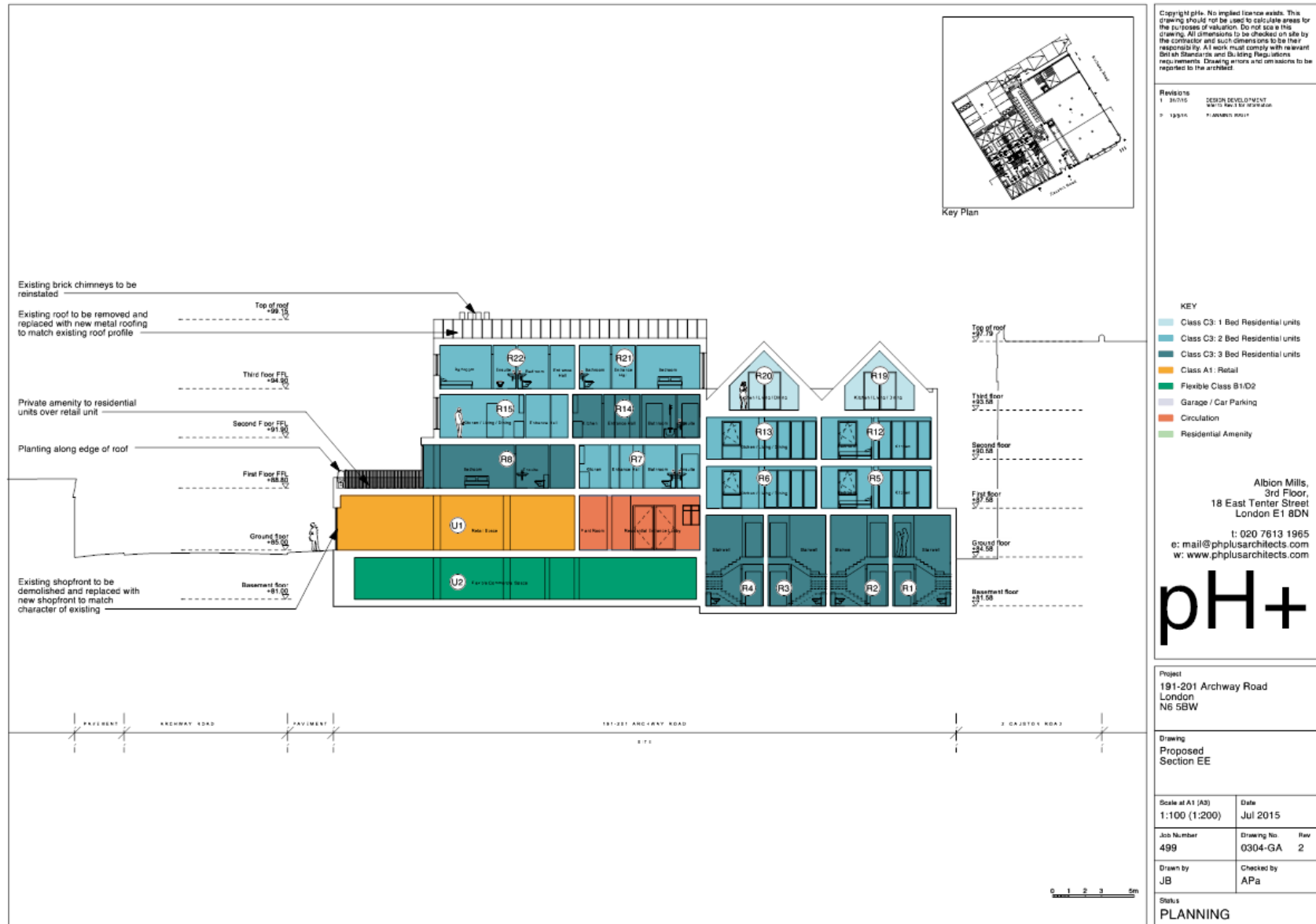
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Officers Report



Proposed section DD

For Sub Committee

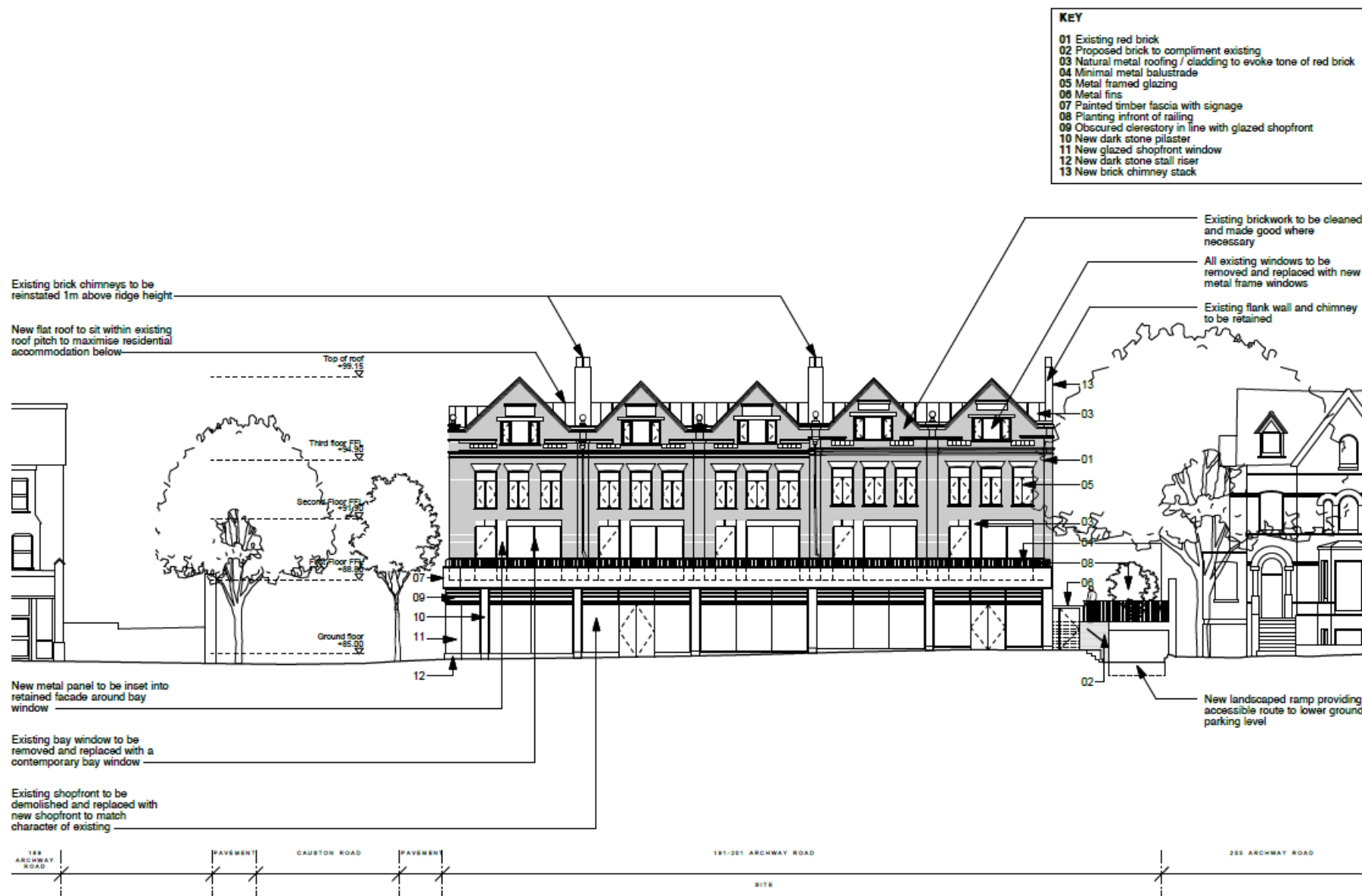
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Officers Report



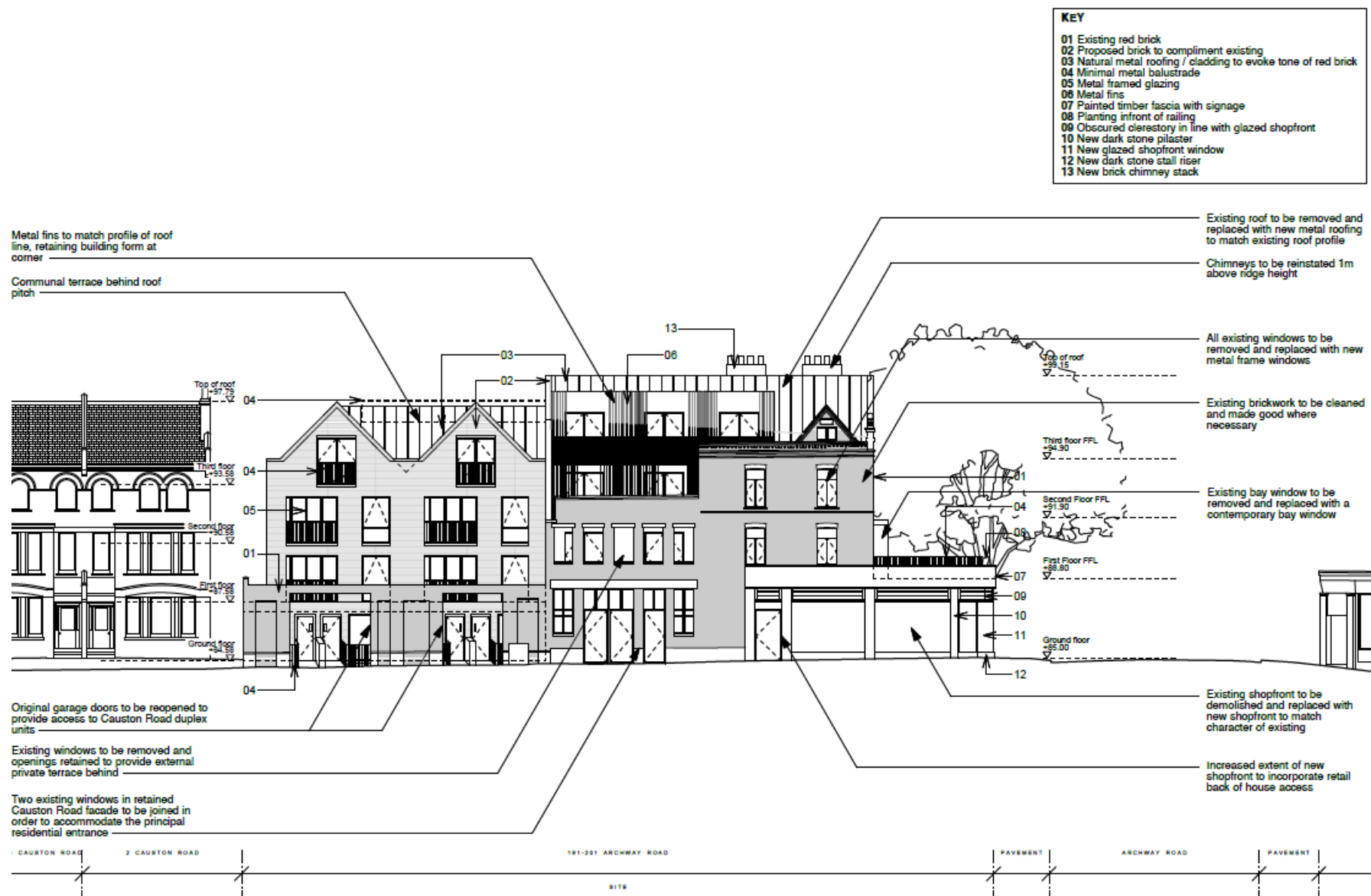
Proposed section EE

For Sub Committee

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Officers Report

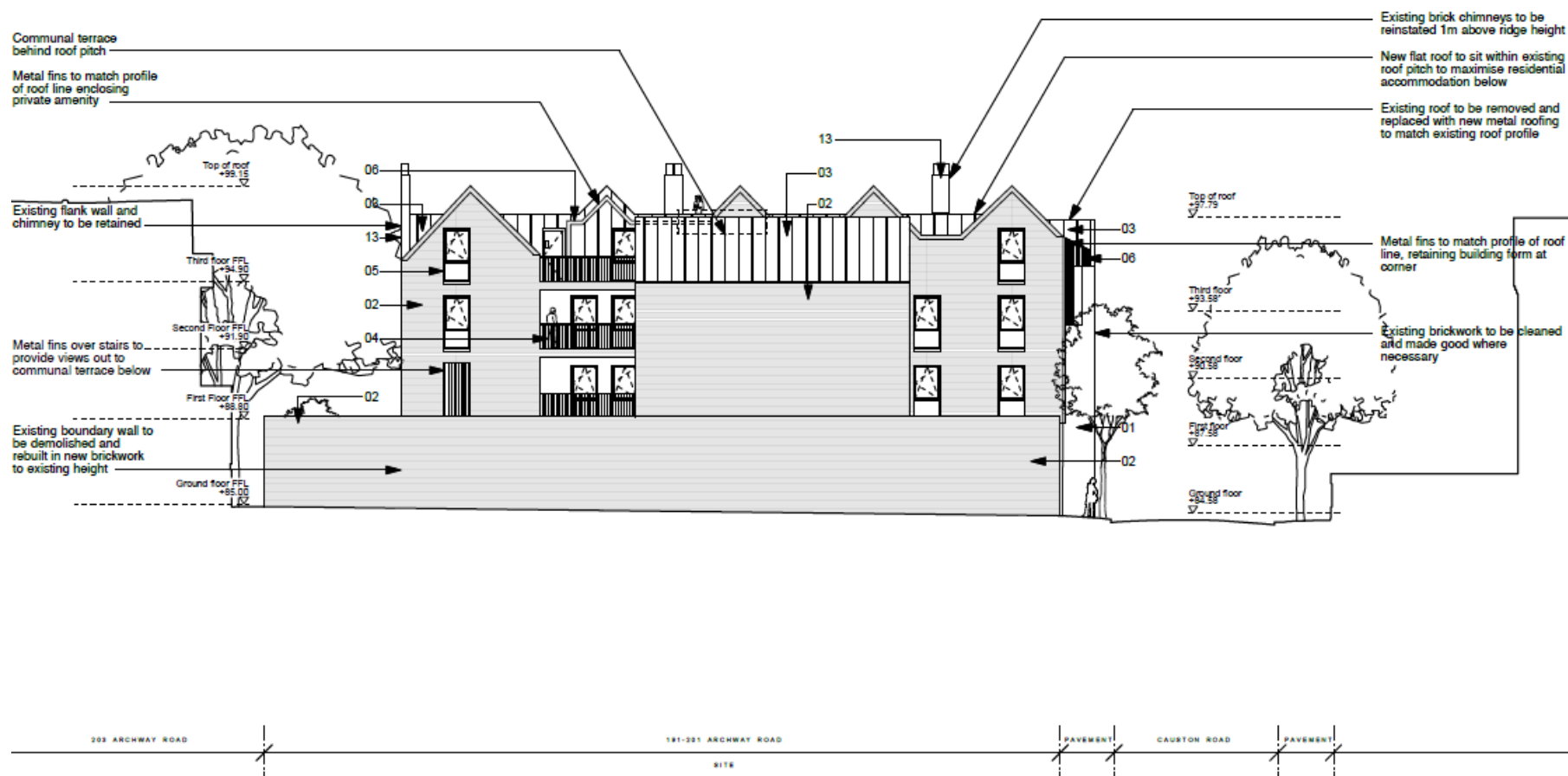


Proposed NE elevation



Proposed NW elevation

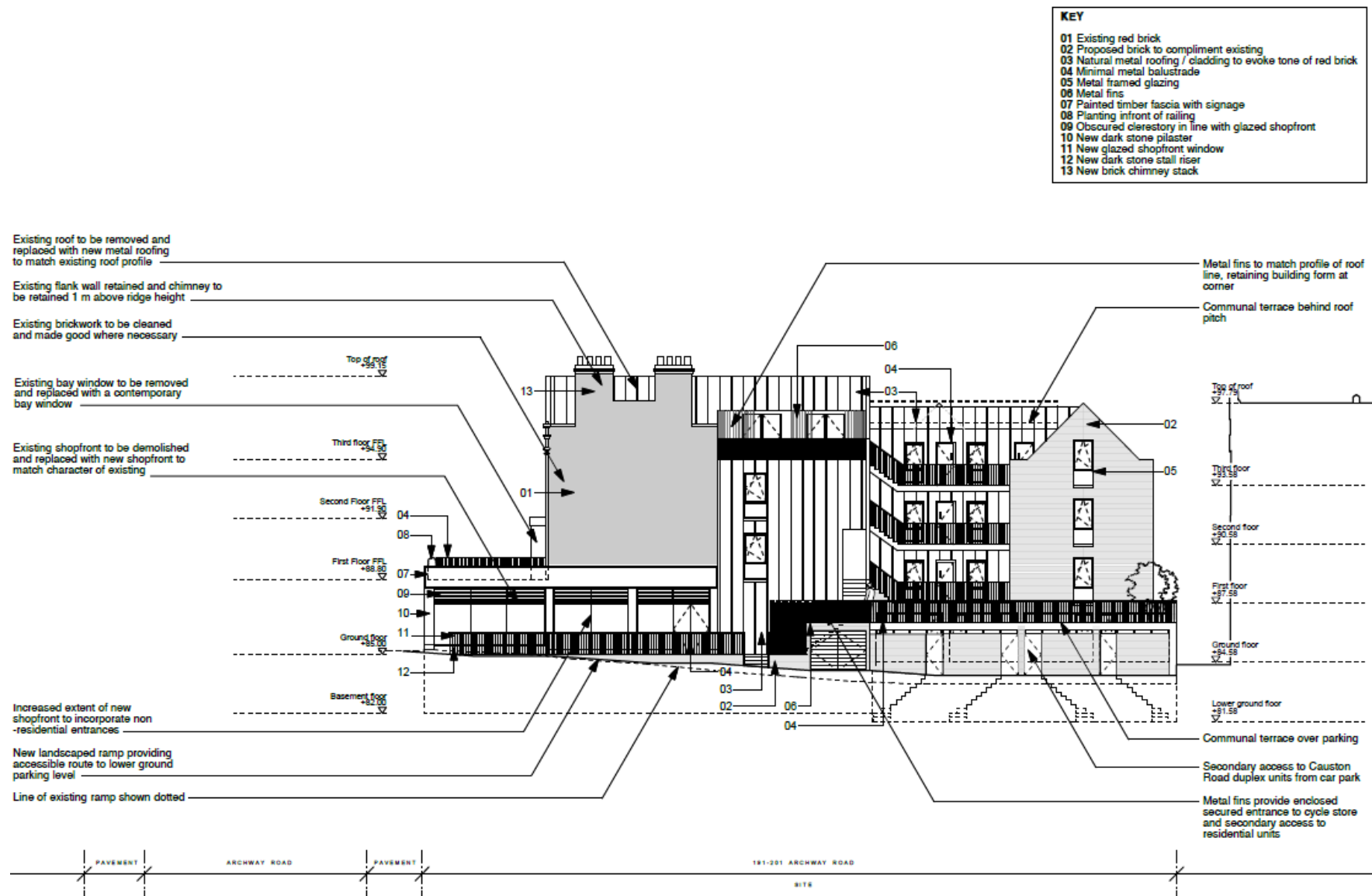
KEY	
01	Existing red brick
02	Proposed brick to compliment existing
03	Natural metal roofing / cladding to evoke tone of red brick
04	Minimal metal balustrade
05	Metal framed glazing
06	Metal fins
07	Painted timber fascia with signage
08	Planting in front of railing
09	Obscured clerestory in line with glazed shopfront
10	New dark stone pilaster
11	New glazed shopfront window
12	New dark stone stall riser
13	New brick chimney stack



Proposed SW elevation

For Sub Committee

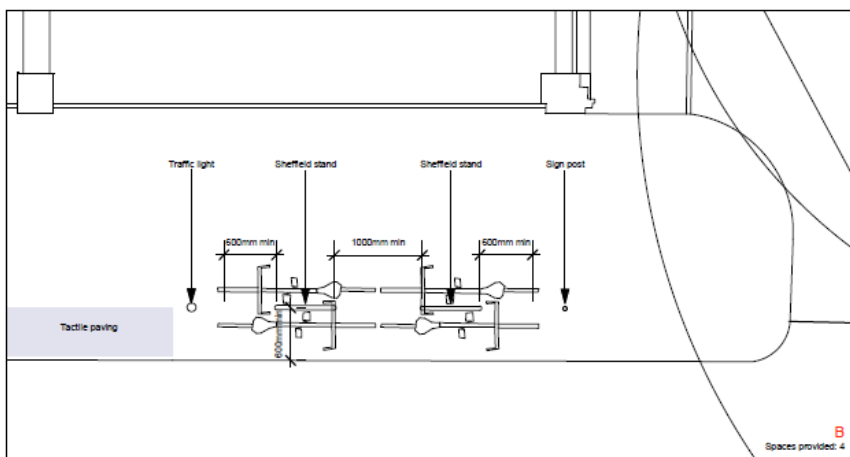
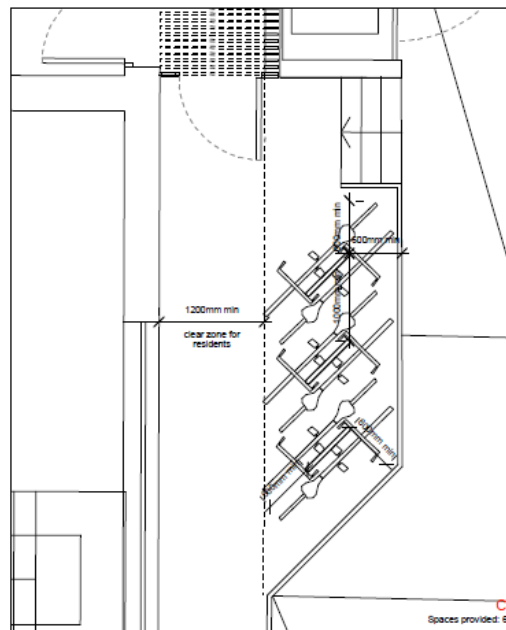
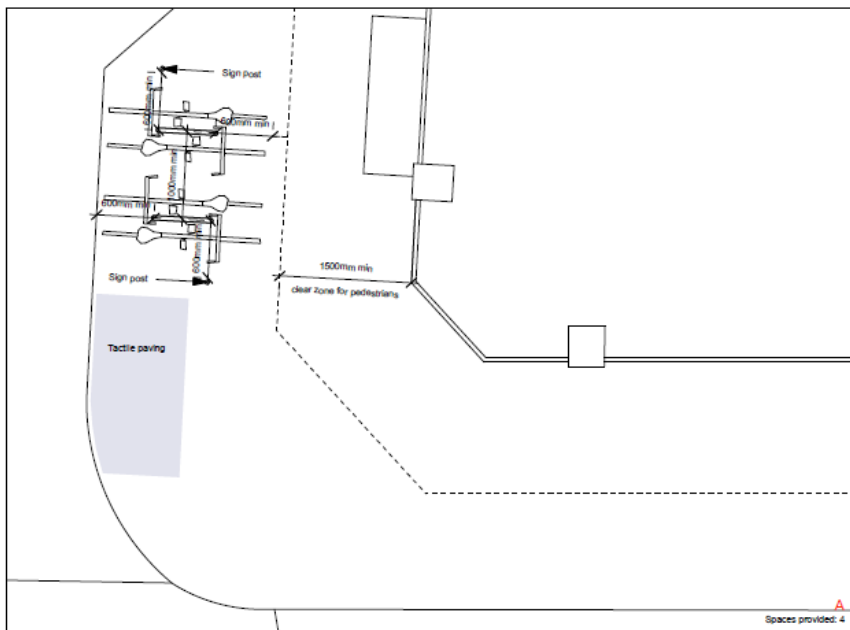
OFFREPC
Officers Report



Proposed SE elevation

For Sub Committee

OFFREPC
Officers Report



Proposed cycling provision

For Sub Committee

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Officers Report

Causton Street - Existing



Archway Road - Existing



Causton Street - New



Archway Road - New



Archway Road - Existing



Rear - Existing



Archway Road - New



Rear - New





CGI view from Causton Road



CGI view from Archway Road

Appendix 3: Quality Review Panel

CONFIDENTIAL

1. Project name and site address

191-201 Archway Road, London, N6 5BN

2. Presenting team

Joe Gerrard	Archway Apartments Ltd
Michael Gerrard	Archway Apartments Ltd
Andy Puncher	pH+ Architects
Annie Pace	pH+ Architects
Diana Thomson	Savills
Alice Kennedy	Savills

3. Planning authority's views

Planning officers have attended pre-application meetings to discuss the development proposals for 191 – 201 Archway Road, and broadly support the proposals. The Quality Review panel's views on the architectural expression and quality of residential accommodation would be welcomed.

4. Quality Review Panel's views

Summary

The panel broadly supports the development proposals for 191 – 201 Archway Road, which promise restoration of the existing 19th century façade, with high quality contemporary development behind. There remains scope for further refinement in the architectural expression of new elements of the scheme, including the rebuilt shop front. The density of development proposed also creates challenges in achieving high quality residential accommodation. The panel thinks that introduction of workspace could help address this, as well as adding to the vitality of the area. More detailed comments are provided below on: the commercial unit; Archway Road block; courtyard block; and mix of uses.

Commercial unit

- The panel understands that the existing Richardson of Highgate shop front is felt by local residents to make a positive contribution to the Highgate Conservation Area.
- In the panel's view, this shop front is not of particularly high quality, and breaks the rhythm of neighbouring buildings along Archway Road, which is characterised by smaller retail units with residential above and terraced houses.
- The panel supports the decision to rebuild the shop front, and would encourage the design team to consider how the rhythm of bays in the original 19th century building could be reflected more strongly in the façade at street level.

Report of Chair's Review Meeting
20 May 2015
QRP07 _191 – 201 Archway Road



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- A supermarket will occupy the commercial unit, and their commitment to bespoke signage for this site, sympathetic with the existing building, is welcome.
- The panel would also encourage planning officers to ensure through use of planning conditions that the fully glazed shop front is not blanked out by the supermarket operator.

Archway Road block

- The panel supports the approach to the design of new residential accommodation behind the façade of the 19th century original building on Archway Road.
- The scheme proposes repair of the historic façade, with new windows, and contemporary architecture behind.
- The panel agrees that at first floor level, new high quality contemporary bay windows could be successful, but notes that repairs to the brickwork may be needed when the existing bay windows are removed.
- At fourth floor level, however, the panel would encourage careful restoration of the windows to their original proportions and detailing. Finding archive photographs of the original building would be helpful in this process.
- The new building behind the retained façade has been designed in brick and red zinc. The panel think this would benefit from refinement - to ensure that the aspiration for this to appear as a contemporary addition to be achieved.
- The detailed design of the deck access to the flats also needs further thought, to ensure an appropriate level of privacy to bedrooms.

Courtyard block

- The courtyard block is the most challenging element of the scheme, and further work is needed to make a case for the density currently proposed.
- In terms of quality of life, the panel is concerned that residential units at ground and lower ground floor level will be compromised by lack of light.
- Considering alternative uses for this accommodation – such as workspace, or live / work units, could help resolve this.



CONFIDENTIAL

- In terms of the building form and massing, the panel think that roof pitches running parallel to Causton Road could be more successful than the current proposal to run them at right angles with gables fronting Causton Road.
- This would simplify the junction between these roofs and the Archway Road block. It would also better continue the roof line of neighbouring houses on Causton Road.

Mix of use

- The site currently accommodates both residential and workshop uses, and retaining some workspace in addition to the supermarket and gym would be welcome.
- For example, this could be a more appropriate use for accommodation at ground and lower ground floor level in the courtyard block, where limited daylight could result in poor quality homes.

Next steps

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.



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Planning Sub Committee 9th November 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/0522

Ward: West Green

Address: Land to rear of 131-151 Boundary Road N22 6AR

Proposal: 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

Applicant: Mr L. Beaken

Ownership: Private

Case Officer Contact: Sarah Madondo

Date received: 19/02/2015

Last amended date: 29/09/2015

Drawing number of plans: 10558/TP01/A, 10558/TP01/B, 10558/TP02/A, 10558/TP02/B, 10558/TP03/A, 10558/TP03/B, 10558/TP04/A, 10558/TP05.

1.1 This planning application is being reported to Committee at the request of a Ward Councillor. The application is also being reported as it would be subject to a S106/ legal agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of redeveloping this backland site is considered acceptable including the associated dwelling mix and density of the scheme.
- The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.
- In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight to neighbouring properties and gardens.
- The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.

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 subject to the prior completion of a Section 106 Legal Agreement.
- 2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 31st December 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 on application ref: HGY/2015/0522 including;

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of materials;
- 4) Details of landscaping;
- 5) Details of boundary treatment;
- 6) Detailed scheme for the provision of refuse and waste storage arrangements;
- 7) Details of site levels;
- 8) Details of land contamination;
- 9) Land contamination/ remediation;
- 10) Removal of redundant crossover;
- 11) Construction Management Plan (CMP);
- 12) Details of green roof;
- 13) Details of external lighting;
- 14) Removal of permitted development rights.

Informatives

- 1) Thames Water
- 2) Asbestos Survey
- 3) Hours of Construction
- 4) Community Infrastructure Levy
- 5) Naming & numbering
- 7) Land Ownership

4) In the event that the Planning Application is refused for the reasons set out in resolution 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,
- (ii) The further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for the demolition of the existing workshop/store and separate timber outbuilding on site and for the construction of 3no. three bedroom dwellings (a pair of semi-detached two storey houses and a detached single storey house). The detached single storey house would be located at the south-western end of the site close to the access way with the two further dwellings located in the north-eastern part of the site.
- 3.2 These dwellings would have a basement level served by two lightwells. The first floor of these dwellings would be substantially smaller than the ground floor and would incorporate a bedroom with en-suite shower room. The proposed scheme here constitutes an amendment to an earlier refused scheme (planning ref: HGY/2014/1986) refused on grounds of the poor standard of accommodation.

Site and Surroundings

- 3.3 The application site is a backland site located to rear of residential properties 131-151 on Boundary Road. The main plot is defined by the rear boundaries of the residential curtilages of properties on Boundary Road, Sirdar Road and Crawley Road. Boundary treatment predominantly comprises timber fencing, and there are a number of sheds and outbuildings within adjoining gardens that back onto the application site. The site, which is largely flat, contains a single storey workshop/storage building and a shed. There are various trees and shrubs in and around the site.
- 3.4 The surrounding area is residential in character, typically two storey late-Victorian terraced houses with pitched roofs. The site is located in an area of low public transport accessibility level (PTAL 2). The site lies within approximately 750 metres of Turnpike Lane Underground Station and approximately 250 metres of bus services on Westbury Avenue.
- 3.5 Access to the site is via an existing track located in between No's 131 and 133 Boundary Road with associated crossover. This has an average width of 2.9 metres tapering to 2.4 metres at the back edge of the footway.

Relevant Planning and Enforcement history

- 3.6 HGY/2000/1195 NOT DET 22-01-01 Land Rear of 131- 151 Boundary Road London Erection of four x four bed seven person three storey houses. (Amended scheme).

HGY/2000/1388 REF 23-01-01 Land Rear Of 131-151 Boundary Road Erection of 2 x 3 bed 6 person houses and 1x 4 bed 8 person house (revised scheme).

HGY/2014/1986 REF 02-09-14 Land to rear of 131-151 Boundary Road London
Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement, and 2no. semi-detached, two storey, three bedroom houses with basements, and construction of two sets of entrance gates.

4.0 CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Arboricultural Officer
- 2) Cleansing
- 3) Building Control
- 4) Transportation Group

External:

- 5) Thames Water
- 6) London Fire Brigade (Edmonton)

4.2 The following responses were received:

Internal

- 1) Transportation - The highway and transportation authority would not object to this application subject to the imposition of the following;

1. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out

Reason: In the interests of highway safety and to maintain pedestrian amenity.

- 2) Cleansing (West) – No objection

The distance from the bin chamber to the collection point is several yards and quite narrow. The refuse crew may request the waste bins are placed at the point the footway meets the private path on collection. Otherwise Waste Management have no objections.

- 3) Arboricultural Officer – Raise no objection as the site does not have TPOs nor is it in a conservation area.

- 4) Building Control - Made the following comments in respect of emergency access:

- The BIA note is reasonably detailed.

- No great detail about the piling (although these issues would be picked up at building regulations stage)
- In general whilst there would be a number of concerns relating to the works during the construction stage, once built I do not foresee any major issues.

External:

Thames Water – Raise no objection but request that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

The London Fire Authority – Are satisfied with the proposal subject to the following:

- 1) The sprinklers are compliant with BS2951.
- 2) The tenants are informed of the reason for the installation sprinkler and servicing requirements.
- 3) Fire brigade complies with BS9991.
- 4) The maximum distance from the fire appliance to the furthest part of the premises is no more than 90m.
- 5) The hydrant location is in close proximity of where the fire appliance work.

5. LOCAL REPRESENTATIONS

- 5.1 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:

Objecting: 41

Supporting: 0

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

Principle / Quality

Site is not suitable for housing

Backland site is suitable for shed or storage

Loss of an employment site

Poor quality of housing

Poor standard of accommodation

Not in keeping with Edwardian houses

No wheelchair access

Overdevelopment

No private gardens

Proximity of new development
Distances between the rear extensions and the new houses

Amenity

Loss of privacy
Overlooking
Loss of daylight and sunlight
Noise
Light spill/ light pollution
Poor outlook

Parking & Access

Increase in parking pressure
Vehicular disruption
Narrow access
Entrance too small

Other

Structural damage
Danger to young children
Fire hazard
Loss of habitants and wildlife
Land too small
Flooding
Loss of trees
Subsidence
Security
Construction noise
No private gardens
Overcrowding
Double bedroom might be used as rental units (HMO)

5.3 The following issues raised are not material planning considerations:

- Loss of view
- Impact on property values.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Design, form and layout;
3. Standard of accommodation;
4. Impact on amenity of adjoining occupiers;
5. Parking and highway safety;

- 6. Refuse/ Sustainability
- 7. Basement development;
- 8. Impact on Trees;
- 9. Affordable housing.

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 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.
- 6.3 The principle of new residential development is generally supported by Local Plan Policies, notably SP1 which seeks to promote new housing providing the site is appropriate and provides a suitable mix of housing types, and SP2 which seeks to maximise the supply of additional housing to meet the Council's Housing targets.
- 6.4 The site was previously used as a workshop but has become redundant. The loss of this former employment use is not objectionable on policy grounds given it is small in nature and provided limited employment.
- 6.5 Much of the site is open in nature and largely covered in grass. Whilst the NPPF has amended the definition of previously developed land to exclude 'garden land' it is considered that there are no valid reasons why some urban sites of this nature cannot be developed for residential purposes. In this particular case the site does not have a specific designation, however the scheme here is laid out and designed to respond and include ecological measures through the use of green roofs and the planting of trees.
- 6.6 The emerging Development Management Development Plan Document (DPO) has a specific policy (DM7) on infill, backland and garden sites with a specific presumption against the loss of gardens. The site in question is however not a private garden. The policy sets out a number of requirements in respect of the development of such backland sites; namely requiring such development to relate appropriately and sensitively to its surrounding, respond specifically to the site, provide additional passive surveillance and increased security and to safeguard the privacy and amenity of adjoining houses and rear gardens. As discussed further on in this report these requirements are considered to be met
- 6.7 The proposal would however contributes towards meeting the Borough's housing needs in accordance with London Plan policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply', which has a target of providing 1,502 new homes a year in Haringey.
- 6.8 Policy 3.4 of the London Plan encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density

of the proposal in terms of habitable rooms per hectare HRH) would be approximately 140. The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to fit within the urban category characterised by terraced houses and as such the London Plan guidance for such sites with a PTAL of 2 is a density of 200-450 HRH. In this instance the proposed density is below the guidance set out in the London Plan density range but considered appropriate given the need to protect neighbouring amenity.

Design, height, bulk & scale

- 6.9 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.
- 6.10 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.
- 6.11 Surrounding residential development is characterised by two-storey terraced properties with street frontages. In this instance given the site is a backland site a scheme which is subordinate in nature to the surrounding terrace houses and contemporary in design is seen as an acceptable approach here.
- 6.12 Objections have been received on grounds of the proposal being out of character with the character/ grain of development in the area. In this instance the site is a backland site and as such a contemporary building of a good quality design is seen as an acceptable approach here. In this case the proposed dwelling will not compete or undermine the prevailing character of the area.
- 6.13 The proposed houses are situated sensitively within the site away from the boundaries with neighbouring gardens. The proposed dwellings would be of a simple, contemporary design with flat sedum roofs and a rendered finish. Windows and doors would be steel-framed and in a dark colour. The flat roofs of the dwellings would be strongly defined by the overhanging eaves. The upper floors of the semi-detached houses would have angled oriel bay windows with fixed and obscure glazing to the side panels. In terms of height, bulk and scale the proposed houses would be subordinate in relation to neighbouring buildings.

- 6.14 The bulk and mass of the buildings have been minimised by the 3 metre setback of the first floor element. The proposed dwellings will largely have a sedum green roof, therefore having an acceptable appearance when viewed from the first floor windows of neighbouring properties. Overall the buildings form, detailing and associated materials are considered to be acceptable and sensitive to the site's character.
- 6.15 The proposal includes a comprehensive planting scheme for the site including new boundary planting. The individual plots of the new houses would be defined by soft landscaping and gardens with the circulation path within the site created by porous-paving.
- 6.16 Overall the design, form and choice of materials for the proposed scheme have been designed sensitively in relation to the site and neighbouring properties and gardens. More specific details of the facing materials to be used and landscaping will be secured by way of planning conditions.

Standard of accommodation

- 6.17 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012
- 6.18 The scheme would provide 3 dwelling houses with a gross internal area of 136.86 sqm. The proposal would therefore exceed the Mayor's Housing SPG 2012 / London Plan 2015 GIA figure of 96 sqm for a 3b5p 2 storey dwelling house.
- 6.19 The proposed new dwelling would benefit from ample gardens/ amenity space in excess of London Plan standards. In terms of wheelchair access the dwellings would have level access with ease of access also around the site. The drawings show a possible location for the installation of stair lifts therefore meaning the accommodation would be adaptable.
- 6.20 The previous application was refused on grounds of poor outlook from the habitable rooms in the basement. The revised scheme incorporates large landscaped courtyards and large lightwells therefore providing adequate natural light and outlook to the rooms in question. In specifically an updated Daylight and Sunlight Report was submitted and shows that as a result of adding an additional lightwell to Bedroom 1 to both semi detached houses, the level of natural light within these rooms has been further improved, adding 2.7% to the average daylight factor (ADF). This analysis also shows that there will be an increase in the amount of direct sunlight to enter the rooms as a result of adding the lightwells.

Impact on the amenity of adjoining occupiers

- 6.21 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, or sunlight, privacy overlooking and aspect. Similarly emerging Policy DM7 requires development proposals for infill and backland must safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens; Retain and provide adequate amenity space for existing and new occupants.
- 6.22 The proposed dwellings would not be very prominent within the site given most of the accommodation is limited to basement and ground level with limited accommodation at first floor level. There would be no overlooking from ground floor windows by virtue of the proposed close boarded boundary fencing and proposed boundary landscaping.
- 6.23 With regard to the noise and disturbance generated by pedestrian movements along the access drive this would not be significant in the context of the current/ previous use of the site. Officers would also point out that the workshop on site could theoretically operate on a greater scale leading to more movement on site/ comings and goings.
- 6.24 It is accepted that adjoining residents have benefited from views over a largely open site, however given much of the development is largely limited to basement/ lower ground and ground level, with limited accommodation at first floor level, the scheme will not adversely affect visual amenity. The use of green roofs and boundary landscaping will help mitigate and integrate the development into its surroundings.
- 6.25 A number of objections have been received in relation to the separation distances of the new dwellings and the rear extensions/gardens of adjoining properties. The first floor section of each dwelling would be separated from the rear elevations of existing housing in Boundary Road, Crawley Road and Sirdar Road by 25 metres. These distances are generous in terms of current standards. It is also noted that there would be no first floor habitable windows facing these adjacent properties. The only first floor window (other than those in the south-west elevation) would be a single obscure-glazed window in the north-east elevation (facing Crawley Road properties) serving a staircase. Concerns raised in relation to children's safety, it is considered the site is 25 metres therefore this sufficient distance and also the site is bounded by a 2 metre fence.
- 6.26 Officers would also point out that the visible bulk of the new dwelling would be restricted to a 5.5 metre long expanse of elevation with a flat roof. Given the degree of separation to the garden boundaries allied to the limited width and height of the proposed first floors, there would be no material sense of enclosure or loss of light to adjoining gardens and properties.
- 6.27 A 2 metre close boarded boundary fence is proposed to be erected around the site to give privacy and security to the new dwellings. Concerns have been

raised about the height of the fence. It is considered 2 metre fence is permitted development therefore acceptable.

- 6.28 Concerns about security have been raised by residents. The fact that residential dwellings of a modest size are being introduced on this site does not necessarily compromise the security of adjoining residents. In fact the introduction of residential units on this site could lead to better management, upkeep and surveillance on site. In particular the introduction of an electronically operated gate with secure entry system (camera link to handsets within properties for guest entry and key pad for resident entry) will improve security for adjoining properties. Typically houses with gardens backing onto one another are more secure.
- 6.29 Local residents have also raised concerns in terms of light pollution. Given however the suburban context of this site the associated light spillage from the dwellings here would not be significant. Details of the external lighting serving the pathway will however be secured by way of a planning condition.

Parking / Highways Safety

- 6.30 NPPF chapter 4 'Promoting sustainable transport', saved policy M10 'Parking for Development' of the Council's UDP seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.31 The application site is located in an area of low public transport accessibility level (PTAL 2). However, the site is within easy walking distance of Westbury Avenue, which is served by the 123, 144, 217, 231, 234 and 444 bus routes. These services run with a combined two-way frequency of 78 buses per hour offering frequent connections to Turnpike Lane underground station and bus interchange. It is therefore likely that the potential occupiers of this residential development would incorporate sustainable modes of transport for journeys to and from the site.
- 6.32 The site falls within the Wood Green outer controlled parking zone, which operates Monday to Saturday 8:00am - 6:30pm therefore providing a good degree of on-street parking control. While the scheme does not provide any off street parking it does not fall within an area identified within the Council's adopted UDP (saved policies 2013) as that suffering from high on-street parking pressure.
- 6.33 Officers consider that any small increase in parking demand brought about by the creation of these residents units can be catered for on-street. In this case there is no formal requirement for off-street parking provision.
- 6.34 It is intended that the existing site access will not be used for vehicular traffic and is to be dedicated for the use of pedestrians. This aspect of the proposal will involve the closure of the redundant crossover, which is welcome as it will improve conditions for pedestrian movement.

- 6.35 Concerns have been raised in respect of fire safety, which although not a planning issue but rather a building regulations issue (covered under Part B 'Approved Document B' of schedule 1 of the Building Regulations) has been looked into at this stage in designing the scheme. In terms of fire access the London Fire Brigade Authority have no objection in terms of fire fighting access subject to the use of a fire hydrant on site or a sprinkler system.

Refuse/ Sustainability

- 6.36 Detailed information has been provided in relation to the proposed refuse and recycling arrangements which can easily be accommodated near the entrance to the site with final details which to be secured/ agreed by way of a planning condition.

Basement development

- 6.37 The proposal includes basement accommodation underneath the footprint of the houses with associated lightwells. A hydrological study has been prepared by Robert Savage and Associates and submitted with the application which provides an investigation into local ground and groundwater conditions.
- 6.38 The intrusion into the ground of a solid impervious structure may have the effect of altering the hydrogeology of the local area however this is only relevant if there is a permeable soil or subterranean water course in the vicinity. As the site is underlain by clay soil and largely impervious further hydrogeological assessment is not necessary. The site is remote from any known flood plain or area
- 6.39 It is proposed to use contiguous bored piling to form the soil retaining structure for the basement excavation, therefore providing a safe method to prevent collapse of the excavation sides. The piles will be bored approximately 8 metres into the ground, 300mm dia. and spaced at around 800mm centres. These will be installed prior to any excavation being undertaken and suitably propped as soil is removed.
- 6.40 The access to the site is wide enough to allow off road loading of spoil by grab lorry. The number of loads to be removed would be not substantial given the relatively small scale of the development here. Additional information on the types of vehicles to be used and the number of movements will need to be outlined/ agreed in a Construction Management Plan (CMP) to be agreed by the Council's Highways Dept.
- 6.41 Concerns have been raised in respect of noise associated with construction works. This is not a material planning consideration however the Construction Management Plan (CMP) will need to detail how construction work will be undertaken to minimise disruption.

Impact on Tress

- 6.42 Local Plan (2013) policy SP13 'Open Space and Biodiversity' and saved policy OS17 'Tree Protection, Trees Masses and Spines' seek to protect trees that could be affected by a proposed development to protect and improve sites of biodiversity and nature conservation.
- 6.43 An Arboricultural report has been submitted and identifies that 6 trees would be removed and replaced as part of the landscaping scheme for the site. It is important to highlight that the site does not have any TPO's (Tree Preservation Order(s)) nor is the site in a conservation area; therefore meaning planning permission is not required to remove the trees in question.
- 6.44 Although a number of residents have raised concern in terms of the loss of trees it is considered that the replanting of trees will mitigate such loss. The proposed scheme would deliver a significant amount of new trees planting/ soft landscaping, in particular along the boundaries of the site.

Affordable housing

- 6.45 The National Planning Policy Framework (NPPF, 2012) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.
- 6.46 In line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by: Achieving 20% affordable units on sites of 1 – 9 net units in line with Local Plan Policy SP2. Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.
- 6.47 In the context of such a small development an off-site contribution is considered acceptable. The contribution as calculated in accordance with the Council's Planning Obligations SPD (Tariff £224 per square metre - £224 x 396.1) would be £88,726.00 and would be secured via S106 legal agreement.

Conclusion

- 6.48 The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwellings have been carefully considered to create discrete dwellings which will not adversely affect the open nature of the site and the building patterns of the area which defines its character. The proposal achieves an acceptable relationship with adjoining properties and gardens and will not adversely affect the residential and visual amenities of adjoining occupiers.

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

7. CIL

- 7.1 Based on the information given in the plans, the Mayor's CIL charge will be £13 861 (396.1 x £35) and Haringey CIL charge will be £5,942 (396.1 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge

8. RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Agreement.

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 10558/TP04/B, 10658/TP/02/C, 10658/TP01/C, 10558/TP05, 10558/TP04/A

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

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

4. No development above ground shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These

details shall include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

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 occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

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

7. 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.

8. Before development commences other than for investigative work:

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

prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

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

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

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

10. No development shall take place, including any works of demolition, until a Construction Management Plan, to include details of:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials;
- c. programme of works (including measures for traffic management);
- d. wheel washing facilities.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the part demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The

necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: To safeguard pedestrian movement and the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. 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.

13. 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 been 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.

14. 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.

INFORMATIVE 1: -- Thames Water

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

INFORMATIVE 2: -- Asbestos Survey

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

containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 3: - 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 4: - Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £13, 861 (396.1 x £35) and Haringey CIL charge will be £88,726 (396.1 x 224). 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 5: The new development will require numbering.

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

INFORMATIVE 6: 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 7: The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

8.1 APPENDICES:

Appendix 1: Comment on Local Consultation Representations

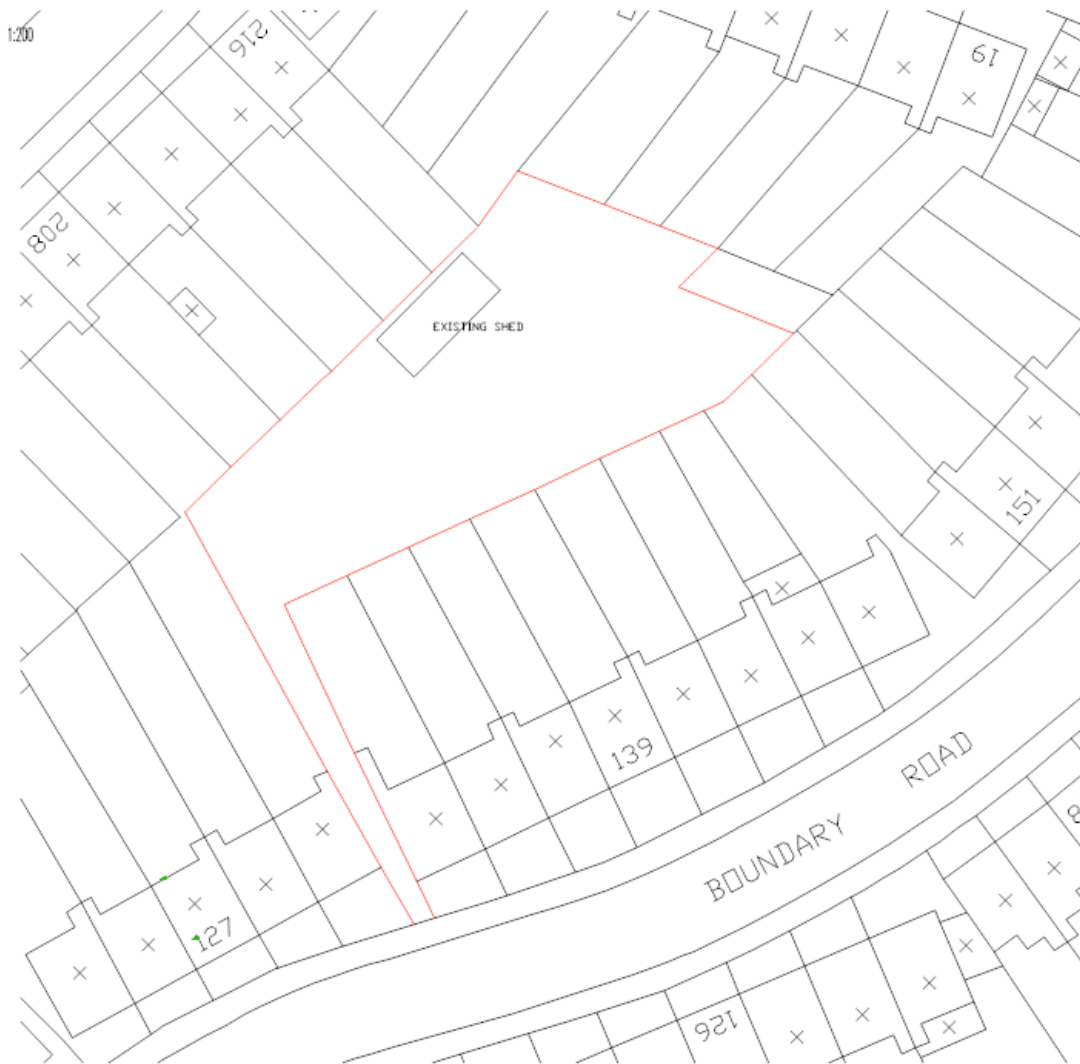
<u>Comments</u>	<u>Responses</u>
------------------------	-------------------------

Site is not suitable for housing	Addressed in para 6.2, 6,3 & 6.5
Distances between the rear extensions and new house	Addressed in para 6.25
Poor outlook	Addressed in para 6.20
No wheel chair access	Addressed in para 6.19 & Lifetime Checklist
No private gardens	Addressed in para 6.15 & 6.19
Loss of employment site	Addressed in para 6.4
Affordable house	Addressed in para 6.45
Loss of privacy	Addressed in para 6.22
Overlooking	Addressed in para 6.22
Loss of daylight and sunlight	Addressed in para 6.20
Noise / Construction noise	Addressed in para 6.23
Excavation	Refer to comments from London Fire Authority.
Narrow access	Refer to comments from London Fire Authority
Security	Addressed in Paragraph 6.27 & 6.28
Loss of trees	Addressed in Paragraph 6.42
Gates are locked or not	Addressed in para 6.31 Addressed in para 6.28
Fire safety	Addressed in para 6.44
Sedum roofs to be used as roof terraces	Addressed in para 6.13 & BIA
Flooding	Addressed in para 6.38
Overcrowding / overdevelopment	Addressed in para 6.8 (site is suitable based on density)
Increase in parking pressure	Addressed in paragraph 6.31
Danger for young children	Addressed 6.25
Vehicular disruption & parking	Addressed comments from transportation para 6.32
Light spill & light pollution	Addressed in para 6.29
<u>Others Comments</u>	

Structural damage	The contiguous bored piling to form the retaining structure for the basement represents a safe method to prevent damage to neighbouring gardens and properties.
Loss of view	Not a material consideration
Loss habitat	The proposal includes green roofs / trees therefore providing future to support ecology.

Appendix 2: Plans & Images

Site Location Plan



Site Photographs



Views from Sirdar Road



Workshop/shed on the site



View within the site



Access way to the site



View from Boundary Road - Access to site

Proposed Elevations & Sections



Floor Plans



Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/2325	Ward: Tottenham Green
<p>Address: Marcus Garvey Library Tottenham Green Leisure Centre 1 Philip Lane N15 4JA</p> <p>Proposal: Installation of a new entrance door to the south elevation of Marcus Garvey Library along with the associated external works</p> <p>Applicant: Mr Anthony Cawley, Fusion Lifestyle</p> <p>Ownership: Council</p> <p>Case Officer Contact: Robbie McNaugher</p>	
Date received: 10/08/2015	
Drawing number of plans: 2450,1002,2001,2201,2021,2211, 1001	
<p>1.1 This application has been brought to committee because the Council is the landowner and due to the level of local objection to the application</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The proposal will not have any material adverse impact upon the continued community use • The proposal would not harm the setting of nearby listed buildings or to the character and appearance of the conservation area • There would be no harm to neighbouring amenity. • The proposal is in accordance with the development plan 	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated to issue the planning permission and impose conditions and informatives as set out below.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Tree protection plan
- 4) Landscaping works to external area

Informatives

- 1) NPPF
- 2) Hours of construction

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	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES:
	Appendix 1: Consultation Responses
	Appendix 2 : Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is an application for the enlargement of existing openings in the side elevation to the building and the installation of a new revolving doorway and associated glazed curtain walling, together with construction of a new access ramps to either side serving the existing childrens garden area and separately, as a means of escape to the west within the fenceline and to the north utilising the existing fire escape gate.

3.1.2 The area to the south, including the Library Garden, is to be developed further in conjunction with the Tottenham Regeneration Scheme, however, these works do not form part of this Application. The fencing to the south of the Library is to remain until proposals for the area to the south of the Library have been fully developed and linked in with the external area to the south of the Library. The further works to the area to the South will require a future application. The existing main entrance is to be retained.

3.2 Site and Surroundings

3.2.1 Marcus Garvey Library is located within the South East corner of Tottenham Green Leisure Centre, which in turn is located adjacent to the Bernie Grant Arts Centre and within close proximity of Tottenham Green and Tottenham Town Hall.

3.2.2 The site abuts the Tottenham Green Conservation Area and the neighbouring Grade II listed former school building and Town Hall are Grade II Listed.

3.4 Relevant Planning and Enforcement history

HGY/2005/1598 GTD 18-10-05 Tottenham Green Leisure Centre, 1 Philip Lane London Removal of existing revolving doors and installation of new double automatic swing doors.

HGY/2008/0040 GTD 18-02-08 Outside Tottenham Green Leisure Centre, 1 Philip Lane Tottenham London Display of name plate advertising planter sponsorship and Haringey Council name plate

HGY/2015/1483 REF 10-07-15 Tottenham Green Leisure Centre 1 Philip Lane London Display of 7 x non-illuminated hanging signs

HGY/2015/2113 GTD 11-09-15 Tottenham Green Leisure Centre 1 Philip Lane London Display of 4 x non-illuminated hanging signs

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Conservation Officer
Tottenham CAAC

The following responses were received :

LBH Conservation Officer - The proposal would not have any impact on the setting of the conservation area or the setting of listed buildings.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

2 letters were sent to neighbouring properties, a site notice was erected close to the site and an advert placed in the local press.

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

No of individual responses: 57
Objecting: 57
Supporting: 0
Others:

5.3 The following Councillor made representations:

- Cllr Clive Carter

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

- Impact on library services through disruption
- Concerns with the impact on the children's garden area and child safety
- Concerns with the safety and quality of the access
- Impact on the Bernie Grant Arts Centre and other neighbouring uses
- Impact on the tree
- Equalities and human rights issues

5.5 The following issues raised are not material planning considerations:

- Lack of consultation (Officer note: the appropriate consultation has been carried out for the development operations comprised within the application in accordance with the Council's Statement of Community Involvement. Consultation on the internal changes and future patterns of use/occupancy of the library are not relevant to the consideration of this application as they are not works that amount to development under the Town and Country Planning Act).
- Loss of library space and relocation of office space (Officer note: this proposal does not give rise to a material change of use requiring planning permission).
- The Council has not been transparent in the application (Officer note: the behaviour of the applicant is not a material planning consideration)
- Concerns with the Council's regeneration proposals for Tottenham (Officer note: these are not part of the consideration of this application)

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Design and appearance impact on the conservation area and listed buildings
3. The impact on the amenity of adjoining occupiers

6.2 Principle of the development

6.2.1 The proposal has prompted considerable local interests, focusing on the proposed operational changes to the use of the building. Officers are satisfied that the proposed works and the other planned changes to occupancy of the building do not amount to a “material change of use” which would require planning permission. Accordingly, the application falls to be considered on the basis of the submitted plans only. These show the construction of a new ramped exit into the existing children’s garden area. This will take up some of the existing garden area but the facility will remain and will not be alongside a public access as suggested in several objections. The garden area does not appear to be well used at this present time. Officers consider that the potential impact upon this existing amenity can however be mitigated through the requirement, by condition, for a scheme to be implemented that replaces/reinstates the amenity lost.

6.2.2 Local Plan (2013) Policy SP16; Community Facilities’ supports appropriate improvement and enhancements, and where possible, protection of community facilities and services for Haringey’s communities. This policy promotes the efficient use of community facilities and the provision of multi-purpose community facilities which these works will facilitate. Whilst recognising that the physical works will change patterns of use in the children’s garden area, the overall impact on the garden area and the use of the community facility from the works of development proposed is considered to be neutral.

6.2.3 The proposed doorway will provide an accessible escape route from the rear of the building to the west along the rear of the leisure centre and north to an existing fire exit gate. There are future plans for this to become an entranceway with access from Town Hall Approach. This would require other works to take place around the building and the garden area. Such works may have a further impact upon the enjoyment of the children’s garden area. It is understood that these works would form part of a wider public realm project which would make this a more visible and attractive entrance to the building for those approaching from the south. The Council intends to consult on these proposals before a design is finalised and they will require consent. An Assessment of the impact of the works on the use and utility of the children’s garden area will need to take place at that time.

6.2.3 The principle of undertaking works to improve access and egress to the building is accordingly considered to be acceptable and consistent with the broad objectives of the local plan of ensuring the continued use of community

buildings. The proposal will reduce the size of the children's garden area but the imposition of a condition requiring improvements to the remaining garden area will reduce the impact on the facilities provided within this area.

6.3 Design and appearance and Conservation Area and Listed Building Impact

- 6.3.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach.
- 6.3.2 The existing southern elevation to the building is of limited architectural merit and the proposals will introduce a new glazed element incorporating a revolving doorway and flanking windows together with new pedestrian railings to the proposed ramp that provides access to the children's garden area and the alternative means of escape. The existing palisade fence impedes visibility of the ground floor elevation of the building from Town hall Approach and subject to care in implementation, these proposals would not harm the architectural unity or appearance of the building.
- 6.3.3 The site is located close to the boundary with the Tottenham Green Conservation Area, due the modest scale of the works, officers consider that the alterations to the building elevations and the external works would not have an impact on the setting of the Conservation Area or affect the setting of the nearby Listed Buildings. The Conservation Officer sets out that no harm is caused to the Conservation or Listed Buildings through this proposal.
- 6.3.4 London Plan policies 6.1 and 7.2 and Local Plan SP11 seek the highest standards of access in all buildings and places by securing step-free access where this is appropriate and practicable.
- 6.3.5 The proposal provides a secondary step free egress for the library and step free access into the library and is supported

6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 6.4.2 Due to the scale and location of the proposals they would not impact on any neighbouring properties. The doorway facilitates potentially greater use of the space at the side of the building for access and egress. The buildings opposite the proposed works comprise Bernie Grants Arts Centre. This is a public building separated from the site by a public thoroughfare. Use of this route is unrestricted during the daytime and evenings. The commercial/leisure use of the Bernie grant Arts Centre would not be undermined by the use of the new doorway. The nearest residential, properties are located some 50m to the

south. The amenity of these residents would not be materially impacted by the proposed works.

6.5 Impact on the protected tree

- 6.5.1 Under Saved UDP Policy OS17 'Tree Protection, Tree Masses and Spines' the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.
- 6.5.2 The proposal involves works within the root protection area of a high quality Cypress tree within the site. An arboricultural survey has been carried out and makes recommendations for the protection of the tree. A method statement is required to ensure that the works would not harm the tree, this can be dealt with by condition.

6.6 Conclusion

- 6.6.1 The proposals have generated considerable local interest – some of which has focused on the implications for the use of the building and its existing amenities. The planning application is for only those works that amount to development described above. The assessment of those works of development has concluded that they will not have any material adverse impact upon the continued community use of the building, the appearance of the building and associated impacts upon the nearby conservation area and heritage assets or upon the amenities of wider uses and residents. Potential for change in the pattern and intensity of use of the new doorway have been recognised. Consideration of that impact will be the subject of further engagement and consultation prior to a further application being submitted for the works that will be required to enable that change to take place.
- 6.6.2 The proposals currently before the Local Planning Authority are accordingly considered to be consistent with the development plan for the area and should be approved.
- 6.6.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- 7.1 There would be no increase in internal floor area. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 2450,1002,2001,2201,2021,2211, 1001

Subject to the following condition(s)

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:
2450,1002,2001,2201,2021,2211, 1001

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

3. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the measures for the protection of the cypress tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

4. No development shall commence until a scheme for new landscaping works within the external area in the vicinity of the new ramp and children's garden area (including the timescale for planting and installation) has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to mitigate the impact of the proposed works on the children's garden area consistent with, Policy SP16 of the Haringey Local Plan 2013.

Informatives:

INFORMATIVE 1: The NPPF

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to 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.

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	LBH Conservation	<p>Marcus Garvey Library is a modern building adjacent to the Tottenham Green Conservation Area. It backs on to the listed buildings within the Green. The building does not have a street frontage as it looks on to a car parking space along Philip Lane. of</p> <p>The proposed works would involve insertion of revolving doors within the main building and some additional works at the ground floor level. These would not have any impact on the setting of the conservation area or the setting of listed buildings. As such there would be no objections to the works from a conservation view point.</p>	Noted
	Neighbouring Properties:	<ul style="list-style-type: none"> • The proposed construction works would mean safeguarding issues for children using the library • The new entrance will cause disruption in what should be a quiet area • The Council failed to consult on the change of use of the library • The door will cause disruption to the Bernie Grant Arts Centre (BRAC) 	<p>In line with practice at our other library sites, the children's library will be accessed via a small latched gate. The Library Service has an Unattended Children Policy which states that children under 8 should be supervised by a parent/carer at all times. It is not, and has never been, the library's duty to supervise children</p> <p>The new entrance is part of proposals to change the internal layout of the library with customer service areas on the ground floor and quiet areas on the first floor</p> <p>As set out in para 6.2.1 planning permission was not required for the internal changes to the library</p>

No.	Stakeholder	Question/Comment	Response
	LBH Conservation	<p>Marcus Garvey Library is a modern building adjacent to the Tottenham Green Conservation Area. It backs on to the listed buildings within the Green. The building does not have a street frontage as it looks on to a car parking space along Philip Lane. of</p> <p>The proposed works would involve insertion of revolving doors within the main building and some additional works at the ground floor level. These would not have any impact on the setting of the conservation area or the setting of listed buildings. As such there would be no objections to the works from a conservation view point.</p>	Noted
		<ul style="list-style-type: none"> • The proposal will remove the children's garden • Equalities and human rights concerns • The access will mean wheelchair users have to travel further to access the library • The location of the entrance is unsafe • The library space should not be reduced • The library is an important community asset • It is not appropriate to have offices in this location • The increase traffic will impact on neighbours and the library • The access road is inadequate • Concerns with Council regeneration plans 	<p>This proposal is purely for an accessible escape from the building so does not impact on BGAC. Wider proposals for the public realm are being development in consultation with BGAC.</p> <p>As set out in para 6.2.3 the proposal will result in a small reduction in the area of children's garden to provide level access from the library.</p> <p>The proposal will not disadvantage any group with a protected characteristics and will provide level access for wheelchair users.</p> <p>The current proposal is not for an additional entrance</p>

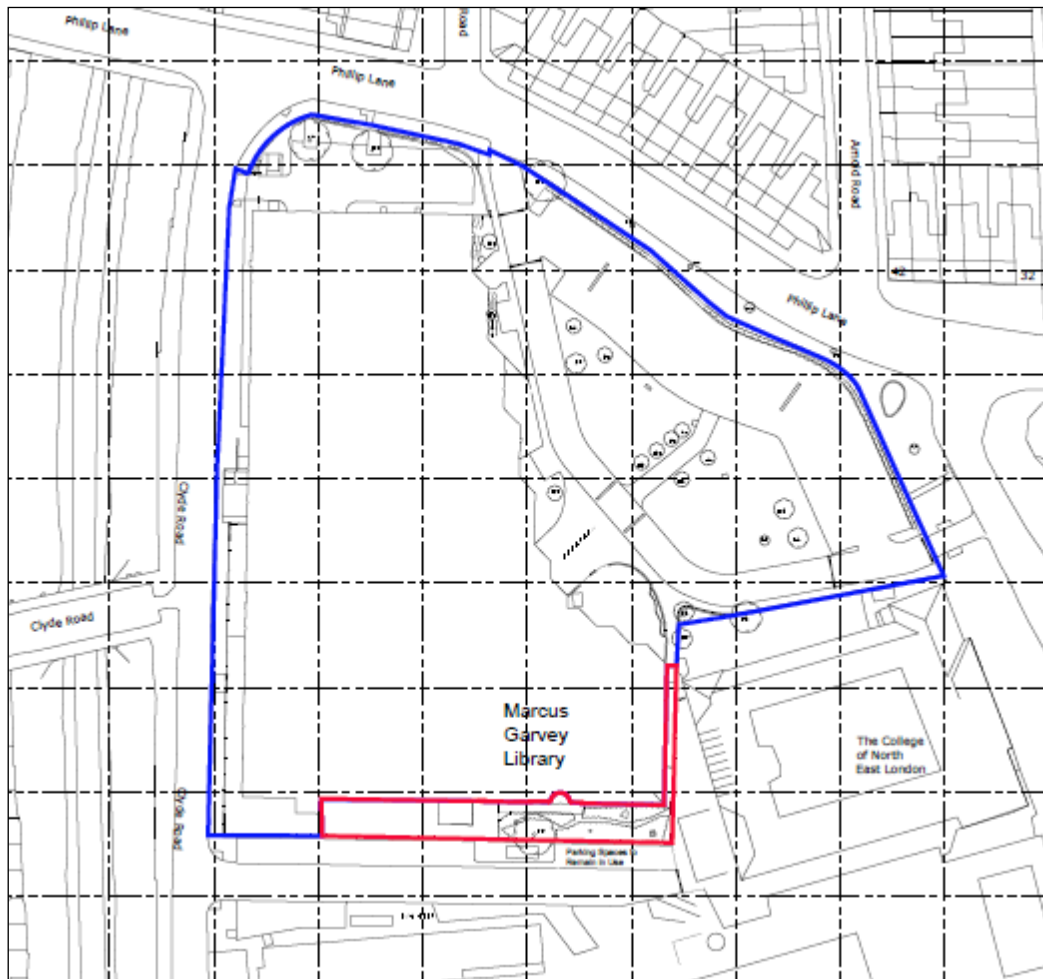
No.	Stakeholder	Question/Comment	Response
	LBH Conservation	<p>Marcus Garvey Library is a modern building adjacent to the Tottenham Green Conservation Area. It backs on to the listed buildings within the Green. The building does not have a street frontage as it looks on to a car parking space along Philip Lane. of</p> <p>The proposed works would involve insertion of revolving doors within the main building and some additional works at the ground floor level. These would not have any impact on the setting of the conservation area or the setting of listed buildings. As such there would be no objections to the works from a conservation view point.</p>	Noted
		<ul style="list-style-type: none"> • The future plans for the door are unclear • The proposed entrance rails could be climbed on • The proposal would impact on the lifespan of the tree • The applicant is fusion which is not a transparent approach by the council 	<p>The internal alterations are not part of this proposal, however as set out in par 6.2.1 the library facilities are not reduced but consolidated.</p> <p>As set out in para 6.2.1 the offices are considered to be ancillary to the main library use</p> <p>This proposal is not considered to result in a significant increase in traffic</p> <p>The current proposal would not impact on the existing access road.</p> <p>The wider regeneration plans for the area are not being considered in this application.</p>

No.	Stakeholder	Question/Comment	Response
	LBH Conservation	<p>Marcus Garvey Library is a modern building adjacent to the Tottenham Green Conservation Area. It backs on to the listed buildings within the Green. The building does not have a street frontage as it looks on to a car parking space along Philip Lane. of</p> <p>The proposed works would involve insertion of revolving doors within the main building and some additional works at the ground floor level. These would not have any impact on the setting of the conservation area or the setting of listed buildings. As such there would be no objections to the works from a conservation view point.</p>	Noted
			<p>As set out in para 6.2.2 this proposal is to utilise the door as an accessible emergency exit and to provide access to the children's garden but there are wider proposals however these are not part of the current proposal.</p> <p>The Library Service has an Unattended Children Policy which states that children under 8 should be supervised by a parent/carer at all times.</p> <p>As set out in para 6.5.2 the proposal would not impact on the lifespan of the tree subject to a condition for tree protection measures</p> <p>The Council are the freeholder and Fusion are the leaseholder of the building and therefore applied for the works but the application is being considered by the</p>

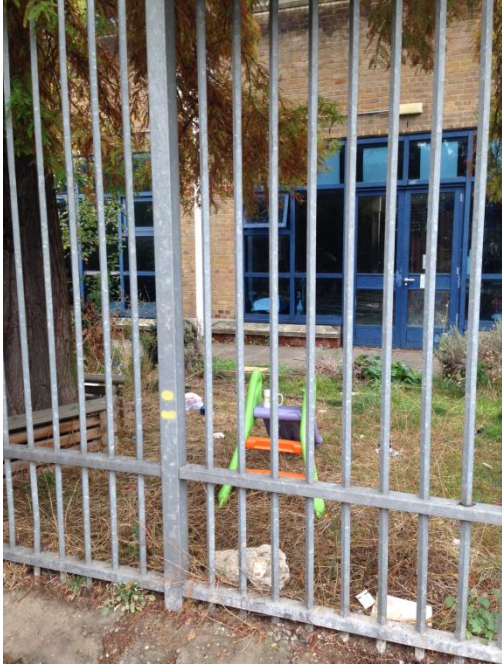
No.	Stakeholder	Question/Comment	Response
	LBH Conservation	<p>Marcus Garvey Library is a modern building adjacent to the Tottenham Green Conservation Area. It backs on to the listed buildings within the Green. The building does not have a street frontage as it looks on to a car parking space along Philip Lane. of</p> <p>The proposed works would involve insertion of revolving doors within the main building and some additional works at the ground floor level. These would not have any impact on the setting of the conservation area or the setting of listed buildings. As such there would be no objections to the works from a conservation view point.</p>	Noted
			planning sub-committee for transparency.

Appendix 3 Plans and images

Site Location Plan



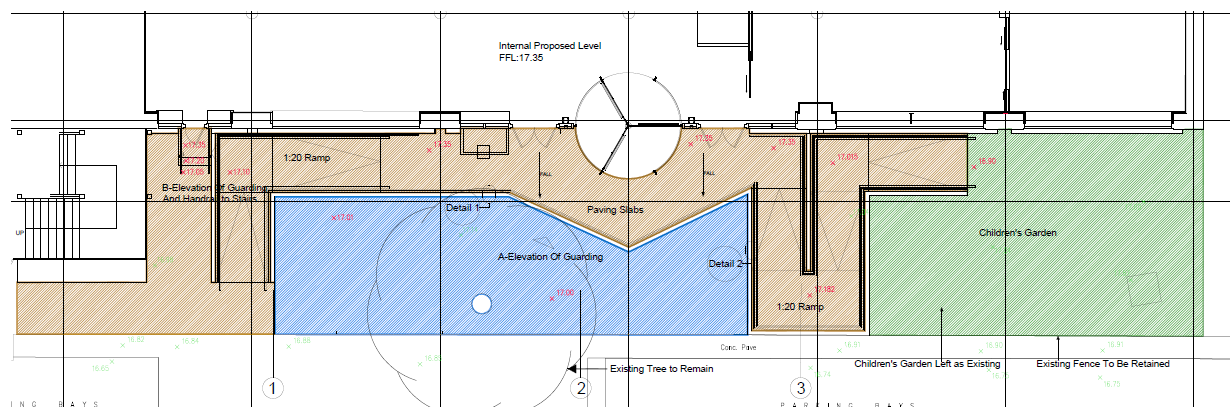
Existing door and garden area



Existing layout



Proposed external works plan



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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/2567**Ward:** Fortis Green**Address:** 3 Fordington Road, N6 4TD**Proposal:** Erection of a part single-storey, part two-storey rear extension**Applicant:** Ms Helen Croke**Ownership:** Private**Case Officer Contact:** Adam Flynn**Date received:** 02/09/2015

Drawing number of plans: FR/001; FR/002; FR/003; FR/004; FR/005; FR/006; FR/008; FR/009; FR/010; FR/011; FR/012; FR/013; FR/014; FR/015; FR/016; FR/020; FR/021; Photograph Sheet (x2)

1.1 The application has been referred to the Planning Sub-Committee for a decision due to the amount of local objections.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would respect the character of the area.
- The proposed development would not impact on the amenity of the neighbouring residential properties.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing
- 4) Obscure glazing

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1: Consultation responses

Appendix 2: Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application is a householder application for the erection of a part single-storey, part two-storey rear extension, together with a single-storey side extension. The application also contains details of a hip-to-gable extension and rear dormer which have been deemed lawful by virtue of an application for a certificate of lawfulness (see below).

3.2 Site and Surroundings

The property is a two-storey, plus loft space, detached residential property located on the south-western side of Fordington Road. The surrounding properties comprise large detached properties arranged in a broadly linear form set back along both sides Fordington Road. The dwellings have a range of differing elevational and roof treatments within a broadly similar architectural style. A number of the properties have been extended.

The property is not listed or located within a Conservation Area.

3.4 Relevant Planning and Enforcement history

HGY/2015/1375 – Certificate of lawfulness for construction of side extension, rear extension and loft conversion – Granted 17/07/2015

HGY/2014/2238 – Single storey side extension, double storey rear extension and loft extension – Withdrawn 27/04/2015

4. CONSULTATION RESPONSE

4.1 No consultation of internal or external agencies was required.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

140 Neighbouring properties
1 Residents Association

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

No of individual responses: 53
Objecting: 53
Supporting: 0
Others: 0

5.3 The following local groups/societies made representations:

- Muswell Hill and Fortis Green Association
- Highgate Society

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report (full responses to comments are contained in Appendix 1):

- Contrary to policies and Housing SPD
- Increased bulk will affect amenity of neighbouring properties
- Design out of keeping with character and appearance of adjacent properties and existing property
- Sense of enclosure
- Overdevelopment
- Previous certificate of lawfulness has been exceeded by this proposal
- Scale is excessive
- Parking
- Excessive glazing
- Impact on rear building line
- Overlooking and loss of privacy

5.5 The following issues raised are not material planning considerations:

- Errors on forms and plans (*Response: Additional plans have been received clarifying the points raised*)
- Precedent (*Response: Precedent is not a material planning consideration, as each case is assessed on its own merits*)

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development and planning history of the site
2. The impact of the proposed development on the character and appearance of the area
3. The impact on the amenity of adjoining occupiers
4. Highways

6.1 Principle of the development

- 6.1.1 Whilst noting the significant volume of comment surrounding the proposal, the Local Plan and NPPF do not prevent, as a matter of principle, extensions to residential properties to provide additional residential accommodation. Instead, local and national policy considerations focus upon ensuring that enlargements to dwellings are, inter alia, appropriate to their context and that impacts arising are properly balanced having regard to the public interest and the impacts upon an area.
- 6.1.2 A Certificate of Lawfulness (ref. HGY/2015/1375) has previously been granted (on 17/07/2015) for the construction of side extension, rear extension and loft conversion. This included a 3.4 metre deep ground floor extension to the western side of the rear elevation, to replace an existing original conservatory, and a 3 metre deep ground floor extension to an original rear projection to the eastern side of the rear extension. 3 metre deep first floor extensions were also included above these extensions, but with a narrower width in accordance with the conditions for permitted development so that they remained 2 metres from the boundaries. The certificate also included a 2.5 metre wide ground floor side extension, and a hip-to-gable roof conversion with rear dormer. These works have not yet been undertaken.
- 6.1.3 This proposal seeks permission for a part single-storey and part two-storey extension to the rear of the property. The submitted plans also include the side extension and roof extensions that have been deemed to be permitted development. The extensions permitted under the certificate would result in a stepped-back portion in the centre of the rear extension. This application incorporates these earlier permitted works and adds to them with a proposal to 'infill' the space between the two rear "wings" that did not amount to permitted development. This is the reason that planning permission is required. The additional floor area proposed by the application amounts to 13.9sqm (8.5sqm at ground floor, 5.4sqm at first floor).
- 6.1.4 The development covered by the Certificate of Lawfulness amounts to a fall back position for the purposes of this planning application. In seeking to "infill" a part of the lawful "permitted development" extension that has not yet been constructed, the proposed works detailed in the application nevertheless fall to be considered

on their merits. The proposed plans accordingly include details of all of the previous works of found to be permitted development.

6.2 Impact on character and appearance of the area

- 6.2.1 London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11 identify that all development proposals should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail. The site is not located within or near a conservation area.
- 6.2.2 In terms of the design of the extension, it is noted that it takes the form of flat roofed rear projections. While this approach is normally acceptable at ground floor level, a pitched roof would usually be expected at first floor level. The works indicated on the drawing involve comprehensive changes to the main roof of the dwelling that are permitted development. The effect of the flat roof on the first floor rear extension is to reduce the apparent scale of the extensions and introduce a more obvious junction between the original house and the new additions. Representations received raise concern about the bulk and scale of the proposals. The lower roof to the rear (together with extensive glazed openings) would reduce this apparent scale and potential loss of light but arguably creates a less unified (but not unique) built form.
- 6.2.3 The applicant has intended to break up the bulk of the extensions by using large areas of glazing. This provides the extensions with a more lightweight appearance, reducing the visual bulk of the proposals but increases potential for intervisibility between the rooms and spaces outside.
- 6.2.4 The property is not located in a conservation area. Although relatively unified in terms of streetscape, with generous setbacks and a degree of coherence to architectural styles and forms when viewed from the streets, the more discrete rear gardens to properties on Fordington Road display more mixed characteristics – reflecting the legacy of permitted development and changes to buildings over time. The design and form of the works proposed are considered to have a coherence that is not harmful to the character of the existing dwelling or at odds with and harmful to the character of the street or locality. More ambitious alterations to homes are in evidence nearby – such that the scale and form of the extension, which retains significant rear garden space, is considered proportionate to the original dwelling and the surrounding family homes. Moreover, when considered having regard to the fall back position, the additional bulk and scale of the proposals, and their impact upon the character of the area, is not considered material. Contrary to the objections received, officers consider that whilst the infilling of the space between the proposed rear “wings” would change the appearance of the rear elevation from nearby garden spaces, the overall scale and form of the resultant dwelling would not be alien to or out of character with the locality.

- 6.2.5 A number of concerns have been raised regarding the impact of the extensions on the rear building line. Whilst it is acknowledged that there is some uniformity to buildings' siting within this portion of Fordington Road, this is not on its own, considered to be a component of the character of the locality of such significance that it justifies specific preservation. There are already large extensions to the property on the corner of the road, which is the first property seen in the context of the building line. Moreover, evidence of earlier extensions (and the scope for permitted development at ground and first floor) suggests that this element of the character of the area will be likely to continue to change over time. There is also no set form of roof line along the street, with a number of differing roof forms evident.
- 6.2.6 The proposed works to the building detailed in the plans would be apparent from the street through primarily the changes to the main roof of the dwelling and the side extension. The "additional" works to infill the space between the permitted rear wings would not be visible from the front of the property nor prominent in the more limited public views of the rear elevation. Notwithstanding the objections received, and having regard to the fall back position created by the permitted proposals, the impact of the proposals on the character and appearance of the locality is accordingly considered to be acceptable and consistent with London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

- 6.3.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.3.2 In terms of the ground floor extensions, there is not considered to be a significant adverse impact on number 5 to the west, as the proposed extension would replace an existing, and original, conservatory along this boundary. The depth and height of the proposed extension is the same as the existing conservatory, and in addition it sits alongside the existing garage at number 5. In terms of impact on number 1, the proposed extension is located 3 metres from the boundary with number 1. Given this separation, and as the extension proposed is 3.2 metres in depth at this point, the eastern end of the ground floor is not considered to impact on number 1.
- 6.3.3 In terms of the extension at first floor level, the proposed extension would be 3.3 metres from the boundary with number 5, and 3 metres from the boundary with number 1. Such a set back from these properties would reduce the physical impact on these properties, especially given the further setback from the common boundary of these neighbouring dwellings. Although the first floor extension

adjacent to number 1 would be closer to this property than number 5, the extension would only extend 1.5 metres past the existing rear wall at this point. The extension would maintain a 45 degree sightline from the rear of both neighbours, and would not be overly prominent in any views from the rear of these properties. On that basis, notwithstanding comments received, the proposals are not considered to be overbearing on the neighbouring properties.

6.3.4 With regard to any loss of privacy, it is not considered that the proposal would result in any significant additional overlooking from that existing at present (or permitted). It is noted that the extent of glazing would provide a greater intervisibility between properties, but in terms of overlooking the position of the windows would not allow overlooking of the garden area immediately to the rear of the neighbouring dwellings and does not, in officers view, increase levels of overlooking towards the rear of these neighbouring gardens to an unacceptable degree. It is noted that the proposal include new windows in the side elevations. Obscure glazing would be required in the flank windows and secured by condition to maintain privacy. The new dormer roof windows will allow elevated views from the roofspace (and are permitted development). The cumulative effect of this element is nevertheless not considered to alter the conclusions above on overlooking from this domestic home.

6.3.5 As such, the proposal does not harm the amenities of neighbours and is in accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

6.4 Highways

6.4.1 An objection has been raised on parking grounds. The property will remain a single-family dwelling, and would not result in an intensification of the use. As such, the parking (and policy) requirements will not alter, and the existing provision is satisfactory.

6.5 Conclusion

6.5.1 The proposed development has prompted considerable local interest. The proposed alterations are considered however, to be acceptable, having regard to impacts upon the character and appearance of the area and upon neighbouring residential amenity. Elements of the proposed development form the subject of a lawful development certificate that is capable of being a material planning consideration as part of a fall back argument. For the above reasons however the proposals are considered to be acceptable and consistent with the objectives of the Development plan for the area.

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

6.6 CIL

- 6.6.1 The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) FR/001; FR/002; FR/003; FR/004; FR/005; FR/006; FR/008; FR/009; FR/010; FR/011; FR/012; FR/013; FR/014; FR/015; FR/016; FR/020; FR/021; Photograph Sheet (x2)

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 following approved plans and specifications: FR/001; FR/002; FR/003; FR/004; FR/005; FR/006; FR/008; FR/009; FR/010; FR/011; FR/012; FR/013; FR/014; FR/015; FR/016; FR/020; FR/021; Photograph Sheet (x2)

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Before the first occupation of the extension hereby permitted, the flank window in the elevation of the first floor facing 1 Fordington Road shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

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

Informatives:

INFORMATIVE:

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:

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.

Appendix 1 Consultation Responses

Stakeholder	Question/Comment	Response
EXTERNAL		
Muswell Hill and Fortis Green Association	<p>OBJECTIONS:</p> <p>1. The proposed development is too big and out of character and proportion with the original house and surrounding area. It would detract from the quality of the built environment and does not meet the criteria set by a number of Haringey planning policies.</p> <p>2. Is it correct that this application should be treated as a separate application to HGY/2015/1375? It seems that they amount to one development and should be treated as such for planning purposes. Consequently a new hybrid application of the subject matter of this application and HGY/2015/1375 should be made to enable the totally of the works proposed to be subject to the planning process.</p>	<p>The proposal is considered to be of a scale that is in accordance with policy in this instance.</p> <p>This application has been treated as new application.</p>
Highgate Society	<p>On behalf of the Highgate Society, I would like to submit the following comments on the designs for the redevelopment of 3 Fordington Road, N6 4TD, which are currently under consideration as per the application reference above.</p> <p>1. The Society is concerned by aspects of how the present application has been submitted: separately from, yet clearly intended as a completion stage to the COL HGY/2015/1375. As such, they both give the misleading impression of small-scale additions and alterations of a piecemeal nature, when in reality, the two schemes together will create a rear and side extension and loft</p>	<p>This application has been treated as new application. A number of the extensions have been approved previously as permitted development, and form part of a fall back position.</p>

Stakeholder	Question/Comment	Response
	<p>expansion which are not dissimilar in scale or bulk to the withdrawn proposals of HGY/2014/2238. Aerial views of the area make it clear that the proposed extensions (two-storey to the rear) in conjunction with the loft conversion to a hip-to-gable-end roof represent a significant encroachment into previously green and open space and one which is entirely uncharacteristic of the houses in the vicinity. These proposals thereby directly contravene Haringey Council's Saved Policy UD3 and London Plan 2011 Policy 7.4, both of which call for any new development to scrupulously respect the local environment in which it is situated.</p> <p>2. Following on from the above, the extensions are overbearing on immediate neighbours and out of keeping in terms of size and scale with other houses in the vicinity. They will, furthermore, result in an unacceptable level of overlooking and deprivation of amenity for the homes immediately adjacent, numbers 1 and 5. Conversely, the outlook from those properties' gardens will be severely damaged by the intrusive nature of such a large and dominant structure within previously unbuilt and landscaped garden area. I would draw attention once more to Saved Policy UD3, where the first of the General Principles specifically cites the importance of preventing adverse effects on neighbours regarding their privacy and aspect, or subjection to overlooking, which might arise from any development proposal.</p> <p>3. The blunt, cuboid form of the proposed extensions does not represent a high quality addition to or</p>	<p>The extension would maintain a 45 degree sightline from the rear of both neighbours, and would not be overly prominent in any views from the rear of these properties.</p> <p>With regard to any loss of privacy, it is not considered that the proposal would result in any additional overlooking from that existing at present.</p>

Stakeholder	Question/Comment	Response
	<p>enhancement of the area housing, as stipulated by Haringey Local Plan 2013 SP11, and is conspicuously inconsistent with the more articulated profiles of the traditional architecture which characterise the streetscape. In addition, the expanse of glazing stretching across the whole of the proposed garden front on two floors is out of keeping with the area's period homes, and represents an intrusive contemporary style which is awkwardly appended to the host building. Combined with the greatly enlarged and projecting second floor dormer window, it will further contribute to an unacceptable level of overlooking and loss of privacy to the neighbouring properties.</p> <p>4. The Society is anxious to see that the planning system is responsive to and respectful of the concerns of local residents, and note that there has been sustained and vigorous opposition from neighbours to each of the iterations of this scheme, all of which have represented a substantial enlargement of the property. Overall, the street has maintained its integrity as an early 20th-century neighbourhood of moderately-sized family homes, and this is especially true of the stretch of houses in close proximity to number 3. An extension of the scale and impact here proposed is to be firmly avoided in an area which has otherwise resisted the incursion of largescale redevelopment and over-building of green buffer zones between its houses. Where these have occurred in some nearby roads, they have resulted in an obviously detrimental erosion of the streets' architectural quality and interest.</p>	<p>In this instance however, the first floor extension has also been proposed with a flat roof so it would not compromise the roof level of the property. This also results in the bulk of the extension being reduced, as a pitched roof form would add additional bulk at roof level.</p> <p>The applicant has intended to break up the bulk of the extensions by using large areas of glazing. This provides the extensions with a more lightweight appearance, reducing the visual bulk of the proposals.</p> <p>The proposal is considered to be of a scale that is in accordance with policy in this instance.</p>

Stakeholder	Question/Comment	Response
	On the basis of the above points, the Society continues to object strongly to the proposed extension scheme.	
NEIGHBOURING PROPERTIES		
53 Responses received	Proposals are contrary to strategic policy SP11 which 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 - this one does not - in fact it works contrary to that.	For the reasons discussed in the report, the proposal is considered to comply with policy SP11.
	Proposals are contrary to the Council's Housing SPD which states that the extensions should respect the architectural unity of a block of houses and character of the surrounding area The proposed scale and extent of the extension would not. So I object on these grounds.	For the reasons discussed in the report, the proposal is considered to comply with SPG1a.
	The proposals breach policy UD3 because the established building line will be breached. The building line is clearly visible from Woodside Avenue. UD3 states that development much complement the character of the local area and be of a nature and scale that is sensitive to the surrounding area. This proposed development fails to meet these criteria.	For the reasons discussed in the report, the proposal is considered to comply with policy UD3. Whilst it is acknowledged that there is some uniformity of building locations within this portion of Fordington Road, this has already been deteriorated by a large number of rear extensions and roof extensions carried out down this street.
	The extent and scale of the proposed rearward two storey extension at the rear of the house, together with	A set back from these properties would avoid any overbearing impacts on these

Stakeholder	Question/Comment	Response
	the roof extension presents a huge increase in the bulk of the line of the property. It will have an adverse affect on the amenity of the neighbouring properties.	properties, especially given the further setback from the boundaries of these dwellings. The extension would maintain a 45 degree sightline from the rear of both neighbours, and would not be overly prominent in any views from the rear of these properties.
	The design is out of keeping with the character and appearance of the adjacent properties and with existing design of No 3. The proposed flat roofs do not respect the traditional style of the property nor do they match the existing pitched roofs. The huge expanse of glazing proposed across the rear extension at both ground and first floor is not in keeping with the more traditional fenestration currently at No 3. The modern boxy form is totally out of keeping with the age character and appearance of the No 3.	In this instance the first floor extension has also been proposed with a flat roof so it would not compromise the roof level of the property. This also results in the bulk of the extension being reduced, as a pitched roof form would add additional bulk at roof level.
	The proposed development extends significantly further into the rear garden than the existing property resulting in an unacceptable sense of enclosure. The bulk of the first floor rear extension is a wider continuous extension than that which constitutes permitted development - over two thirds of the width of the house – which will give an increased sense of enclosure to Nos 1 and 5.	With regard to any loss of privacy, it is not considered that the proposal would result in any additional overlooking from that existing at present.
	The Application proposals represent an overdevelopment of the site and extend far beyond the limits of permitted development.	The proposal is considered to be of a scale that is in accordance with policy in this instance.
	Were planning permission to be granted it would set a	Precedent is not a material planning

Stakeholder	Question/Comment	Response
	dangerous precedent.	consideration, as each case is assessed on its own merits.
	The plans are not accurate. There are many discrepancies, e.g. There is a step in the roof on the proposed south elevation which is not shown correctly on the south east elevation. The existing and proposed north-east elevations have not been submitted. This is a new and separate application from the certificate of lawfulness and therefore cannot rely on the previous plans.	These plans have now been submitted for information and completeness.
	The Certificate of Lawfulness has been surreptitiously exceeded in this design.	This application has been treated as new application.
	Parking is already a problem and expansion of the houses into multiple dwellings will exacerbate this problem.	There is no proposed change to the dwelling, and therefore no impact on parking would occur.
	The substantial expanse of proposed glazing across the rear extension at both ground and first floor levels also appears out of keeping with the appearance and more traditional style of fenestration found on the existing property, and with that of the rear elevations of our property at no.1 and that of no.5.	The glazing proposed gives the extensions a lightweight appearance reducing the visual bulk.

Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2014/2349

Ward: Bruce Grove

Address: Units 1-5 Bruce Grove Station 509 - 513A High Road N17 6QA

Proposal: Single storey extension to the High Road facade of Bruce Grove Station to create an additional 174sqm of A1 / A3 space with associated landscaping and yard

Applicant: Networkrail Infrastructure Ltd.

Ownership: Network Rail

Case Officer Contact: Robbie McNaugher

Site Visit Date: 08/07/2015

Date received: 14/08/2014 **Last amended date:** 02/10/2015

Drawing number of plans: A-618-001 REV1, 002 REV1, 003 REV1, 004 REV1, 005 REV1, 006 REV1, 007 REV1, 010 REV1

1.1 This application has been brought to committee because it is sponsored by the Council's Tottenham Regeneration Team.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is within Bruce Grove Town Centre where increased A1/A3 is supported
- The proposal is a high quality contemporary design which will aid the regeneration of the area
- The proposal will enhance the character and appearance of the Bruce Grove Conservation Area
- The proposal would result in some harm to the Locally Listed Building but this is outweighed by the benefit to the regeneration of the area and the enhancement of the conservation area
- The proposal would not impact on highway safety and would improve the pedestrian environment around the site
- The proposal involves the removal of 6 trees 3 of which are dead and 3 are in poor condition and are unworthy of retention
- There would be no significant impact on neighbouring amenity

2. RECOMMENDATION

- 2.1 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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval and detailed drawings/sections through the building showing construction/fixing details and drainage
- 4) Extract and ventilation details
- 5) Hours of operation
- 6) Construction Management Plan
- 7) Refuse and waste details
- 8) Architect retention
- 9) Signage and shutter strategy
- 10) Tree replacement

Informatives

- 1) Co-operation
 - 2) CIL liable
 - 3) Hours of construction
 - 4) Party Wall Act
 - 5) Street Numbering
 - 6) Fat Trap
- 2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

CONTENTS

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1: Consultation Responses

Appendix 2 : Plans and images

Appendix 3 : Quality Review Panel Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is an application for a single storey extension to the High Road facade of Bruce Grove Station to create an additional 174sqm of A1 / A3 space with associated landscaping and yard. The proposal would partly enclose the existing forecourt of the station to provide a flexible commercial space which can be occupied as one unit, or if required, through subdivision, as 3 units.

3.1.2 To the north of the proposed extension there would be an external yard enclosed by a sliding metal gate. The existing trees within the site would be removed with a replacement tree provided in the external yard area. The proposal would set the building line back to provide an additional 1 metre of public space along the site frontage effectively increasing the width of the footpath along the frontage of the site.

3.2.3 The design and appearance of the proposal has been subject to amendment following submission and would be a modern bespoke design clad in 'corten' steel and glass panels with a standing seam roof.

3.2 Site and Surroundings

3.2.1 The application site is comprised of units 1-5 and the associated forecourt at Bruce Grove railway station in Bruce Grove, Tottenham. The station, units and forecourt are located on the western side of Tottenham High Road (A10) (High Road) at the junction with the A1010. The site is located within the Bruce Grove Conservation Area (BGCA), part of the Tottenham High Road Historic Corridor (THRHC). The Railway Station building is a Locally Listed Building

3.2.2 The existing small retail units sit in the arches beneath the platforms and buildings of the railway station above. The Courtyard to the front of the units was redeveloped using funds from the European Regional Development Fund (ERDF) in 1997 and is flagged with York Stone, has six trees arranged in a linear fashion and gated iron railings along the boundary with the High Road. Due to the limited space provided in the existing arches the previous occupiers expanded their retail activities onto the courtyard area to form an outdoor market which caused planning enforcement issues and damaged the courtyard surface and trees.

3.3 Relevant Planning and Enforcement history

HGY/1999/1242 GRANTED 29-12-99 509- 511a High Road London Use of existing railway arches for retail (A1) use.

HGY/2012/0697 REFUSED 29-05-12 509-513 High Road London Retrospective application for use of the forecourt area as market sale area with a canopy

There are a number of enforcement cases relating to the unauthorised use of the forecourt area including unauthorised structures and advertisements all of which are now closed.

4. CONSULTATION RESPONSE

4.1 Haringey Quality Review Panel was held on 16th September 2015.

4.2 The minutes of the meeting are set out in appendix 3 and summarised as follows:

- “The Quality Review Panel supports the proposal, and feels that it is a sophisticated contemporary building that has the potential to become a local landmark, whilst drawing the right lessons from the historic buildings nearby. The panel felt that the design elegantly represents the meeting of the industrial nature of the rail infrastructure and bridge with the Georgian architecture on the High Road. It was felt that due to the distinctive and iconic nature of the proposal, the detailed design (and construction details) of the scheme would be critical to ensuring the quality of the finished development. In this regard, the panel strongly recommends that the existing architects (or other such architects to be approved by the Local Authority) should undertake the detailed design of the project...”
- The panel welcomed the move (from the previous proposal) to increase the roof height and maintain a double-height space internally to retain integrity of the existing railway arches
- The panel welcomed the use of Cor-ten steel on the façade of the building, providing a velvet texture that will age over time.
- The panel felt that the scheme successfully marries elements of the local High Road architecture together with elements of rail infrastructure to create an enduring local landmark building
- More detailed comments are provided below on scheme layout, architectural details and relationship to surrounding buildings.

4.3 The following were consulted regarding the application:

Tottenham CAAC
LBH Tottenham Team
LBH Arboriculturalist
LBH Waste Management
LBH Conservation Officer
LBH Transportation Group
Tottenham Civic Society
London Fire & Emergency Planning Authority
Bruce Grove Residents Network

TfL
Thames Water
English Heritage

The responses are set out in Appendix 1 and summarised as follows:

Internal:

1) Conservation

The proposed development, by virtue of its scale and proximity to the locally listed station and its location within the conservation area, would cause some harm to the setting of the building as well as the area. However, its high quality and bold design would be a catalyst in regenerating the town centre as well as enhancing this prominent corner within the conservation area. These heritage and public benefits would outweigh the less than substantial harm caused and would accord with National policies. The scheme is, therefore, acceptable from a conservation point of view.

2) Transport

It is considered that the majority of prospective patrons are likely to use public transport for journeys to and from the site. There are parking restrictions on Bruce Grove and the High Road to prevent illegally parked vehicles. Consequently the transportation and highways authority would not object to this application.

External:

3) Thames Water

No objections subject to an informative

4) TfL

Subject to a construction statement, outlining the loading and unloading strategy during the construction period, secured by condition and submitted to TfL for approval prior to commencement TfL has no objections to the proposals. TfL also recommends that the width of the footway between the shop frontages and railings is increased to 1.5m in order to improve accessibility.

5) Historic England (formally English Heritage)

The principle of development on this site and of the scale envisaged is to be encouraged. However the materials and the quality of detailing will require the committee's careful consideration in order to ensure that they are satisfied the proposal meets the requirements of policy and legislation.

6) London Fire & Emergency Planning Authority

No objections

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site, a press notice and letters to neighbouring properties. Further consultation was carried out on the amended plans.

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

No of individual responses: 23

Objecting: 23

5.3 The following local groups/societies made representations:

- The Tottenham Conservation Area Advisory Committee
- Bruce Grove Residents' Network

5.4 The issues raised in representations are set out in Appendix 1 and summarised as follows:

- The site should be used to improved transport included improved accessibility rather than for retail provision
- Concern about the uses within the building
- The site should be used as green space
- The design and materials are not appropriate or sensitive to the Conservation Area

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Design
3. The impact of the proposed development on the character and appearance of the conservation area and locally listed building
4. Transportation and highway safety
5. Trees
6. The impact on the amenity of adjoining occupiers

6.2 Principle of the development

6.2.1 Local Plan Policy SP1 'Managing Growth' states that the Council will focus Haringey's growth in the most suitable locations, and manage it to make sure

that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will promote development in the Tottenham High Road Corridor.

- 6.2.2 In respect of the principle of increased A1/A3 floorspace on the site Local Plan Policy SP10 'Town Centres' states that the Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and culture activities within its town centres according to the borough's town centre hierarchy. The District Town Centre of Bruce Grove/Tottenham High will be supported and strengthened as an important shopping and service centre to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.
- 6.2.3 Given the site's location within the Bruce Grove District Centre the principle of additional A1/A3 floorspace is acceptable and reinforces the function and role of Bruce Grove as a town centre. The existing site's very limited (and compromised) retail floorspace and the consequential limits to the range and vitality of the uses possible within the existing retail spaces would also justify proposals to enable more active use of the building and spaces at this important part of the Town Centre. The space, despite being located in the heart of the centre, is currently considered to make no significant positive contribution to the appearance of the town centre. The opportunity to provide a high quality building capable of adding floorspace, footfall and frontage activity to this part of the town centre and contribute to the vitality and regeneration of the area is accordingly acceptable.

6.3 Design

- 6.3.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach by requiring new developments to contribute to the creation and enhancement of Haringey's sense of place and identity, create high quality public realm, including improvements to existing streets and public spaces, seek the highest standards of access in all buildings and places; and ensure buildings are designed to be flexible and adaptable and able to integrate services and functions.
- 6.3.2 Local Plan Policy SP12 states that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

- 6.3.3 The proposed design has elicited a range of views. Concern has been expressed that the bold contemporary design is inappropriate to the character of the conservation area – with some expressing a preference for more “traditional” building form and materials. The existing building is locally listed and is located in a conservation area but neither the NPPF, London Plan or Haringey Local Plan require that only traditional design forms are acceptable in such circumstances. Instead, the NPPF and Local Plan require that development exhibit a high standard of design informed by an understanding of and response to context. In 2015, in line with its commitment to support high quality development and the recommendations in Para 62 of the NPPF, the Planning Authority appointed a Quality Review Panel comprising experts (including architects, urban designers and engineers) from across the spectrum of the design community to provide independent advice in respect of new development in the borough.
- 6.3.4 Given the level of interest in this proposal, the application was presented to the Council’s Quality Review Panel (QRP) on 16th September 2015; The Panel’s comments are set out in full in Appendix 3. The QRP considered that the proposal amounted to *“...a sophisticated contemporary building that has the potential to become a local landmark, whilst drawing the right lessons from the historic buildings nearby”* and that the proposal *“...elegantly represents the meeting of the industrial nature of the rail infrastructure and bridge with the Georgian architecture on the High Road.”* In respect of the impact upon the area more widely, the panel’s view was that the proposal *“...successfully marries elements of the local High Road architecture together with elements of rail infrastructure to create an enduring local landmark building.”*
- 6.3.5 The panel also welcomed the move (from the previous proposal) to increase the roof height and maintain a double-height space internally to retain integrity of the existing railway arches and the use of Cor-ten steel on the façade of the building, providing a velvet texture that will age over time. Potential issues with vandalism and water run-off (from the Cor-ten) staining surrounding surfaces the panel believed could be avoided through careful design and detailing. Further details of the techniques for fabricating and fixing materials, and for dealing with the junctions between materials were also recommended.
- 6.3.6 In consultation exchanges during the scheme’s revision process, some concerns had also been verbally expressed about the large single window on the north elevation. The panel however welcomed the full-height window at the side of the building seen from the northern end of the High Road, and identified an opportunity for signage on the exposed bulkhead behind. They did suggest that elements of the design, such as the vertical glazing at high level at the junction with the old railway building requires further thought given the potential to increase visual links with the railway building façade and windows above whilst retaining maintenance access. The panel nevertheless welcomed the ‘lightness of touch’ between the junction of the new building and the existing railway building. In respect of the external space and new courtyard area,

recommendations of the panel (see Appendix 3) for more bespoke enclosure and wider use of the space have been considered by the applicants.

- 6.3.7 The applicant has responded that a full height fence will afford protection in terms of both security and visual screening at this particularly busy point on the High Road, and that an open perimeter treatment would have the effect of extending the footway into this space and it would immediately become a waiting space for bus passengers, rather than a valuable amenity for the new development. In land-ownership terms, Network Rail also requires a securable perimeter around their private land. At the south end of the yard, a large sliding gate will provide an entrance opening. This is deliberately industrial in character, to continue the yard-like feel of the space and the sliding opening mechanism will minimise the impact of the 'swing' of the gate on the relatively small area available for seating and planting.
- 6.3.8 In terms of accessibility the proposal would have a step free access from the High Road and the northern yard and would safeguard space for a potential lift to the platforms of the station. Within the building, the WC's are designed to be DDA-compliant. The design also makes provision for two additional entrance doors onto the High Road, (should the unit be sub-divided) which would also be step free. The design will also assist in the alleviation of pedestrian flow issues apparent along the current footway surrounding the development by creating a wider pavement while providing improved trading space.
- 6.3.9 Officers have had regard to the wide range of representations received and to the comments of the QRP and its in house conservation officer. In respect of the design approach and materials, officers agree with the conclusions of the QRP. The proposal, subject to specific matters of detail and delivery (including retention of the scheme architects) being secured by conditions, is considered to amount to a high quality design in accordance with London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' and have appropriate regard to local context. The proposals are also considered to satisfy Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles'

6.4 Character and appearance of the conservation area and impact on the locally listed building.

- 6.4.1 The site is located within the Bruce Grove Conservation Area (BGCA), part of the Tottenham High Road Historic Corridor (THRHC). The Railway Station building is a Locally Listed Building. The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or

enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

- 6.4.2 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that “*Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.*”
- 6.4.3 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.4.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given “considerable importance and weight” in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.4.5 London Plan Policy 7.8 requires 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. It states that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. Saved Policy Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

6.4.6 Saved Haringey Unitary Development Plan Policy CSV4 relates to locally listed buildings and states that the Council will require that alterations or extensions to listed buildings are necessary and are 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 do not adversely affect the setting of a listed building.

6.4.7 The Council's Conservation Officer has been consulted and advises that whilst she has concerns with the application documents assessment of the significant of the building she considers the proposal design and its impacts upon heritage assets to be acceptable. She has assessed the significance of the building follows:

Bruce Grove Station is a Victorian building built in the 'Stripped Gothic' style and is a locally listed building. The building is located at a prominent location at the corner of Bruce Grove and Tottenham High Road forming an important set piece within the conservation area along with the toilets and the bridge over Bruce Grove.

The building is part single storey part two storeys in yellow stock brick with glazed red brick detailing such as string course and arches. The architectural language of the station follows on from the other stations built along this line including London Fields Station in Hackney and Cambridge Heath Station in Tower Hamlets. Whilst the building has not been maintained appropriately and has undergone some alterations, it is one of the most complete examples of this type of station in Haringey, Seven Sisters and White Hart Lane being the others. The station retains an original locally listed cast iron Royal Mail Box inscribed 'VR', contemporary with the station building, set into the ticket office wall to the left of the main entrance doors.

In addition, grants were given in 1995-98 to restore and reinstate some of the original architectural features including the cast iron and fretted timber platform canopies and to create an open courtyard on the High Road frontage using York stone, granite sets, Rowan trees and seating behind metal gates and railings. These elements contribute positively to the setting of the locally listed station as well as the conservation area.

There have been enforcement issues regarding illegal trading within the courtyard which has detracted from the conservation area. As such the utilisation of this space appropriately could enhance the significance of the building, its setting as well as the conservation area.

- 6.4.8 Considering the impact on the proposal the Conservation Officer advises that following previous concerns raised regarding the apparent scale of the building fronting the High Road, the cladding at the top most level has been 'feathered'. The revised structure, in its form and material, would appear lighter and less intrusive whilst still creating a corner feature at this prominent junction of the conservation area. As such, her opinion, the harm to the conservation area and the setting of the locally listed building would be less than substantial. In recognition of the Council's statutory duty, she has given the harm great weight in assessing whether the proposal preserves or enhances the conservation area and the setting of the other listed buildings on Bruce Grove as well as the locally listed station itself.
- 6.4.9 She notes that the internal configuration demonstrates the high quality space that could be created by the proposal. There is no doubt that, once inside the building, one would be able to thoroughly appreciate the exposed façade of the Station. The glass façade at the ground floor and the part 'curtained' parapet would ensure that glimpses of the interiors and the arches would be visible externally from the High Road, especially in the evenings due to the structure being lit internally.
- 6.4.10 She notes that there has been a general apprehension about the use of the material Corten steel for the cladding of the structure and advises that in her experience, the material is high quality, with longevity and extremely good weathering properties. In an area dominated by red and yellow stock brick, they appear to blend appropriately whilst still being contemporary and bold. She also agrees with the architect's concept of the structure being 'nostalgic' of its railway history.
- 6.4.11 Therefore, she considers the new structure to be of a high quality, creating a bold 'statement' building that would be a catalyst towards the wider regeneration of the area. In addition, there is merit in creating a continuous frontage at this edge as the current 'informal occupation' of the site detracts from the conservation area as well as the building. The proposal would also enhance the current retail and commercial centre of Bruce Grove; therefore, resulting in public benefit. Following the revised drawings, she is of the opinion, that the heritage and public benefit of the scheme would outweigh the less than substantial harm caused due to the scale of the proposed development and would be, therefore, acceptable. In making this assessment, she has given great weight to the preservation of the heritage assets as per the Council's statutory requirement.

6.4.12 Therefore it is considered that the proposed development, by virtue of its scale and proximity to the locally listed station and its location within the conservation area, would cause some harm to the setting of the building as well as the area. However, its high quality and bold design would be catalyst in regenerating the town centre as well as enhancing the character and appearance of the conservation area. These heritage and public benefits would outweigh the less than substantial harm caused the proposal would therefore satisfy the statutory duties set out in Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12.

6.5 Transportation and highway safety

6.5.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

6.5.2 The Council's Transportation Team have been consulted and advise that the application site has a high PTAL level of 6 and is situated within the immediate vicinity of Bruce Grove rail station. The site is also served by a number of bus routes, available on Bruce Grove and High Road Tottenham, which run with a combined two-way frequency of 157 buses per hour. The Transportation Team consider that the majority of prospective patrons of the new units are likely to use public transport for journeys to and from the site. There are parking restrictions on Bruce Grove and the High Road to prevent illegally parked vehicles. Consequently the transportation and highways authority would not object to this application.

6.5.3 The proposal would provide an additional 1 metre of footway space within the site boundary as the footpath is currently narrow and can be obstructed by people waiting at the bus stops. This would improve pedestrian accessibility around the site in accordance with the above policies. Although TFL has requested a 1.5 metre set back from the public footpath the proposed set back of 1 metre is considered to strike the appropriate balance between enhancing the pedestrian environment and providing a viable commercial use.

6.6 Impact on trees

6.6.1 Under Saved UDP Policy OS17 'Tree Protection, Tree Masses and Spines' the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.

- 6.6.2 Concerns have been raised in relation to the loss of trees on the site. The proposal includes the removal of six trees on the site. The applicant has submitted an arboricultural survey which has assessed the quality of the existing trees. Three of the trees are standing dead and the remaining three are in poor condition and do not have a long predicted life expectancy. They are considered to afford very little landscape value. The arboricultural survey recommends the dead trees are removed regardless of the proposed development and that the remaining trees are unworthy of retention or protection. A tree is proposed in the yard area to the north of the site which would compensate for the loss of the existing poor quality trees. Therefore given the predicted lifespan of the existing trees and the benefits of the proposal set out above it is considered that the loss of the trees is acceptable.

6.7 Impact on the amenity of adjoining occupiers

- 6.7.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development. Saved UDP Policy TCR5 states that when assessing proposals for restaurants, cafes, the council will take into account the following the effectiveness of measures to mitigate litter, undue smell, odours and noise from the premises the hours of opening, operation and delivery.
- 6.7.2 There are residential properties on the upper floors of the adjoining terrace to the south. There are no windows in the flank elevation of the terrace so the proposal would not impact on the amenity of these properties. The site is located in a busy town centre close to the station and the proposed uses would not significantly increase in noise and disturbance. A condition controlling any required ventilation/extraction is nevertheless proposed to ensure control of any such structures (in the interests of both appearance and residential amenity) during implementation. The proposal is in a busy town centre location with other complementary uses so would not result in a significant increase in litter.

6.8 Waste and Recycling

- 6.8.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection.
- 6.8.2 The waste management team has advised that the proposal will require each individual business unit to make its own fit for purpose bespoke arrangements for the collection and storage of commercial waste. They require waste to be stored off the highway in a designated area where the waste is not detrimental to the local amenity. The proposal does not provide details of a waste storage area, or how waste will be collected.

- 6.8.3 The applicant has advised that due to the site constraints, waste would have to be stored internally prior to removal. As the occupants are currently unknown this information cannot be provided given the potential for varying requirements and strategies. Given the prominence of the site and potential for waste to impact the public realm around the site it is considered necessary to impose a condition requiring details of waste storage and collection arrangements for the site.

6.9 Conclusion

- 6.9.1 The application has prompted considerable public interest surrounding the land use, design and impacts of the proposals. Officers consider that the principle of additional A1/A3 floorspace should be supported within the Bruce Grove District Centre. The QRP has validated officers' view that the proposed development is of high quality and supports the aspirations for the continued prosperity of the area through the quality of the design, the accessibility and the improvement to the existing site in terms of appearance and commercial viability. The proposal would result in some harm to the setting of the locally listed building but its high quality design is considered to enhance the conservation area and result in regeneration benefits which would outweigh the less than substantial harm.
- 6.9.2 The proposal would result in the loss of 6 trees of low amenity value and provide 1 replacement, given the benefits of the proposal this is considered acceptable. The proposal would not impact on highway safety and would improve pedestrian accessibility around the site. There would be no impact on neighbouring amenity.
- 6.9.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.10 CIL

- 6.10.1 Based on the information given on the plans, the Mayoral CIL charge will be £6,020 (172 sqm x £35) and the Haringey CIL charge will be £0 (Small scale retail are charged at a NIL Rate). This will be collected by Haringey after/should the scheme is/be 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

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) A-618-001 REV1, 002 REV1, 003 REV1, 004 REV1, 005 REV1, 006 REV1, 007 REV1, 010 REV1

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 following approved plans and specifications:

A-618-001 REV1, 002 REV1, 003 REV1, 004 REV1, 005 REV1, 006 REV1, 007 REV1, 010 REV1

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

3. Before any works hereby approved are commenced details shall be submitted to and approved in writing by the Local Planning Authority showing

- a) precise details/specification of the external materials
- b) detailed drawings (1:20 scale) showing the junctions and fixing between the different materials in particular the top-most edge of the Cor-ten, and the junction between the glazed panels and the roof.
- c) measures to manage surface water run-off from the Cor-ten steel panels in order to minimise the risk of staining to the elevations and footway.

The proposal shall be 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. Prior to the occupation of the development full details of proposed extract ventilation systems shall be submitted to and approved in writing by the local planning authority. The details shall include proposed odour control measures, fan location and discharge positions. Such schemes shall be approved and installed to the local planning authority's satisfaction prior to the commencement of the uses.

In order to retain control over the external appearance of the development and to ensure appropriately designed extraction equipment is provided in the interests of the visual amenity of the area and neighbouring amenity consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. The use hereby permitted shall not be operated before 07:00 hours or after 00:00 hours at any time.

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

6. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

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

8. The existing architects or other such architects as approved in writing by the Local Authority shall undertake the detailed design of the project.

Reason: In order to retain the design quality 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.

9. Prior to the commencement of the development hereby permitted, a shutter and signage strategy shall be submitted to and approved in writing by the Local Planning Authority all future proposal for shutters and signage shall be in accordance with this strategy.

Reason: In order to retain the design quality 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.

10. Details of the species of the proposed tree (20-25cm stem girth) shall be agreed with the Local Planning Authority in writing before commencing the work permitted, and shall be planted within the first planting season following the completion of the proposed development hereby approved.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

Informatives:

INFORMATIVE : 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 : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £... (£6,020 172 sqm x £35) and the Haringey CIL charge will be £0 (Small scale retail are charged at a NIL Rate). This will be collected by Haringey after/should the scheme is/be 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 : Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Conservation	<p>Background: The site forms part of the cartilage of Bruce Grove Station, a locally listed building within the Bruce Grove Conservation Area. The scheme proposes a continuous one and half storey (incorrectly referenced as single storey in the description of works) building of shop front units within the courtyard. There have been enforcement issues with regards to the use of the courtyard. I have been involved in some pre-application discussions, but this was prior to the involvement of Landolt + Brown architects involvement in this case. Following the previous concerns further discussions have been undertaken with the architects and the scheme has been revised accordingly along with further detailed sketches and illustrations of the structure and its interiors submitted.</p> <p>Significance of the asset:</p> <p>Following the previous concerns raised, the application has been revised and greater details included in the Heritage Statement regarding the concept of the structure proposed. Notwithstanding the changes, I still consider the applicant's assessment of the building's quality somewhat dismissive.</p> <p>The applicant, within the Heritage Statement states in paragraphs 6.25-6.26 :</p> <p>6.25 [...] 'The 'stripped back' gothic style of the station</p>	Noted

Stakeholder	Question/Comment	Response
	<p>is one that does not remain intact due to modernization works – see Appendix 3 - and as such is deemed only to merit a local listing rather than that of a full statutory one.</p> <p>6.26 It is therefore considered that it is not the design of the building itself which is of the main importance but the presence the station building has due to the elevated railway and the dominance it has within the BGCA. Furthermore, the building fascia that now faces High Road and the units within, were part of an operational coal yard highlighted in paragraph 6.27 of the THRHC appraisal and located behind purpose built retail units facing onto High Road. Therefore, the station façade was never designed to be visible to High Road – see Appendix 3.</p> <p>As stated before, I disagree with this assessment. Whilst there is evidence that the High Road frontage of the building has been occupied by a yard, and then shops, these elements were all single storey and the upper floors of the station were always exposed. Prior to the occupation of the station, the site had two storey terraces, which were demolished to make way for the station.</p> <p>I also disagree that ‘it is not the design of the building which is of main importance’. Whilst the station played an important role in the urbanisation of the High Road and Bruce Grove area, this was already achieved through Tramways and bus routes prior to the introduction of railways. The building’s architectural importance is reflected in its detailing and the fact that it</p>	

Stakeholder	Question/Comment	Response
	<p>a more complete example of its style compared to Seven Sisters and White Hart Lane. It also occupies a prominent location within the area, thus has significance in terms of townscape contribution. As such the applicant's submission fails to aptly describe the significance of the asset as per NPPF requirements and good practice by Historic England.</p> <p>The significance of the building is set out below, included in the Tottenham Historic Corridor Conservation Area Appraisal:</p> <p>Bruce Grove Station is a Victorian building built in the 'Stripped Gothic' style and is a locally listed building. The building is located at a prominent location at the corner of Bruce Grove and Tottenham High Road forming an important set piece within the conservation area along with the toilets and the bridge over Bruce Grove.</p> <p>The building is part single storey part two storeys in yellow stock brick with glazed red brick detailing such as string course and arches. The architectural language of the station follows on from the other stations built along this line including London Fields Station in Hackney and Cambridge Heath Station in Tower Hamlets. Whilst the building has not been maintained appropriately and has undergone some alterations, it is one of the most complete examples of this type of station in Haringey, Seven Sisters and White Hart Lane being the others. The station retains an original locally listed cast iron Royal Mail Box inscribed 'VR', contemporary with the station building, set into the ticket office wall to the left of</p>	

Stakeholder	Question/Comment	Response
	<p>the main entrance doors.</p> <p>In addition, grants were given in 1995-98 to restore and reinstate some of the original architectural features including the cast iron and fretted timber platform canopies and to create an open courtyard on the High Road frontage using York stone, granite sets, Rowan trees and seating behind metal gates and railings. These elements contribute positively to the setting of the locally listed station as well as the conservation area.</p> <p>There have been enforcement issues regarding illegal trading within the courtyard which has detracted from the conservation area. As such the utilisation of this space appropriately could enhance the significance of the building, its setting as well as the conservation area.</p> <p>Impact of proposed development: The scheme proposes a one and half storey structure along with a parapet along the building line. The ground floors of this structure would contain shop units and the upper floor would be clad with corten steel, the cladding forming part of the parapet. This creates an almost two storey a structure along the street frontage. Following previous concerns raised regarding the apparent scale of the building fronting the High Road, the cladding at the top most level has been 'feathered'. The revised structure, in its form and material, would appear lighter and less intrusive whilst still creating a corner feature at this prominent junction of the conservation area. As such, in my opinion, the harm to the conservation area and the setting of the locally listed</p>	

Stakeholder	Question/Comment	Response
	<p>building would be less than substantial. In lieu of the Council's statutory duty, I have given the harm great weight in assessing whether the proposal preserves or enhances the conservation area and the setting of the other listed buildings on Bruce Grove as well as the locally listed station itself.</p> <p>In assessing the impact of the new structure, the applicant has submitted further details and conceptual sketches including 3 dimensional drawings. These illustrations along with the details of the internal configuration demonstrate the high quality space that could be created by the proposal. There is no doubt that, once inside the building, one would be able to thoroughly appreciate the exposed façade of the Station. The glass façade at the ground floor and the part 'curtained' parapet would ensure that glimpses of the interiors and the arches would be visible externally from the High Road, especially in the evenings due to the structure being lit internally.</p> <p>In addition, I am conscious that there has been a general apprehension about the use of the material Corten steel for the cladding of the structure. In my experience, the material is high quality, with longevity and extremely good weathering properties. In an area dominated by red and yellow stock brick, they appear to blend appropriately whilst still being contemporary and bold. I also agree with the architect's concept of the structure being 'nostalgic' of its railway history.</p> <p>In this regard, therefore, I consider the new structure to be of a high quality, creating a bold 'statement' building that would be a catalyst towards the wider regeneration of the area. In addition, there is merit in creating a</p>	

Stakeholder	Question/Comment	Response
	<p>continuous frontage at this edge as the current 'informal occupation' of the site detracts from the conservation area as well as the building. The proposal would also enhance the current retail and commercial centre of Bruce Grove; therefore, resulting in public benefit. Following the revised drawings, I am of the opinion, that the heritage and public benefit of the scheme would outweigh the less than substantial harm caused due to the scale of the proposed development and would be, therefore, acceptable.</p> <p>In making this assessment, I have given great weight to the preservation of the heritage assets as per the Council's statutory requirement. The proposed development, by virtue of its scale and proximity to the locally listed station and its location within the conservation area, would cause some harm to the setting of the building as well as the area. However, its high quality and bold design would be catalyst in regenerating the town centre as well as enhancing this prominent corner within the conservation area. These heritage and public benefits would outweigh the less than substantial harm caused and would accord with National policies. The scheme is, therefore, acceptable from a conservation point of view.</p>	
Transportation	<p>The application site has a high PTAL level of 6 and is situated within the immediate vicinity of Bruce Grove rail station. The site is also served by a number of bus routes, available on Bruce Grove and High Road Tottenham, which run with a combined two-way frequency of 157 buses per hour. It is therefore considered that the majority of prospective patrons of the newly great A1 units of some (89.2 sqm) and A3 units of</p>	Noted

Stakeholder	Question/Comment	Response
	<p>(95.3 sqm) are likely to use public transport for journeys to and from the site. There are parking restrictions on Bruce Grove and the High Road to prevent illegally parked vehicles.</p> <p>Consequently the transportation and highways authority would not object to this application.</p> <p>Further comments 18/06/2015:</p> <p>The applicant has submitted amended plans. However, the amendments are not considered significant. Therefore, we as borough highway and transportation authority do not wish to add any further comment.</p>	
Waste Management	<p>The proposal will require each individual business unit to make its own fit for purpose bespoke arrangements for the collection and storage of commercial waste. Waste should be stored off the highway in a designated area, whilst stored the waste should not become detrimental to the local amenity. The attached application does not provide any plans showing a waste storage area, or how waste will be collected on a regular basis.</p>	<p>Noted condition attached requiring details of waste storage and collection.</p>
EXTERNAL		
Historic England	<p>The principle of development on this site and of the scale envisaged is to be encouraged. However the materials and the quality of detailing will require the committee's careful consideration in order to ensure that they are satisfied the proposal meets the requirements of policy and legislation.</p>	<p>Noted</p>
TFL	<p>Subject to a construction statement , outlining the loading and unloading strategy during the construction</p>	<p>Noted, it is not considered viable to provide a further separation between the property</p>

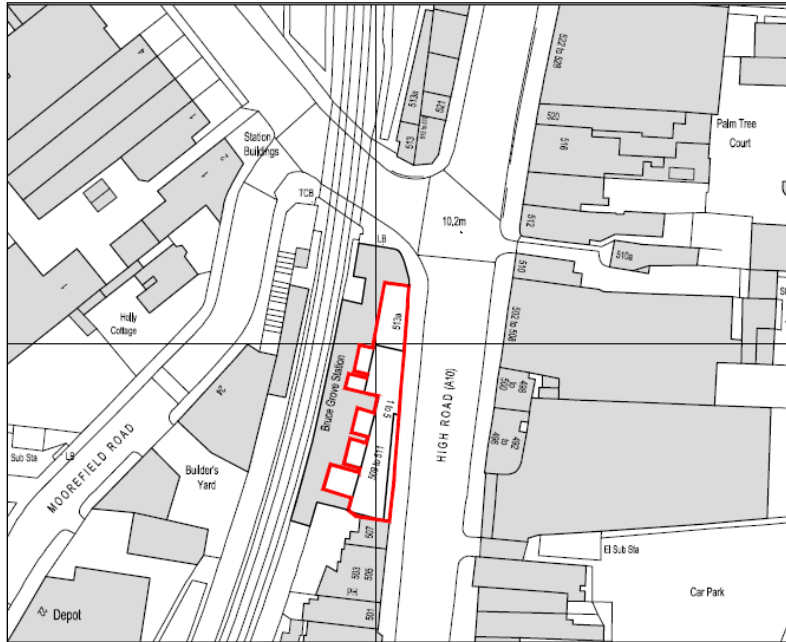
Stakeholder	Question/Comment	Response
	<p>period, secured by condition and submitted to TfL for approval prior to commencement TfL has no objections to the proposals. TfL also recommends that the width of the footway between the shop frontages and railings is increased to 1.5m in order to improve accessibility.</p>	<p>boundary and the shopfronts. A 1 metre space is proposed to widen the footway and any increase would severely compromise the internally layout of the proposal. A construction management plan is required as a condition.</p>
<p>London Fire & Emergency Planning Authority</p>	<p>The Brigade is satisfied with the proposal, subject to the project meeting ADB B5 Access and Facilities for the fire and rescue service.</p>	<p>Noted.</p>
<p>NEIGHBOURING PROPERTIES</p>	<ul style="list-style-type: none"> • Additional retail space will add to congestion on the pavement around the bus stops • The site should be used to assist public transport • A lift should be installed on the site • The station will soon be controlled by TfL who should take a coordinated approach to public transport on the site • Would like a guarantee that the units will not be occupied by a betting shop, a pawn shop or loan provider • The site is one of few opportunities to provide green space in Bruce Grove • The scheme would probably also require the removal of the memorial to Laureen Hickey on the northern arch • Council policies require the improvement of biodiversity • The Council needs a comprehensive plans for Bruce 	<p>A 1 metre wide space will become public realm reducing pavement congestion The proposed yard area is safeguarded should proposals come forward to install a lift to the platforms Network rail have retained ownership of the site as part of their commercial assets, the proposal has been design to boost regeneration as well as provide a commercial opportunity. Planning permission would be required for these uses and current policies would not support such a use. The proposal aims to strike a balance between provide commercial opportunities and regeneration while providing some green space. The memorial is located in the proposed courtyard area will be retained as part of the proposals.</p> <p>The site is not designated for biodiversity so there is no requirement to enhance</p>

Stakeholder	Question/Comment	Response
	<p>Grove</p> <ul style="list-style-type: none"> • The aims of the redevelopment of the site to provide a quality retail environment that will make a positive contribution to the Bruce Grove Conservation Area seem to be generally sound • The existing lease for operating the station will expire in two years and will then pass to TfL which suggests that any proposed redevelopment for the forecourt area should be deferred until then, to allow all the issues to be addressed in the round and TfL • This proposal does not respect the Conservation and should have a traditional shopfront • The trees lost should be replaced • The provision of two lines of box planters around the open-air seating area in its current proposal is not sufficient compensation for the trees it wishes to remove • The last unit should be removed and replaced by a plaza to attract nation retail chains • The standing room for the bus stops on the pavement should be increased • There is no increased access to the station • Haringey should buy part of the land to create a green space • There is no space for the installation of a lift • <p>The proposal gives priority to commercial interests over local and historic interests</p>	<p>biodiversity. The Council Tottenham Area Action Plan provides comprehensive plans for Bruce Grove. Noted</p> <p>TfL now control the station and Network Rail has retained the site.</p> <p>The proposal has not be designed with a traditional appearance but is a bold modern design. A single tree will replace the existing rees on site. The regeneration benefits of the proposal are considered to outweigh the loss of trees on the site.</p> <p>The scale of the proposal has been designed to attract local restaurant businesses. The footpath would be increased by 1 metre. Noted</p> <p>Noted</p> <p>The proposal safeguards an area for lift</p>

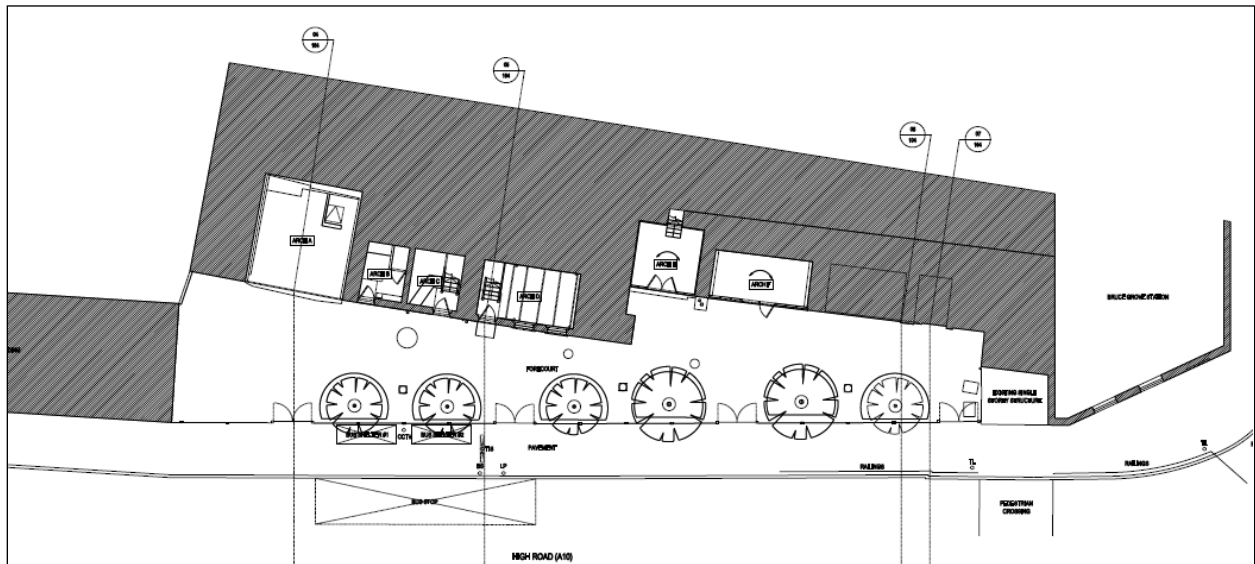
Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • TfL have not be adequately consulted on the proposal • If the site becomes sub-divided into 3 units the historical features completely obscured • The small units are likely to attract retailers already present in the area • The proposal would not reveal the existing brickwork arches and windows as proposed • The proposal resembles a rusty good container and is not a sensitive addition to the area • The proposal does not form an appropriate relationship with the neighbouring building to the south • The design obscures the upper level of the station • The proposed yard is too small and could be reduced by step free access proposals • Seating should be provided in the yard • The site will attract antisocial behaviour 	<p>provision</p> <p>The proposal aims to provide a high quality design enhances the conservation area and provides a viable commercial proposal.</p> <p>TFL have been consulted and raised no objections</p> <p>The current proposal could be subdivided without obscuring the existing features of the station</p> <p>Noted</p> <p>The current proposal would provide internal views of the existing arches and station building brickwork</p> <p>The proposal has been designed to provide a modern contrast which reflects the railway heritage of the site.</p> <p>The scale of the proposal remains subordinate to the building to the south and takes cues from the buildings to the north.</p> <p>The proposal has been designed with glazing to provide views through to the locally listed station building.</p> <p>The proposed yard is to provide an entrance area to the building set off the high road, it is not designed as an public area.</p> <p>The yard will be secured by the proposed gate at night.</p>

Appendix 2 Plans and Images

Location Plan



Existing ground floor plan



Existing site looking south



Existing site looking south



Existing site looking north



Existing site looking north



Proposed view



Proposed view



Proposed view looking south



Proposed view looking north



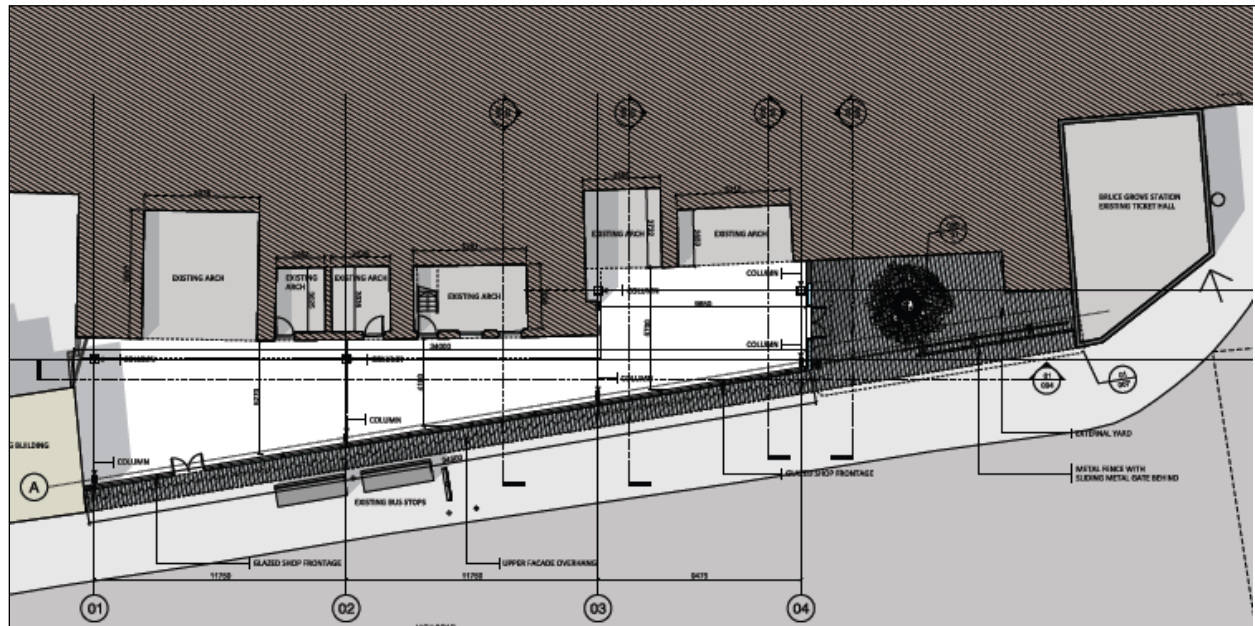
Proposed view looking north - evening



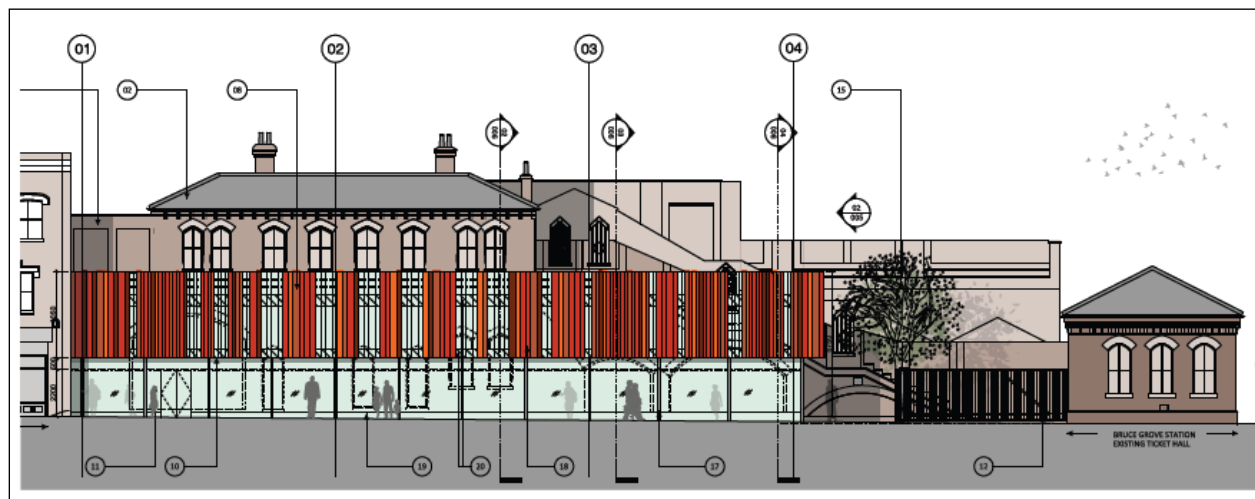
Proposed view - evening



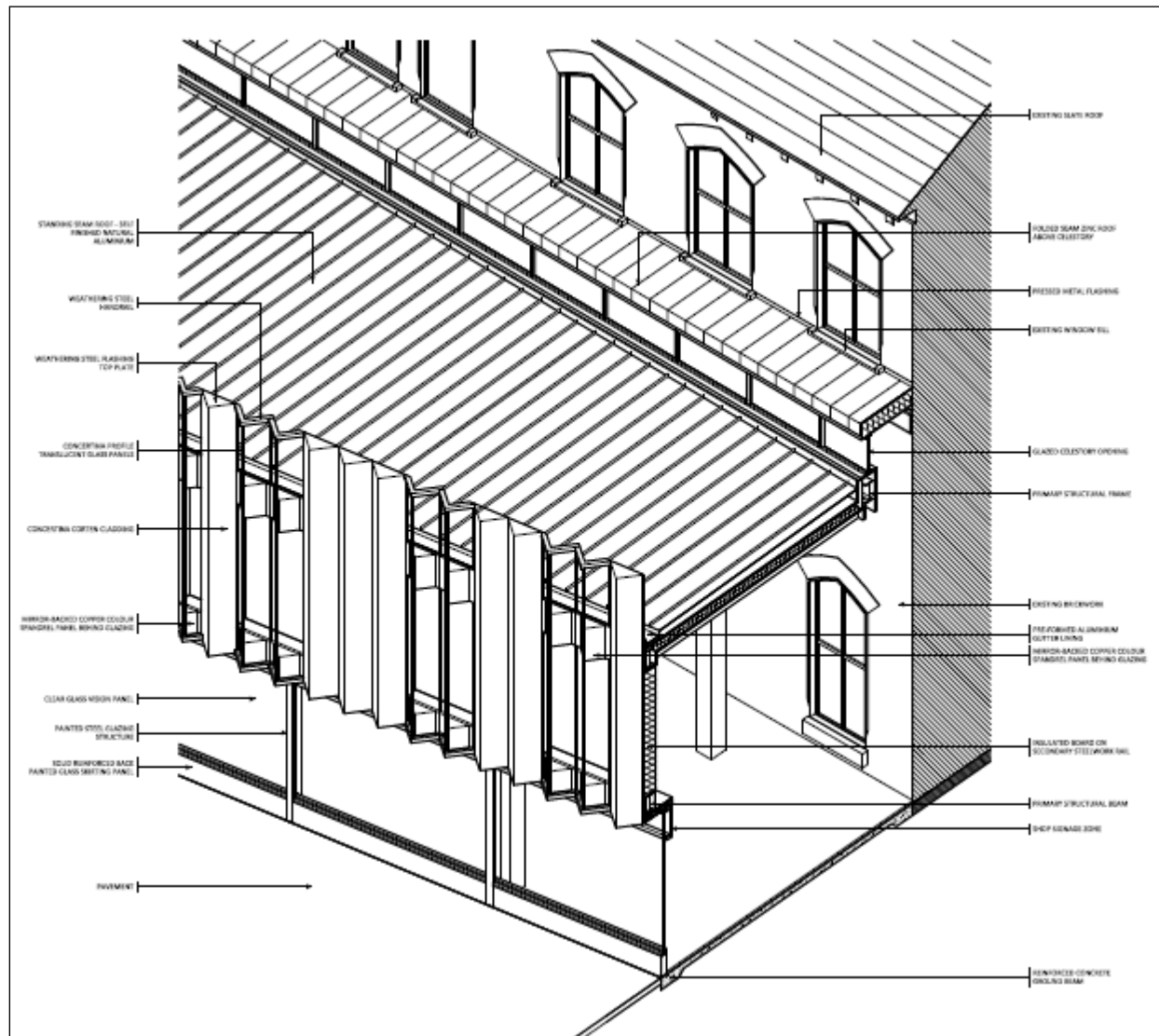
Proposed floor plan



Proposed elevation



Section detail



Appendix 3 QRP Note

London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Bruce Grove Station

Wednesday 16 September 2015

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Annalie Riches

Attendees

Emma Williamson	London Borough of Haringey
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Richard Truscott	London Borough of Haringey
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Robbie McNaugher	London Borough of Haringey
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Deborah Denner	Frame Projects
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Sarah Carmona	Frame Projects
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Apologies / report copied to

Stephen Kelly	London Borough of Haringey
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Nairita Chakraborty	London Borough of Haringey
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Suzanne Johnston	London Borough of Haringey
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1. Project name and site address

Bruce Grove Station Commercial Redevelopment

Units 1-5, Bruce Grove Station, 509 – 513 High Road, Tottenham, N17 6QA

2. Presenting team

Adam Brown Landolt + Brown

Wendy Hardie Landolt + Brown collaborating artist

3. Planning authority's views

Officers asked the panel to comment upon the architectural design of the proposal with particular regard to the proposed materials, in addition to considering how the development would relate to the local architectural context of the High Road.

4. Quality Review Panel's views

Summary

The Quality Review Panel supports the proposal, and feels that it is a sophisticated contemporary building that has the potential to become a local landmark, whilst drawing the right lessons from the historic buildings nearby. The panel felt that the design

elegantly represents the meeting of the industrial nature of the rail infrastructure and bridge with the Georgian architecture on the High Road. It was felt that due to the distinctive and iconic nature of the proposal, the detailed design (and construction details) of the scheme would be critical to ensuring the quality of the finished development. In this regard, the panel strongly recommends that the existing architects (or other such architects to be approved by the Local Authority) should undertake the detailed design of the project. More detailed comments are provided below on scheme layout, architectural details and relationship to surrounding buildings.

Scheme layout and massing

- The panel welcomed the move (from the previous proposal) to increase the roof height and maintain a double-height space internally to retain integrity of the existing railway arches.
- The panel would welcome further thought about the potential nature and design of the courtyard and railings (at the northern end of the site), to allow it to be used by the public, as well as by the cafe.
- The courtyard railings/gates appear slightly oppressive at present; the panel suggested that the project team consider introducing bespoke railings, rather than off-the-peg components.

Architecture

- The panel welcomed the use of Cor-ten steel on the façade of the building, providing a velvet texture that will age over time.
- Potential issues with vandalism and water run-off (from the Cor-ten) staining surrounding surfaces can be avoided through careful design and detailing.
- Techniques for fabricating the Cor-ten steel panels should be explored to ensure that crisp edges are maintained.
- The panel felt that the detailing of the junctions of the different materials and panels needs careful attention; with particular regard to the top-most edge of the Cor-ten, and the junction between the glazed panels and the roof.
- A signage strategy is required so that all signage will be in keeping with the building, whether as a single unit occupancy, or if carved into three units, or if multiple occupancy in a single space.
- The panel welcomed the full-height window at the side of the building seen from the northern end of the High Road, and identified an opportunity for signage on the exposed bulkhead behind.
- The panel felt that if shutters were required on the glazed elements of the building they should be sensitively designed and discreet.
- The vertical glazing at high level at the junction with the old railway building requires further thought, as there is the potential to increase visual links with the railway building façade and windows above whilst retaining maintenance access.

Relationship to surroundings

- The panel welcomed the 'lightness of touch' between the junction of the new building and the existing railway building.

- It was felt that the proposal presented to the panel is distinctive and brave, and has the potential to define the character of the location.
- The panel felt that the scheme successfully marries elements of the local High Road architecture together with elements of rail infrastructure to create an enduring local landmark building.

Next steps

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.
- It was felt that as the detailed design stage will be critical to the scheme's success, the panel strongly recommends that the existing architects (or other such architects to be approved by the Local Authority) should undertake the detailed design of the project.

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Planning Sub Committee 9th November 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2014/3409

Ward: Crouch End

Address: Park Road Swimming Pools Park Road N8 7JN

Proposal: Retrospective application for change of position for new flue. New roof mounted fence to screen flue and roof plant.

Applicant: Mr Anthony Cawley Fusion Lifestyle

Ownership: Council

Case Officer Contact: Matthew Gunning

Date received: 02/12/2014

Drawing number of plans: 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

1.1 This application is being referred to committee as it relates to land with the Council's ownership and also given the number of objections received.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The roof plant equipment is considered to be suitably located so as to minimise its impact upon the appearance of the building and adjoining residential amenity, whilst ensuring that the functioning needs of this established facility are met.
- With the implementation of the identified noise attenuation measures and the measures to partly screen the plant equipment the concerns raised by neighbouring residents are considered to be addressed.

2. RECOMMENDATION

2.1 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 the conditions set out below to secure the following matters

Conditions:

- 1) Fixed maximum noise level to be agreed with LPA within 3 months of consent;
- 2) In accordance with approved plans.

CONTENTS

3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS
7.0	RECOMMENDATION

APPENDICES:

Appendix 1 : Plans and images

Appendix 2: Comment on Consultation Responses

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is a retrospective application for the change of position of a flue and for a new roof mounted fence to screen the flue and roof plant equipment. Site works required that the flue of the main boiler serving the leisure centre to be relocated to an alternative position.
- 3.2 In respect of this application the Local Planning Authority required a revised noise assessment to be undertaken to predict noise emissions from the relocated plant items.

Site and Surroundings

- 3.3 The subject site is a large leisure centre located on the south-western side Park Road, N8. The centre is predominantly 2-storey and contains 3 swimming pools, gyms, studios, cafe and a lido. Behind the site are a number of playing fields and sports clubs. To the north of the site is a recently built block of flats (Fuller Court) which is adjacent to the Hornsey Central Neighbour Health Centre. Opposite the site and spreading north and south are residential terraced properties. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- 3.4 HGY/2013/1500 - Erection of new entrance draught lobby to NE elevation, new first floor extension to NW elevation, new escape stair enclosure to NW elevation and single storey store / WC extension to NW elevation. Replacement of internal wet changing area, provision of new changing and ticket / refreshment buildings to external lido area, and general external improvements - 09/10/2013

HGY/2006/0316 - Erection of single storey toilet block – GRANTED

HGY/2006/0300 - Erection of extensions at ground and first floor levels comprising new dance and gym studios. Alterations to ground floor including new entrance and reception, creation of new lift and removal of 3 trees and replanting with 3 new trees. – GRANTED

HGY/2003/1636 - Alterations and expansion to existing health and fitness centre, involving provision of disability accessibility lift, first floor extension, female changing facility, and internal alteration – GRANTED

HGY/1996/0680 - Replacement of existing portacabin (used as a cafe) with new portacabin – GRANTED

HGY/2005/1201 - Erection of extensions at ground and first floor levels comprising new dance and gym studios. Alterations to ground floor including new entrance and reception, creation of new lift and removal of 3 trees and replanting with 3 new trees. – GRANTED

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) LBH Noise & Pollution – “Work should be undertaken to the plant room which is likely to have an acoustic reduction and even if further work is then needed to be undertaken, given that the building is Council owned (if not run) we should have leverage to resolve issues which may arise”.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by 73 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 9

Objecting: 9

Supporting: 0

5.2 The following issues were raised in the objections received:

- Position and height of flue and associated exhaust fumes reaching neighbouring building Fuller Court;
- Plant is extremely noisy;
- The screen isn't high enough;
- Insufficient detail in this application and without evidence that the clean air act has been complied with;
- The screen isn't high enough;
- Submitted drawings are lacking in detail.

6 MATERIAL PLANNING CONSIDERATIONS

Background

6.1 A planning application was approved in October 2013 for various external and internal changes in relation to improvements to this existing sports/leisure facility. Fusion Lifestyle took over the operation and management of Park Road Leisure Centre in 2012. As set out in the Officer's report in respect of this previous

application (ref: HGY/2013/1500) new roof mounted plant equipment was proposed:

“New roof mounted plant is proposed in various locations consisting of 9 x condenser units, 3x air-handling units and 3 x heat recovery units. The plant is located away from the roof edge to minimise visibility from ground level. On the north-west side, the plant is set 9m from the building edge to maximise the distance from the neighbouring flats. “

- 6.2 In connection with this application an acoustic report was submitted which included measurements of noise levels from neighbouring residential properties (taken in June 2013). The report concluded that with the use of acoustic enclosures and the addition of a screen adjacent to the condenser units on the flat roof, noise levels experienced at the nearest residential property (approximately 15m from the facade of the building), would not exceed Haringey's noise emission limit of 35dBA (daytime) and 31 (night time).
- 6.3 As pointed out above this is a retrospective application for the change of position of a flue and for a new roof mounted fence to screen the flue and roof plant equipment. The associated changes are discussed below in addition to impact on residential amenity.

Changes

- 6.4 Approved drawings 120071/M/302 Rev D2 (Mechanical Services Plant Room) & 120071/M/303 Rev D1 (Mechanical Services Roof) in connection with the previously approved application shows the location of the roof plant equipment. Appendix C of the Acoustic Report provided a schedule of the equipment in question while Appendix D provided a more detailed drawing showing the location of the various aspects of the equipment (namely air handling units, condenser units, heat recovery units etc) in addition to the location of a noise barrier.
- 6.5 Drawing 120821-A-204-C4 shows the location of the equipment as installed, which show small changes in relation to the approved; in specific a stainless steel flue positioned on the north-west corner of the building opposite Fuller Court flats. This application has been submitted to regularise the change and to propose a timber screen to partly screen the flue/ plant equipment.

As before the daytime and night-time operations of this equipment are as follows:

- The Air Handling Units (AHUs) will only run at full duty during the daytime period.
 - During the night-time period (23:00-07:00 hours) the AHUs will run at a maximum of 60% of the full daytime duty.

- The Heat Recovery Units (HRUs) will not run during the night-time period (23:00-07:00 hours).
 - The Condenser Units (CUs) will not run during the night-time period (23:00- 07:00 hours).
- 6.6 This timber screen (painted grey) will screen the horizontal element of the flue while the top portion of the flue visible above the screen is to be painted black. The screen here will also partly screen the equipment located further in on the roof of the building. As discussed below an updated acoustic report was submitted to determine impacts of these changes.
- 6.7 The closest residential windows to the roof plant equipment are approximately 15m from northern façade of the leisure centre. The boiler flue location is approximately 23m from these flats.
- 6.8 With the exception of the flue and the measures to minimise its appearance there are no other external changes. The roof plant equipment is considered to be suitably located so as to minimise its impact upon the appearance of the building and adjoining residential amenity, whilst ensuring that the functioning needs of this established facility are met.

Noise & Impact on amenity

- 6.9 National Planning Policy (NPPF), March 2012 state that planning decisions should aim to:
- ☐ avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
 - ☐ mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
 - ☐ recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
 - Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 6.10 The NPPF refers to the March 2010 DEFRA publication. “Noise Policy Statement for England” (NPSE), which reinforces and supplements the NPPF. The NPSE states three policy aims, as follows:
- “Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:
 - ☐ ☐ Avoid significant adverse impacts on health and quality of life;

- ☐ ☐ Mitigate and minimise adverse impacts on health and quality of life; and
 - ☐ ☐ Where possible, contribute to the improvement of health and quality of life.”
- 6.11 In terms of local planning policy saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, fumes and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes. London Plan Policies 7.14 and 7.15 also seeks to protect residential properties from the transmission of airborne pollutants arising from new developments.
- 6.12 Taking an overview of National Policy it is clear that when considering the impact of noise one must ensure that adverse impacts are minimised and mitigated.
- 6.13 As outlined above an updated Acoustic Report (prepared by MLM) was submitted with this application. In view of the objections received, in particular from residents living in Fuller Court, further noise measurements were undertaken by MLM in relation to the closest noise-sensitive receptors. The last noise measurements were conducted between 14:00 and 18:00 on Wednesday 3rd June 2015 and between 01:00 and 04:00 on Thursday 4th June 2015.
- 6.14 This assessment identified excessive noise emissions from the leisure centre were as a result of noise from the operation of the plant located within the plant room; namely the heat pump units and boiler, both of which are located within the enclosed plant room on the north-western façade of the site.
- 6.15 As such the applicant’s consultant identified that it would be necessary to further mitigate noise emissions from the plant room; which MLM indicate can be achieved with the implementation of a suitable acoustic louvre, in place of a weather louvre. MLM specifically indicate that with the implementation of the recommended mitigation measures it is expected to result in noise emissions 10 dB below the established background noise level during the daytime period and 10 dB below during the night-time period. Officers would point out that the acoustic louvre has now been installed.
- 6.16 Officers would also point out the noise complaints received related to the break-out of noise from the existing plant room rather than in relation to re-siting of the flue in question. An Acoustic Report prepared by residents of Fuller Court concurs that the boiler plant was the dominant noise source rather than the roof top plant.
- 6.17 The applicant’s reports have been independently assessed by Sanctum consultants for the LPA. Sanctum indicated that the applicant should re-assess the degree of noise mitigation required to satisfy the requirement of the LPA.

Sanctum also raised an issue with respect of night time background noise levels. They note that this fell to 33.0 dB (LA90) which was 3.4dB below the lowest night time background level recorded in June 2013. They go on to say that if background noise levels are noticeably lower than those recorded two years ago additional noise mitigation may be required in the plant room to prevent noise nuisance and sleep disturbance.

- 6.18 In respect of the comments made by Sanctum, MLM stand by their assessment and believe that they have identified the level of additional mitigation required in order to satisfy the agreed limits and believe that no further assessment should be required. Officers would point out that a change in noise level of less than 3dB is regarded as imperceptible.
- 6.19 Notwithstanding the comments of Sanctum outlined above Officers are satisfied that the mitigation measures outlined can reduce the noise impacts to acceptable levels. As indicated by MLM the implementation of the recommended mitigation measures is required to result in noise emissions 10 dB below the established background noise level during the daytime period and 10 dB below during the night-time period. Officers also point out that if for instance it was found that the acoustic louvre does not fully address the issue of noise emissions, additional measures may need to be carried out (i.e. sound instillation on the walls of the plant room, use of floor mounting kit etc).
- 6.20 With the implementation of the noise attenuation measures referred to above and the measures to partly screen the plant equipment the concerns raised by neighbouring properties are considered to be addressed. The imposition of a condition requiring fixed maximum noise levels to be agreed within 3 months of the date of this consent also enables the LPA to make sure that the calculated noise emissions in the context of background noise are compliant with the Council's requirements.
- 6.21 In terms of the concern raised by residents in respect of the flue and associated exhaust fumes reaching Fuller Court the applicant confirm that the design of the heating system and flue is compliant with the Clean Air Act 1993 and that it is performing to the necessary specification. They also point out that the boilers now installed are class-leading, low NOX units and are less polluting than the old units which they replaced. The emission that has been referred to as 'smoke' is actually water vapour produced as a result of the boiler's operation.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/3409

Applicant's drawing No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204:

Subject to the following conditions:

1. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority – No.(s) 120821/A/120; 120821/A/121; 120821/A/124; 120821/A/204;

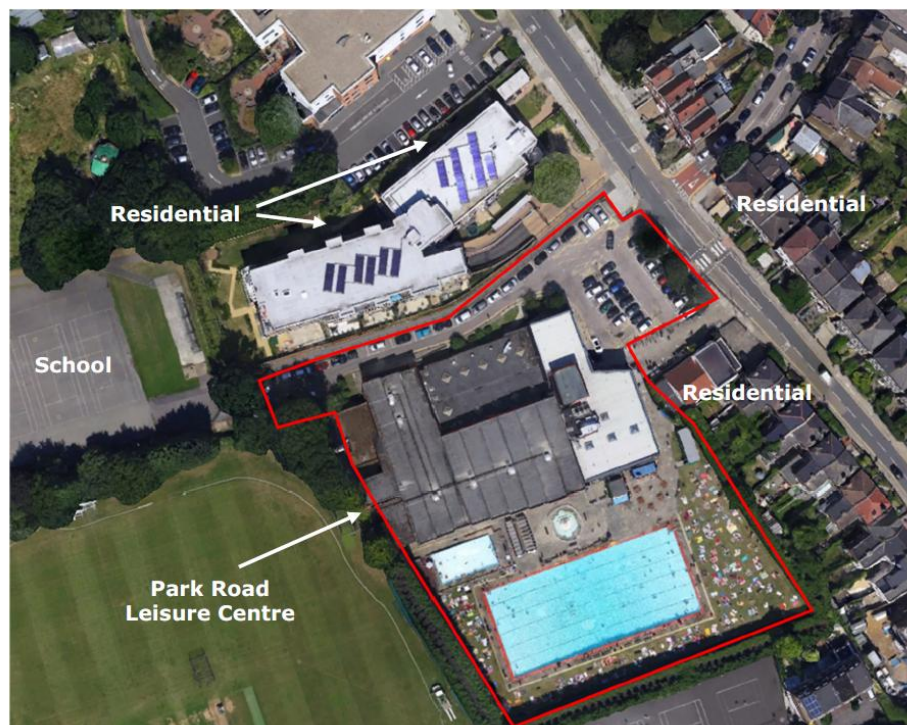
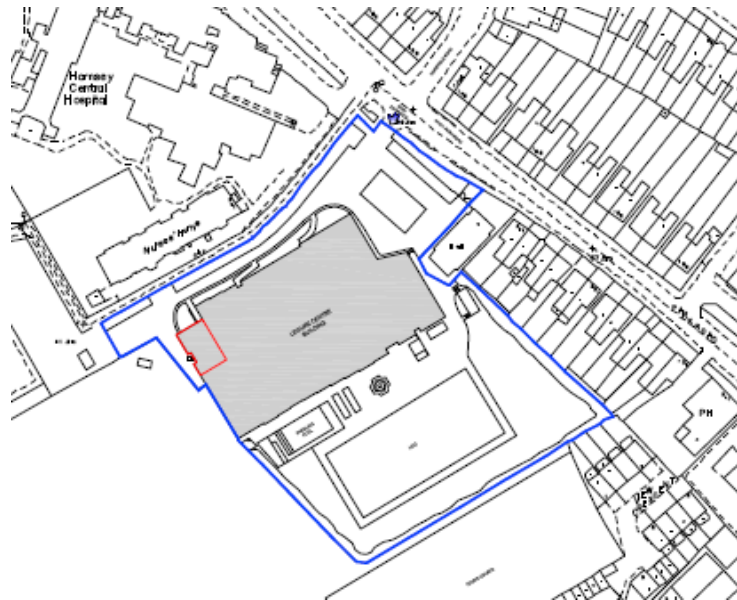
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. Within 3 months of the date of this permission and the instillation of the roof mounted screen, fixed maximum noise level shall be submitted and agreed with the LPA showing noise emissions do not exceed a level equivalent to 10 dB below the worst-case (lowest) prevailing background LA90 dB noise level measured at the nearest/worst-affected residential location (nighttime and daytime). The agreed level shall thereafter be maintained in perpetuity unless agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

Appendix 1: Plans and Images

Site Location Plan



Note: Residential flats Fuller Court to north of leisure centre was completed in last 4/5 years.



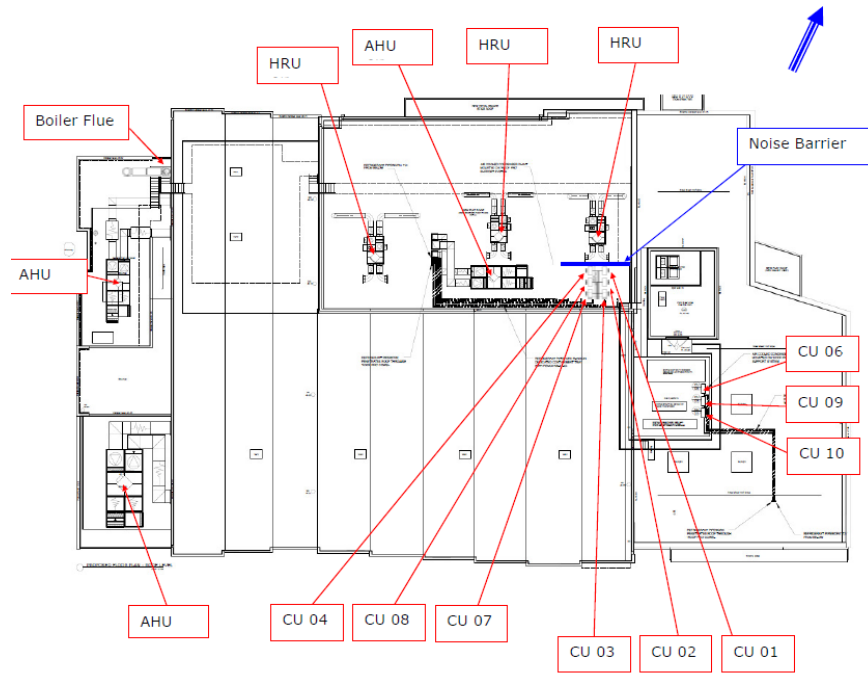
Location of boiler flue



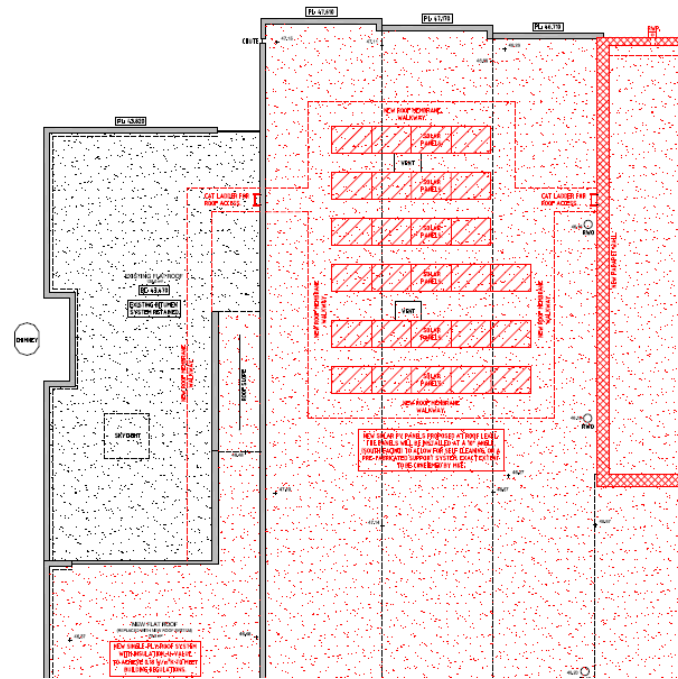
Fuller Court flats



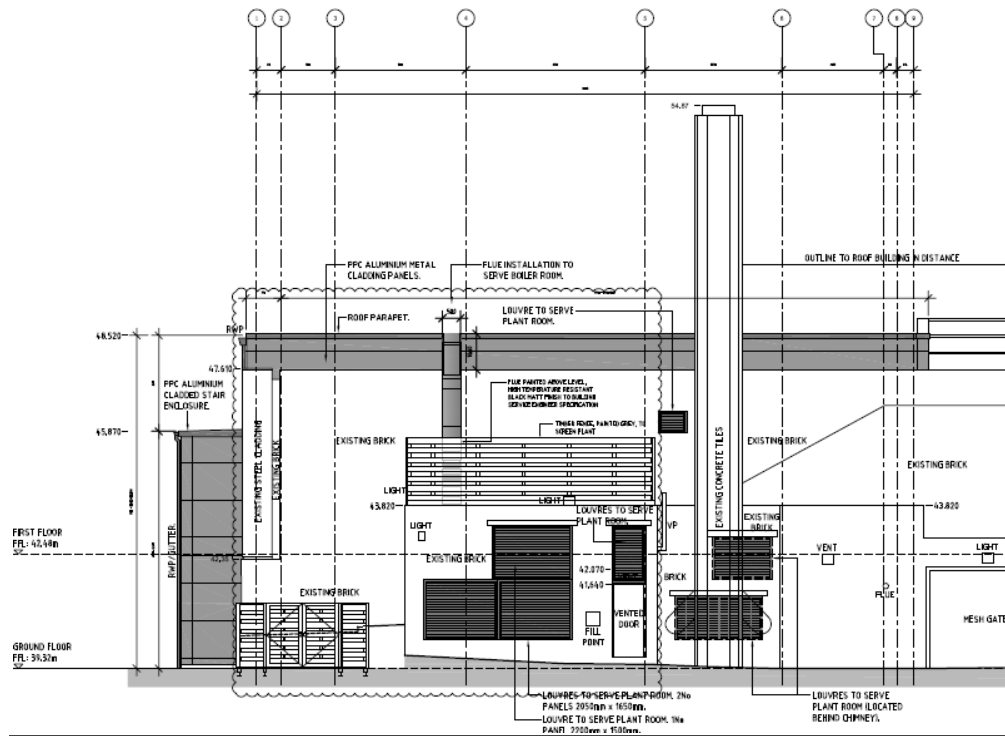
Acoustic louvre to back of plant room



Location of boiler flue – Top left corner



Roof plan as approved ref: HGY/2013/1500



Location of screen

Appendix 2: Comment on Consultation Responses

Consultation Responses	Comment
Position and height of flue and associated exhaust fumes reaching neighbouring building Fuller Court.	<p>The flue in question is needed for the day functioning of this leisure facility with its location influenced by the internal arrangements of the building (i.e. the location of the plant room). The location of the flue and measures to minimise its appearance are considered acceptable.</p> <p>The applicant's confirm that the design of the heating system and flue is compliant with the Clean Air Act 1993. The emission that has been referred to as 'smoke' is water vapour produced as a result of the boiler's operation.</p>
Plant is extremely noisy.	With the implementation of the identified noise attenuation measures concerns raised by neighbouring residents are considered to be addressed.
Insufficient detail in this application and without evidence that the clean air act has been complied with.	The drawings and associated technical reports (noise reports etc) are satisfactory for the purpose of making a decision on this planning application. The granting of planning consent does not remove the need to comply with other statutory legislation.
The screen isn't high enough.	The screen is designed to screen the horizontal element of the flue. While the upper floor of Fuller Court will have views down onto the roof a much higher screen would be prominent and would affect outlook.
Submitted drawings lacking in detail.	The drawings and associated technical reports (noise reports) are satisfactory for the purpose of making a decision on this planning application.

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Report for:	Planning Sub Committee 09.11.15	Item Number:	
Title:	Town & Country Planning Act 1990 Town & Country Planning Act (Trees) Regulations 1999		
Report Authorised by:	Stephen Kelly Assistant Director Planning Service		
Lead Officer:	Ahmet Altinsoy – Planning Support Team Leader 020 8489 5114 Ahmet.altinsoy@haringey.gov.uk		
Ward(s) affected: Muswell Hill & West Green		Report for Key Decisions:	

1. Describe the issue under consideration

The following report recommend Tree Preservation Orders be confirmed.

2. Recommendations

To confirm the attached Tree Preservation Orders

3. Background information

Details of confirmation of Tree Preservation Orders against trees located at:

- 10-27 Connaught House & Eveline Court, Connaught Gardens N10 3LH & 3LA
- 61 Sirdar Road N22 and adjacent alleyway

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.

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Orders placed on the trees specified in this report.

REPORT

The trees located at: 10-27 Connaught House & Eveline Court, Connaught Gardens N10 3LH & 3LA

Species: T1, T5, T12 – Lime
T2-T4 – London Plane
T6, T8, T10 – Horse Chestnut
T7, T13-T21 – Sycamore
T9 – Holly
T11 – Birch
T22-T23 – Ash

Location: Rear garden - 10-27 Connaught House & Eveline Court, Connaught Gardens N10 3LH & 3LA

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value being clearly visible from a public place.
2. The trees appears healthy for their species and age and have a predicted life expectancy in excess of 40 years.
3. The trees are suitable to the location, significantly contributing to the character of the local area.

1 objection letter received from 1 Eveline Court, Connaught Gardens, N10 3LA

Comments on Tree 23:

- The tree appears to be a self seeded tree
- Specimen has low amenity value
- Specimen is unhealthy, showing signs of disease and decay
- Specimen unsuitable to location; too close to Eveline Court and may be responsible for the evident subsidence and damage to the driveway/forecourt of Eveline Court

Comments on Tree 8:

- The tree is extremely close to Eveline Court causing pest problems, blocking drainage from the flat roof and blocking light to the flats at end of Eveline Court
- Concerns exist that the proximity of the tree to the building threatens the foundations

Comments on Tree 9:

- The tree is extremely close to Eveline Court causing, blocking light to the flats at end of Eveline Court

Comments on Tree 7:

- The tree is extremely close to Eveline Court causing blocking drainage from the flat roof and blocking light to the flats at end of Eveline Court
- Concerns exist that the proximity of the tree to the building threatens the foundations

Comments on Tree 10 and 12-22:

- Maintenance work is regularly required on these trees to prevent obstruction to vehicular traffic on Connaught Gardens, and to maintain safety for pedestrians

Comments on Tree 4, 5 and 6:

- Trees are not of high amenity, and they are not visible from any public place

The Council Arboricultural Manager has commented on these objections as follows:

Tree 23: Agree with the reasons given for objection. This tree should be removed from the TPO.

Tree 8: Do not agree with the objection. This tree should remain part of the TPO. The problems listed in points a – c, can be mitigated by pruning works. Any reasonable request to carry out pruning works would be permitted. There is no evidence to suggest the tree is causing damage to the foundations. If in the future, evidence was submitted that clearly identifies the tree as a cause of subsidence damage the Council would consider the evidence based on its merits and current case law.

Tree 9: Agree with the reasons given for objection. This tree should be removed from the TPO.

Tree 7: Do not agree with the objection. This tree should remain part of the TPO. The problems listed can be mitigated by pruning works. Any reasonable request

to carry out pruning works would be permitted. There is no evidence to suggest the tree is causing damage to the foundations. If in the future, evidence was submitted that clearly identifies the tree as a cause of subsidence damage the Council would consider the evidence based on its merits and current case law.

Tree 10 and 12-22: Do not agree with the objection. These trees should remain part of the TPO. Any reasonable request to carry out pruning works would be permitted.

Trees 4, 5 & 6: Do not agree with the objection. This tree should remain part of the TPO. Any reasonable request to carry out pruning works would be permitted. They are clearly visible from the public highway in Connaught Gardens (see attached photo which shows L-R: T8-T4).

Tree 11 should be removed from the TPO, as it does not fulfil the criteria.

There are three additional trees in the vicinity that fulfil the criteria for TPO status. T1: Ash is shown on the attached site plan and should be added to this TPO. The other two trees should be protected by a separate TPO.

It is essential a TPO is made for the trees above as they currently have no statutory protection. They are not within a Conservation Area, but are of significant amenity value. Developers removed trees from an adjacent site recently which were of equal importance.

RECOMMENDATION

That the Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Emma Williamson
Head of Development Management & Planning Enforcement

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the tree specified in this report.

REPORT

The tree is located at: 61 Sirdar Road and adjacent alleyway

Species: T1: Ash

Location: 61 Sirdar Road and adjacent alleyway

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The tree is of high amenity value being clearly visible from a public place.
2. The tree appears healthy and has a predicted life expectancy in excess of 20 years.
3. The tree is suitable to the location, significantly contributing to the character of the local area.

2 objection letter received from 61 Sirdar Road & 65 Sirdar Road

- Tree has limited visual amenity value and is not visible from a public place
- Tree has not be maintained for 20 years and is overgrown and can be dangerous
- Poor health / condition of the tree, and has a detrimental impact on the residents
- Tree is unevenly balanced in shape and overgrown with fungus on the bark and bleeding canker on its lower part of the trunk
- The tree is a significant health and safety risk; branches keep falling down damaging properties in the garden, causing danger for children playing in the garden
- Loss of light and loss of amenity
- The tree encroaches most of the garden causing most of the day sun to be screened by the tree

The Council Arboricultural Manager has commented on these objections as follows:

In my opinion the large Ash tree does meet the criteria for a Tree Preservation Order (TPO).

The tree is clearly visible from the public highway in Hawke Park Road N22.

The tree appears to be healthy for its age and species, taking into consideration the condition of the leaf canopy area and the lack of any major defects. The fungus that is visible on one of the old pruning wounds is a species called *Daldinia concentrica* (more commonly known as King Alfreds' cakes).

Ash trees occasionally shed dead branches, as do many other trees. The removal of dead branches from trees subject to a TPO is permitted, without the need to apply to the Council.

The Ash tree has previously been maintained by pollarding. Once you subject a tree to this type of management, it should be repeated on a cyclical basis. If this Ash tree is protected by a TPO, the Council would permit future tree works applications for works that were appropriate in maintaining the health of the tree and the safety of residents.

There is no evidence to suggest the tree is currently causing subsidence damage to any of the adjacent buildings. If in the future, it is alleged the tree is contributing to subsidence damage, the Council would consider any application for works to reduce or remove the tree based on the level of evidence submitted and current case law.

The tree is actually growing on the boundary line between 61 Sirdar Road, N22 and the alleyway between the adjacent property (no's 57-59 Sirdar Road). Where a tree straddles the boundary, ownership of the tree would be split between the two land owners. However, in this case, it appears the alleyway is unregistered land.

In my opinion, this tree does merit a TPO. However, it will also require maintenance works in the future as it is a lapsed pollard and to mitigate some of the nuisance issues experienced by local residents.

RECOMMENDATION

That the Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Emma Williamson
Head of Development Management & Planning Enforcement



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Report for: Planning Committee

Item number:

Title: Update on major proposals

**Report
authorised by :** Emma Williamson

Lead Officer: John McRory

Ward(s) affected: All

**Report for Key/
Non Key Decision:**

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 aims 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 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

November 2015

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS SUBMITTED TO BE DECIDED				
Tottenham Hotspur Stadium Redevelopment.	Replacement 61,000 seat stadium 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 submitted the planning application with an EIA. Aiming for application to be reported to Members at December planning sub-committee.	Neil McClellan	Emma Williamson
44 White Hart Lane	Erection for a temporary period (3 years) of a construction compound in connection with the construction of the stadium.	Application to be determined at the same time as the stadium.	Neil Mclellan	Emma Williamson
2 Canning Crescent, N22 (and adjoining Land)	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.	Planning application has been submitted and is currently at consultation stage. PPA has been signed. DM Forum has been conducted on 12 th October. Possible planning sub-committee in December	Adam Flynn	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. Possible committee in December / January	Robbie McNaugher.	Neil McClellan
Gisburn Mansions Tottenham Lane, N8	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. The viability report has been assessed independently and now awaiting the Applicants assessment. Likely to be reported to Members for a decision in December / January.	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
191 – 201 Archway Road	Retention and enhancement to the existing building facing Archway Road	The planning application has been submitted but is currently at consultation stage – the viability report is currently being assessed.	Aaron Lau	John McRory

	<ul style="list-style-type: none"> -Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space 	<p>Meeting with Councillor Morris has taken place on site.</p> <p>To be reported to Members at November planning sub-committee.</p>		
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.	<p>Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme.</p> <p>A DM Forum has taken place and generally well received.</p> <p>The planning application has been submitted and is currently at consultation stage. A PPA has been signed. Certain elements of the scheme are being discussed with a view to being revised. The viability report is currently being.</p> <p>Committee date December.</p>	Robbie McNaugher	John McRory
St Lukes	S73 to omit age related limitation of co-housing	<p>Planning application submitted. Implications Being assessed.</p> <p>Possible committee date – December</p>	Aaron Lau	John McRory
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	<p>Planning Performance Agreement signed and meetings taking place.</p> <p>Possible committee date – December / January</p>	Robbie McNaugher	Neil McClellan

Car wash Site, Broad Lane	Demolition of the existing carwash, construction of a new four storey building to consist of B1 and residential units	Planning application submitted and currently invalid.	Aaron Lau	John McRory
Apex House	Residential led mix use scheme. 22 storeys.	<p>Planning application submitted</p> <p>Series of PPA meetings underway.</p> <p>Pre-app committee meeting was held on 10th March.</p> <p>QRP was held on the 13th May and 20 August.</p> <p>DM Forum 27 May. Submission expected early October. January committee targeted.</p>	Robbie McNaugher	Neil McClellan
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.	<p>Two pre-application meetings have taken place</p> <p>Planning application submitted.</p> <p>Possible January / February planning sub committee.</p>	Samuel Uff	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
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.	<p>In pre-application discussions. Is EIA development.</p> <p>PPA meeting was held.</p> <p>Application likely to be submitted spring 2015.</p>	Robbie McNaugher	Neil McClellan

Infill garage site, 52 Templeton Road	Demolition of buildings and erection of a four storey building to provide 12 residential units	In pre-application discussions; The scheme has been presented to the QRP, who are supportive; Scheme to be presented to sub-committee members on 29 th October as part of the pre-application process; Scheme to be submitted in November.		
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted early 2016.	Robbie McNaugher	Neil McClellan
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle maybe acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meeting held and principle acceptable.	Tobias Finlayson	John McRory
163 Tottenham Lane N8	The application proposes the demolition of the existing Kwik-Fit	Pre-application meeting held and more information required on the type of units and living accommodation before a principle on	Tobias Finlayson	John McRory

	Garage and a two storey building at the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.	such a proposal is established.		
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 signed and agreed.	Valerie Okeiyi	John McRory
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 to be justified / floorspace replaced. PPA has been negotiated and signed and a scheme is in discussions – transport issues currently being discussed.	Adam Flynn	John McRory
Hale Village	Revised proposal for a 28 storey	Initial pre-app meeting held on the 8 th June.	Adam Flynn	Neil McClellan

Tower, Ferry Lane, Tottenham, N15	tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	PPA currently being drafted. Scheme has been delayed. Likely to now be submitted spring 2015. Pre-app likely to start late November.		
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 addresses the reasons for refusal. Application has been presented to the QRP	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS				
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Potential site for off site affordable provision for the Spurs stadium scheme. 1 meeting held. Proposal under discussion.	Neil McClellan	Emma Williamson
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes	Principal of development may be acceptable subject to justification for loss of housing for the elderly.	Tobias Finlayson	John McRory

	the total number of units will be 35.			
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 McNaughton	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 for B1 offices	Principle of B1 office development within this defined employment site is acceptable.	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
69 Lawrence Road, Tottenham, N15	Demolition of the existing building and erection of buildings ranging from 3 to 8 storeys in height to provide 87 residential units and 250sqm of commercial floorspace.	Principle acceptable – level of commercial is too low and unacceptable.	Valerie Okeiyi	John McRory
67 Lawrence Road, Tottenham, N15	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of 55 residential units and associated landscaping and car parking.	Pre-application took place on 11 th July. Same issues as above.	Anthony Traub	John McRory
Keston Centre	Pre-application discussion for	Discussion needed on layout, access, design	Adam Flynn	John McRory

	residential scheme.	and transport.		
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	<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Pre-application written response has been sent – officers support the principle of extensions but not the scheme which was tabled.</p>	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

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Report for: Planning Committee

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 Decision:**

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 21 September – 23 October 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.

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.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/09/2015 AND 23/10/2015

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward:

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLDE Applications Decided: 1**

Application No: **HGY/2015/2355** Officer: Adam Flynn

Decision: GTD Decision Date: 07/10/2015

Location: 11 Crescent Road N22 7RP

Proposal: Use of ground floor premises as A1 (retail) (certificate of lawfulness for an existing use)

CLUP Applications Decided: 3

Application No: **HGY/2015/2254** Officer: Tobias Finlayson

Decision: PERM DEV Decision Date: 28/09/2015

Location: 40 Harcourt Road N22 7XW

Proposal: Certificate of lawfulness for loft conversion including rear dormer and front skylights

Application No: **HGY/2015/2276** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 30/09/2015

Location: 67 Palace Gates Road N22 7BW

Proposal: Certificate of lawfulness for installation of external vertical flue pipe

Application No: **HGY/2015/2514** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 22/10/2015

Location: 70 Windermere Road N10 2RG

Proposal: Certificate of lawfulness for alterations to window openings to rear of building and lowering of basement floor

FUL Applications Decided: 14

Application No: **HGY/2014/3191** Officer: Adam Flynn

Decision: REF Decision Date: 22/10/2015

Location: 13 Harcourt Road N22 7XW

Proposal: Internal remodelling at ground and first floor and erection of single storey extension to rear of property

Application No: **HGY/2015/2169** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 21/09/2015

Location: 1 Station Cottages Bedford Road N22 7AX

Proposal: Demolition of existing lean to extensions and replacement with a single storey extension to an existing family dwelling.

Application No: **HGY/2015/2181** Officer: Aaron Lau

Decision: GTD Decision Date: 22/09/2015

Location: 215 Albert Road N22 7AQ

Proposal: Erection of rear dormer and 3 x rooflights to front and rear roofslopes.

Application No:	HGY/2015/2195	Officer:	Sarah Madondo	
Decision:	REF	Decision Date:	22/09/2015	
Location:	90 Palace Gates Road N22 7BL			
Proposal:	Erection of second floor dormer extension on second floor flat roof			
Application No:	HGY/2015/2235	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	08/10/2015	
Location:	21 Rosebery Road N10 2LE			
Proposal:	Enlargement of the existing rear dormer to facilitate a loft conversion and insertion of rooflights to the front roof slope			
Application No:	HGY/2015/2293	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	01/10/2015	
Location:	57 Grasmere Road N10 2DH			
Proposal:	Formation of roof extension with rear dormer and front rooflights, and provision of new rear bathroom with rooflights in back addition roof pitch			
Application No:	HGY/2015/2310	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	02/10/2015	
Location:	109 Alexandra Park Road N10 2DP			
Proposal:	Main existing roof is to be rotated so ridge beam runs side to side, dormer to rear elevation with skylights to front elevation, small dormer to west face of the roof, extension of existing single storey extension and relocation of en-suite to top of single storey extension			
Application No:	HGY/2015/2363	Officer:	Adam Flynn	
Decision:	REF	Decision Date:	08/10/2015	
Location:	114 Victoria Road N22 7XF			
Proposal:	Formation of loft conversion (retrospective)			
Application No:	HGY/2015/2368	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	08/10/2015	
Location:	56 Harcourt Road N22 7XW			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2015/2369	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	08/10/2015	
Location:	42 Dukes Avenue N10 2PU			
Proposal:	Alterations to front garden / forecourt and crossover to improve off street parking safety and preserve and enhance the appearance of the front of the property			
Application No:	HGY/2015/2371	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	08/10/2015	
Location:	47 Harcourt Road N22 7XW			
Proposal:	Erection of single storey side and rear extension			
Application No:	HGY/2015/2440	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	16/10/2015	
Location:	31 Donovan Avenue N10 2JU			
Proposal:	Erection of single-storey rear side extension and reduction in level of 2no. chimneys at existing rear flank wall			

Application No: **HGY/2015/2452** Officer: Adam Flynn
 Decision: GTD Decision Date: 16/10/2015
 Location: 17 Methuen Park N10 2JR
 Proposal: Provision of a rear first floor roof terrace

Application No: **HGY/2015/2493** Officer: Samuel Uff
 Decision: GTD Decision Date: 21/10/2015
 Location: 116 Grosvenor Road N10 2DT
 Proposal: Hip to gable roof extension with rear dormer and ground floor single-storey rear infill extension

RES Applications Decided: 2

Application No: **HGY/2015/2340** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 06/10/2015
 Location: Anderton Court Alexandra Park Road N22 7BE
 Proposal: Approval of details pursuant to condition 7 (desktop study) attached to planning permission HGY/2014/3507

Application No: **HGY/2015/2831** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 22/10/2015
 Location: Garages at Anderton Court Alexandra Park Road N22 7BE
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/3507

Total Applications Decided for Ward: 20WARD: **Bounds Green****CLUP Applications Decided: 2**

Application No: **HGY/2015/2246** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 28/09/2015
 Location: 7 Passmore Gardens N11 2PE
 Proposal: Certificate of lawfulness for rear extension to provide conservatory

Application No: **HGY/2015/2467** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 08/10/2015
 Location: 8 Blake Road N11 2AA
 Proposal: Certificate of lawfulness for construction of timber dormers to roof.

FUL Applications Decided: 12

Application No: **HGY/2015/1790** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/10/2015
 Location: 99 Myddleton Road N22 8NE
 Proposal: Refurbishment and single storey extension to existing two storey house with shop, including alterations to shopfront and new dormer to rear

Application No: **HGY/2015/1880** Officer: Wendy Robinson

Decision: GTD Decision Date: 21/10/2015

Location: Land to rear of 1-11 The Drive N11 2DY

Proposal: Development of one 5 bed house with associated gardens and parking

Application No: **HGY/2015/1884** Officer: Wendy Robinson

Decision: GTD Decision Date: 21/10/2015

Location: Land to rear of 1-11 The Drive N11 2DY

Proposal: Development of one 5 bed house with associated gardens and parking

Application No: **HGY/2015/2073** Officer: Wendy Robinson

Decision: GTD Decision Date: 02/10/2015

Location: 28 Eastern Road N22 7DD

Proposal: Alteration and extension of property to convert single family dwelling into 4.self-contained flats (1 x studio, 2 x 1 bed flats, and 1 x 1 bed maisonette)

Application No: **HGY/2015/2205** Officer: Wendy Robinson

Decision: GTD Decision Date: 23/09/2015

Location: 9 Imperial Road N22 8DE

Proposal: Erection of single storey rear extension

Application No: **HGY/2015/2263** Officer: Wendy Robinson

Decision: REF Decision Date: 29/09/2015

Location: 44 Cornwall Avenue N22 7DA

Proposal: Demolition of existing conservatory and the erection of a single rear storey extension

Application No: **HGY/2015/2322** Officer: Eoin Concannon

Decision: GTD Decision Date: 05/10/2015

Location: Unit 1 Gateway Mews N11 2UT

Proposal: Change of Use at ground floor level from Class B1 (office) to Class D1 (day nursery)

Application No: **HGY/2015/2335** Officer: Wendy Robinson

Decision: GTD Decision Date: 06/10/2015

Location: Tewkesbury Court Warwick Road N11 2TX

Proposal: Installation of two Velux style windows in the front pitch roof

Application No: **HGY/2015/2353** Officer: Valerie Okeiyi

Decision: REF Decision Date: 07/10/2015

Location: 93 Whittington Road N22 8YR

Proposal: Formation of rear dormer and insertion of front rooflights

Application No: **HGY/2015/2436** Officer: Samuel Uff

Decision: GTD Decision Date: 23/10/2015

Location: 23 Marlborough Road N22 8NB

Proposal: Formation of rear dormer & insertion of two conservation rooflights to front slope to create a loft conversion

Application No: **HGY/2015/2474** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/10/2015
 Location: 19 Palmerston Road N22 8QH
 Proposal: Single storey rear extension to semi detached property.

Application No: **HGY/2015/2639** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 22/10/2015
 Location: 7 Gordon Road N11 2PA
 Proposal: Removal of existing front porch and construction of a new front porch and part rear first floor extension and loft conversion

NON Applications Decided: 1

Application No: **HGY/2015/2673** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 12/10/2015
 Location: First Floor Flat 19 Thorold Road N22 8YE
 Proposal: Non-material amendment following a grant of planning permission HGY2014/2278 for removal of column supports and amendment to steelwork to provide alternative necessary support

PNE Applications Decided: 2

Application No: **HGY/2015/2380** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 25/09/2015
 Location: 96 Woodfield Way N11 2NT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.01m and for which the height of the eaves would be 2.95m

Application No: **HGY/2015/2434** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 25/09/2015
 Location: 8 Blake Road N11 2AA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.725m, for which the maximum height would be 3m and for which the height of the eaves would be 2.925m

RES Applications Decided: 4

Application No: **HGY/2015/2817** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/10/2015
 Location: Parking Area to rear of Barnes Court Clarence Road N22 8PJ
 Proposal: Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2014/2556.

Application No: **HGY/2015/2818** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/10/2015
 Location: Parking Area to rear of Barnes Court Clarence Road N22 8PJ
 Proposal: Approval of details pursuant to Condition 8 (cycle parking) attached to planning permission HGY/2014/2556

Application No: **HGY/2015/2819** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/10/2015
 Location: Parking Area to rear of Barnes Court Clarence Road N22 8PJ
 Proposal: Approval of details pursuant to Condition 9 (contamination), attached to planning permission HGY/2014/2556

Application No: **HGY/2015/2822** Officer: Wendy Robinson

Decision: GTD Decision Date: 23/10/2015

Location: Parking Area to rear of Barnes Court Clarence Road N22 8PJ

Proposal: Approval of details pursuant to Condition 13 (treatment of the surroundings), attached to planning permission HGY/2014/2556.

Total Applications Decided for Ward: 21

WARD: Bruce Grove

CLDE Applications Decided: 1

Application No: **HGY/2015/2196** Officer: Eoin Concannon

Decision: GTD Decision Date: 23/09/2015

Location: 80 Dongola Road N17 6EE

Proposal: Use of property as 2 self-contained flats

CLUP Applications Decided: 3

Application No: **HGY/2015/2281** Officer: Eoin Concannon

Decision: PERM DEV Decision Date: 30/09/2015

Location: 27 St Margarets Road N17 6TY

Proposal: Certificate of lawfulness for installation of external wall insulation to all elevations of the property

Application No: **HGY/2015/2613** Officer: Anthony Traub

Decision: PERM REQ Decision Date: 22/10/2015

Location: 9 Higham Road N17 6NF

Proposal: Certificate of Lawfulness for construction of single storey extension

Application No: **HGY/2015/2621** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 22/10/2015

Location: 5 Chester Road N17 6EQ

Proposal: Certificate of Lawfulness for addition of a rear dormer

FUL Applications Decided: 6

Application No: **HGY/2015/2218** Officer: Wendy Robinson

Decision: GTD Decision Date: 02/10/2015

Location: 174 Philip Lane N15 4JN

Proposal: Conversion of property from two to three self-contained flats (1x2 bed and 2 x studio), removal of chimney stack, addition of 6 rooflights and erection of single storey rear extension

Application No: **HGY/2015/2230** Officer: Eoin Concannon

Decision: GTD Decision Date: 25/09/2015

Location: Flat 11 Old School Court Drapers Road N17 6LY

Proposal: Retrospective application for replacement of decking

Application No: **HGY/2015/2285** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/10/2015
 Location: 198 The Avenue N17 6JN
 Proposal: External wall insulation to side wall and replacement UPVC windows.

Application No: **HGY/2015/2362** Officer: Neil Collins
 Decision: GTD Decision Date: 08/10/2015
 Location: 56 Winchelsea Road N17 6XH
 Proposal: Retention of juliet balconies at first floor level

Application No: **HGY/2015/2427** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/10/2015
 Location: 192 Philip Lane N15 4HH
 Proposal: First floor build over with loft space to extend existing office and warehouse space

Application No: **HGY/2015/2551** Officer: Sarah Madondo
 Decision: REF Decision Date: 22/10/2015
 Location: 318 Mount Pleasant Road N17 6HA
 Proposal: Erection of a rear roof extension

PNE Applications Decided: 1

Application No: **HGY/2015/2468** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/10/2015
 Location: 57 Broadwater Road N17 6EP
 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

RES Applications Decided: 4

Application No: **HGY/2015/2171** Officer: Anthony Traub
 Decision: GTD Decision Date: 21/09/2015
 Location: 208 Philip Lane N15 4HH
 Proposal: Approval of details pursuant to Condition 3 (samples of types and colour of external finishes) attached to planning
 Permission HGY/2014/0756

Application No: **HGY/2015/2172** Officer: Anthony Traub
 Decision: REF Decision Date: 21/09/2015
 Location: 208 Philip Lane N15 4HH
 Proposal: Approval of details pursuant to Condition 5 (central dish or aerial system) attached to planning
 permission HGY/2014/0756

Application No: **HGY/2015/2507** Officer: Tobias Finlayson
 Decision: REF Decision Date: 23/10/2015
 Location: 5 Bruce Grove N17 6RA
 Proposal: Approval of details pursuant to Condition 8 (historic building recording and analysis) attached to planning
 permission HGY/2014/1042

Application No: **HGY/2015/2508** Officer: Tobias Finlayson

Decision: REF Decision Date: 23/10/2015

Location: 5 Bruce Grove N17 6RA

Proposal: Approval of details pursuant to Condition 10 (detailed Heritage Management Plan) attached to planning permission HGY/2014/1042

Total Applications Decided for Ward: 15

WARD: Crouch End

CLDE Applications Decided: 2

Application No: **HGY/2015/2201** Officer: Aaron Lau

Decision: GTD Decision Date: 23/09/2015

Location: 50 Crouch Hall Road N8 8HG

Proposal: Infill extension between the flat and former garage to the rear of the property (certificate of lawfulness for an existing use)

Application No: **HGY/2015/2383** Officer: Aaron Lau

Decision: GTD Decision Date: 08/10/2015

Location: 3C Wolseley Road N8 8RR

Proposal: Use of property as a flat (certificate of lawfulness for an existing use)

CLUP Applications Decided: 1

Application No: **HGY/2015/2234** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 28/09/2015

Location: 4 Gladwell Road N8 9AA

Proposal: Certificate of lawfulness for partial demolition of single-storey rear extensions and construction of replacement single-storey extension

COND Applications Decided: 1

Application No: **HGY/2015/2505** Officer: Robbie McNaugher

Decision: GTD Decision Date: 23/10/2015

Location: 13 Stanhope Gardens N6 5TT

Proposal: Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/2569 to introduce alterations to the dormer and skylight, to add new rooflight and to remove the middle chimney from the side elevation

FUL Applications Decided: 13

Application No: **HGY/2014/3411** Officer: Neil Collins

Decision: GTD Decision Date: 09/10/2015

Location: 115 Ferme Park Road N8 9SG

Proposal: Demolition of garage and erection of a two bedroom three person house accessed from Landrock Road

Application No: **HGY/2015/1975** Officer: Adam Flynn

Decision: GTD Decision Date: 02/10/2015

Location: Rear of 2 Birchington Road N8 8HR

Proposal: Demolition of the existing, derelict double garages and the construction of a three bedroom double-storey house with one storey being on the lower ground floor.

Application No:	HGY/2015/2114	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/10/2015
Location:	41 Mount View Road N4 4SS		
Proposal:	Side dormer inside roof valley to create en-suite bathroom, and enlargement of existing rear extension		
Application No:	HGY/2015/2175	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/09/2015
Location:	62 Shepherds Hill N6 5RN		
Proposal:	Extension of basement and ground floor to provide additional floor area to flats 1, 2 & 3 and external amenity space (terraces) to the units immediately above (4 & 5). Reordering and refurbishment of existing flats (4, 5, 6) to first and second floor. Erection of a single storey garden studio (ancillary to flat 1) and garage (2 car parks serving flats 1 & 2)		
Application No:	HGY/2015/2219	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/09/2015
Location:	25 Tivoli Road N8 8RE		
Proposal:	Demolition of a single storey lean-to to rear extension, formation of 2 new openings to rear ground floor extension, lowering cill to 2 openings in in ground and first floor rear extension, addition of rooflight and revision of all windows to double glazed double hung sashes.		
Application No:	HGY/2015/2302	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/10/2015
Location:	4A Broadway Parade Tottenham Lane N8 9DE		
Proposal:	Rear dormer, external stairs, and conversion of first and second floors and loft to 3 self-contained flats.		
Application No:	HGY/2015/2347	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	06/10/2015
Location:	3 Christchurch Road N8 9QL		
Proposal:	Demolition of existing car shelter and replacement with new car shelter		
Application No:	HGY/2015/2359	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	08/10/2015
Location:	19 Elm Grove N8 9AH		
Proposal:	Extension of existing basement and formation of new cellar		
Application No:	HGY/2015/2386	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	12/10/2015
Location:	7 Coleridge Road N8 8EH		
Proposal:	Demolition of existing rear extension and construction of new extension		
Application No:	HGY/2015/2389	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	12/10/2015
Location:	50 Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear / side extension and insertion of 2 rooflights to front elevation		

Application No: **HGY/2015/2397** Officer: Neil Collins
 Decision: GTD Decision Date: 14/10/2015
 Location: 55 Ferme Park Road N8 9RY
 Proposal: Retrospective application for garden structure

Application No: **HGY/2015/2471** Officer: Tobias Finlayson
 Decision: REF Decision Date: 19/10/2015
 Location: 39 Priory Gardens N6 5QU
 Proposal: Loft conversion with side and rear dormers with 2 rooflights to front roof slope

Application No: **HGY/2015/2479** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/10/2015
 Location: 18 Bourne Road N8 9HJ
 Proposal: Loft conversion with rear dormer extension with two roof lights to front roof slope and Juliet balcony

NON Applications Decided: 1

Application No: **HGY/2015/2649** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/10/2015
 Location: 46 The Broadway N8 9SU
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/1818 to reinstate existing ground floor top light windows previously blocked with plywood

PNC Applications Decided: 1

Application No: **HGY/2015/2358** Officer: Gareth Prosser
 Decision: PN GRANT Decision Date: 07/10/2015
 Location: 157 Tottenham Lane N8 9BT
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house)

RES Applications Decided: 3

Application No: **HGY/2015/2374** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/10/2015
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Approval of details pursuant to condition 7 (Method Of Construction Statement) attached to planning permission HGY/2014/2442

Application No: **HGY/2015/2375** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 07/10/2015
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Approval of details pursuant to condition 9 (terrace privacy screens) attached to planning permission HGY/2014/2442

Application No: **HGY/2015/2472** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/10/2015
 Location: 13 Stanhope Gardens N6 5TT
 Proposal: Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2013/2569

TPO Applications Decided: 3

Application No: **HGY/2015/2253** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/09/2015
 Location: 15 Clifton Road N8 8JA
 Proposal: Tree works to include crown reduction by 20-25% to 1 x Silver Birch tree

Application No: **HGY/2015/2404** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/10/2015
 Location: 21 Stanhope Gardens N6 5TT
 Proposal: Tree works to include crown lift to 4m and crown reduce by 1-2m to 2 x Lime trees

Application No: **HGY/2015/2463** Officer: Adam Flynn
 Decision: REF Decision Date: 19/10/2015
 Location: Alford House Stanhope Road N6 5AL
 Proposal: Tree works to include fell to ground level to 1 x Willow Tree

Total Applications Decided for Ward: 25

WARD: **Fortis Green**

ADV Applications Decided: 1

Application No: **HGY/2015/2451** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/10/2015
 Location: 275 Muswell Hill Broadway N10 1BY
 Proposal: Display of 1x internally illuminated fascia sign and 1x internally illuminated projecting sign.

CLUP Applications Decided: 1

Application No: **HGY/2015/2345** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 06/10/2015
 Location: 94 Greenham Road N10 1LP
 Proposal: Certificate of lawfulness for demolition of existing rear extension and erection of new single storey rear extension

FUL Applications Decided: 11

Application No: **HGY/2015/1726** Officer: Aaron Lau
 Decision: GTD Decision Date: 01/10/2015
 Location: 21 Woodberry Crescent N10 1PJ
 Proposal: Addition of two side dormers and one rear dormer and insertion of 2 No Velux windows into the side roof slopes, all to facilitate a loft conversion. (Householder application)

Application No: **HGY/2015/1788** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/10/2015
 Location: 25 Greenfield Drive N2 9AF
 Proposal: Erection of first floor extension and loft conversion with new dormer

Application No:	HGY/2015/2179	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	21/09/2015
Location:	4 Burlington Road N10 1NJ			
Proposal:	Erection of rear side extension (householder application)			
Application No:	HGY/2015/2212	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	24/09/2015
Location:	12 Leaside Avenue N10 3BU			
Proposal:	Demolition, rebuilding and enlargement of single storey rear element, additional roof light and replacement of rooflights on recessed front elevation and reconstruction of porch			
Application No:	HGY/2015/2238	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	28/09/2015
Location:	22 Twyford Avenue N2 9NJ			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2015/2250	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	28/09/2015
Location:	73 Fordington Road N6 4TH			
Proposal:	Erection of rear and side single storey extension			
Application No:	HGY/2015/2279	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	30/09/2015
Location:	50 Great North Road N6 4LT			
Proposal:	Demolition of existing garage front wall and construction of new matching bay window and conversion of garage into habitable accommodation			
Application No:	HGY/2015/2334	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	25/09/2015
Location:	6 Fortis Green Cottages Fortis Green N2 9HH			
Proposal:	Demolition and rebuilding of a single storey side extension			
Application No:	HGY/2015/2336	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	06/10/2015
Location:	18 Coppetts Road N10 1JY			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2015/2350	Officer:	Adam Flynn	
Decision:	GTD		Decision Date:	07/10/2015
Location:	63 Twyford Avenue N2 9NP			
Proposal:	Infilling of existing ground floor undercroft to parking space and addition of roof extension to side elevation			
Application No:	HGY/2015/2372	Officer:	Adam Flynn	
Decision:	GTD		Decision Date:	08/10/2015
Location:	5 Muswell Mews N10 2BF			
Proposal:	Change of use of the existing garage building into office use and the enlargement of the existing first floor			

Application No: **HGY/2015/2560** Officer: Tobias Finlayson

Decision: GTD Decision Date: 05/10/2015

Location: 25 Fortis Green Avenue N2 9LY

Proposal: Non-material amendment following a grant of planning permission HGY/2014/1141 to make alterations to rainscreen, steel beam, rooflight, louvre and bifold door

PNE Applications Decided: 3

Application No: **HGY/2015/2400** Officer: Anthony Traub

Decision: PN NOT REQ Decision Date: 29/09/2015

Location: 23 Sussex Gardens N6 4LY

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 3.45m and for which the height of the eaves would be 2.8m

Application No: **HGY/2015/2421** Officer: Anthony Traub

Decision: PN NOT REQ Decision Date: 01/10/2015

Location: 5 Twyford Avenue N2 9NU

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 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2015/2516** Officer: Anthony Traub

Decision: PN REFUSED Decision Date: 12/10/2015

Location: 25 Greenfield Drive N2 9AF

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.3m and for which the height of the eaves would be 2.7m

RES Applications Decided: 1

Application No: **HGY/2015/2370** Officer: Robbie McNaugher

Decision: GTD Decision Date: 08/10/2015

Location: 311 Muswell Hill Broadway N10 1BY

Proposal: Approval of Details pursuant to Condition 7 (cumulative noise levels of new items of fixed plant) attached to planning permission HGY/2014/0632

TPO Applications Decided: 4

Application No: **HGY/2015/1750** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 20/10/2015

Location: Seymour Court Colney Hatch Lane N10 1EB

Proposal: Tree works to include various works to various trees

Application No: **HGY/2015/2178** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 08/10/2015

Location: Chester House 30 Pages Lane N10 1PR

Proposal: Tree works to include various works to various trees

Application No: **HGY/2015/2255** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 28/09/2015

Location: 26 Queens Avenue N10 3NR

Proposal: Tree works to include thinning of crown density by 20-25%, removal of epicormic growth to the height of main crown break, removal of dead wood and broken branches, and reduction by not more than 20% of overlong lateral and sub-lateral branches back into main crown structure to 1 x Lime tree

Application No: **HGY/2015/2406** Officer: Tobias Finlayson

Decision: GTD Decision Date: 13/10/2015

Location: 89 Fortis Green N2 9HU

Proposal: Tree works to include cut back branches and thin 1 x Sycamore tree and trim up lateral spread over garden 1 x Yew tree

Total Applications Decided for Ward: 22

WARD: **Harringay**

CLUP Applications Decided: 1

Application No: **HGY/2015/2317** Officer: Samuel Uff

Decision: PERM DEV Decision Date: 05/10/2015

Location: 14 Seymour Road N8 0BE

Proposal: Certificate of lawfulness for loft extension with front rooflights and rear dormers

FUL Applications Decided: 8

Application No: **HGY/2014/2898** Officer: Aaron Lau

Decision: GTD Decision Date: 23/10/2015

Location: Parikiaki, 140 Falkland Road N8 0NP

Proposal: Part change of use of an existing two storey commercial building (B1 printing office use) with retention of the commercial use at ground floor level, conversion of the first floor into 2 x 1 bed new self contained residential units and introduction of an additional floor to provide a 1 x 3 bed new self contained residential unit

Application No: **HGY/2015/1280** Officer: Eoin Concannon

Decision: GTD Decision Date: 09/10/2015

Location: 7 Coningsby Road N4 1EG

Proposal: Use of basement as a 1 bedroom flat with extension to rear and alterations to front elevation

Application No: **HGY/2015/1586** Officer: Samuel Uff

Decision: GTD Decision Date: 29/09/2015

Location: 21 Effingham Road N8 0AA

Proposal: Erection of a single storey rear / side extension

Application No: **HGY/2015/2046** Officer: Eoin Concannon

Decision: GTD Decision Date: 23/09/2015

Location: 52 Falkland Road N8 0NX

Proposal: Roof conversion comprising rear dormer and turret to front elevation to match adjoining properties and two roof lights

Application No: **HGY/2015/2303** Officer: Samuel Uff

Decision: REF Decision Date: 01/10/2015

Location: 441 Green Lanes N4 1HA

Proposal: Change of use from storage to 2no. studio flats

Application No: **HGY/2015/2365** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 08/10/2015
 Location: 28 Mattison Road N4 1BD
 Proposal: Formation of loft conversion with rear dormers, and front and rear rooflights

Application No: **HGY/2015/2428** Officer: Neil Collins
 Decision: GTD Decision Date: 15/10/2015
 Location: 1A Odsey Villas Umfreville Road N4 1RX
 Proposal: Erection of ground floor rear extension.

Application No: **HGY/2015/2498** Officer: Eoin Concannon
 Decision: REF Decision Date: 22/10/2015
 Location: 110 Mattison Road N4 1BE
 Proposal: Loft conversion with rear dormer window to form additional room within existing HMO

NON Applications Decided: 1

Application No: **HGY/2015/2308** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/09/2015
 Location: Park View Cafe Green Lanes N4 1BZ
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0290 to omit 3 of the 6 huts proposed and replace them with timber decking

PNE Applications Decided: 1

Application No: **HGY/2015/2390** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 28/09/2015
 Location: 90 Wightman Road N4 1RN
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 11**WARD: Highgate****CLDE Applications Decided: 1**

Application No: **HGY/2015/2324** Officer: Neil Collins
 Decision: REF Decision Date: 05/10/2015
 Location: 156 Archway Road N6 5BH
 Proposal: Use of property as 8 self-contained flats

COND Applications Decided: 1

Application No: **HGY/2015/2240** Officer: Abiola Oloyede
 Decision: GTD Decision Date: 28/09/2015
 Location: 22 Sheldon Avenue N6 4JT
 Proposal: Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2014/3567 to change design of front entrance from ornate classical portico to simple cantilevered canopy

FUL Applications Decided: 13

Application No:	HGY/2015/1691	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/09/2015
Location:	7 Highgate Avenue N6 5RX		
Proposal:	Erection of a staggered three-storey extension at lower ground and upper ground floor level, and creation of secondary light well and small side extension at lower ground level		
Application No:	HGY/2015/1994	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	02/10/2015
Location:	31 Kingsley Place N6 5EA		
Proposal:	Erection of rear extension at upper ground floor level		
Application No:	HGY/2015/2011	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/09/2015
Location:	34 Milton Avenue N6 5QE		
Proposal:	Creation of new basement to accommodate 1 x 1 bed flat and 1 x 2 bed flat, internal and external alterations, creation of new rear dormer and creation of rear porch		
Application No:	HGY/2015/2177	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	21/09/2015
Location:	7 Langdon Park Road N6 5PS		
Proposal:	Replacement of aluminium double glazed windows and door with PVCu sliding sash design and patio door aluminium construction in a 3 section bi-fold door		
Application No:	HGY/2015/2184	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/09/2015
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/2015/2248	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/09/2015
Location:	9 View Road N6 4DJ		
Proposal:	Construction of spiral wine cellar under ground floor level		
Application No:	HGY/2015/2261	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/09/2015
Location:	Ground Floor Flat A 22 Langdon Park Road N6 5QG		
Proposal:	Alterations to existing garage at rear of garden including raising height of flat roof		
Application No:	HGY/2015/2267	Officer:	Aaron Lau
Decision:	REF	Decision Date:	29/09/2015
Location:	34 Southwood Avenue N6 5RZ		
Proposal:	Creation of a vehicle crossover involving partial demolition the front boundary wall		
Application No:	HGY/2015/2323	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	05/10/2015
Location:	2C Northwood Road N6 5TN		
Proposal:	Change of use of the first floor suite from D1 to C3		

Application No: **HGY/2015/2361** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/10/2015
 Location: 8 Cholmeley Crescent N6 5HA
 Proposal: Formation of rear dormer

Application No: **HGY/2015/2438** Officer: Adam Flynn
 Decision: GTD Decision Date: 15/10/2015
 Location: Flat 1 58 Langdon Park Road N6 5QG
 Proposal: Erection of a single storey rear and rear to side extensions an replacement of existing sash widow with two matching sash widows of the same proportions

Application No: **HGY/2015/2449** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/10/2015
 Location: Flat 2 135 Southwood Lane N6 5TA
 Proposal: Single storey extension with landscaping and attached link corridor to the garden area plus additional new pitched roof and Velux roof lights to existing Kitchen flat roof.

Application No: **HGY/2015/2456** Officer: Adam Flynn
 Decision: GTD Decision Date: 16/10/2015
 Location: Flat 1 60 Southwood Lane N6 5DY
 Proposal: Erection of ground floor extension and works to vaults

LBC Applications Decided: 2

Application No: **HGY/2015/1764** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/09/2015
 Location: Flat R1 6 North Hill N6 4PX
 Proposal: Listed Building Consent for internal layout changes and timber treatment and damp proof course injection.

Application No: **HGY/2015/2249** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/09/2015
 Location: 9 View Road N6 4DJ
 Proposal: Listed building consent for construction of spiral wine cellar under ground floor level

NON Applications Decided: 2

Application No: **HGY/2015/2413** Officer: Gareth Prosser
 Decision: GTD Decision Date: 22/10/2015
 Location: 10 Holmesdale Road N6 5TQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0381 for the Hanson Brick Company Georgian Brick (Sandfaced)

Application No: **HGY/2015/2590** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/10/2015
 Location: Winchester Hall Tavern 206 Archway Road N6 5BA
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/1710 for the installation of metal railings on the first floor roof / terrace space.

PNC Applications Decided: 1

Application No: **HGY/2015/2481** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 19/10/2015
 Location: Whistler's Cottage Highgate Garden Centre Townsend Yard N6 5JF
 Proposal: Prior approval for change of use from B1 (a) (office) to C3 (Dwelling House)

RES Applications Decided: 8

Application No: **HGY/2014/3243** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/10/2015
 Location: R/O 440 Archway Road N6 4JH
 Proposal: Approval of details pursuant to condition 9 (boilers) attached to planning permission HGY/2014/1857

Application No: **HGY/2014/3244** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/09/2015
 Location: R/O 440 Archway Road N6 4JH
 Proposal: Approval of details pursuant to condition 10 (Code for Sustainable Homes) attached to planning permission HGY/2014/1857

Application No: **HGY/2015/1219** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/10/2015
 Location: Channing School Highgate Hill N6 5HF
 Proposal: Approval of details pursuant to condition 4 (landscaping scheme) attached to planning permission HGY/2011/1576

Application No: **HGY/2015/2138** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/10/2015
 Location: Somerlese Courtenay Avenue N6 4LP
 Proposal: Approval of Details pursuant to Condition 7 (tree protection and method statement) attached to planning permission HGY/2013/0491

Application No: **HGY/2015/2140** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/10/2015
 Location: Somerlese Courtenay Avenue N6 4LP
 Proposal: Approval of Details pursuant to Condition 4 (pre-commencement meetings) attached to planning permission HGY/2013/0493

Application No: **HGY/2015/2141** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/10/2015
 Location: Somerlese Courtenay Avenue N6 4LP
 Proposal: Approval of Details pursuant to Condition 6 (pre-commencement meetings) attached to planning permission HGY/2013/0491

Application No: **HGY/2015/2316** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/10/2015
 Location: Flat 45 High Point 1 North Hill N6 4BA
 Proposal: Approval of details pursuant to condition 3 (methodology statement) attached to planning permission HGY/2015/0684

Application No: **HGY/2015/2376** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/10/2015
 Location: Furnival House 50 Cholmeley Park N6 5EW
 Proposal: Approval of details pursuant to Condition 12 (central dish / aerial system) attached to planning permission HGY/2010/1175

TPO Applications Decided: 4

Application No: **HGY/2015/2207** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/09/2015
 Location: 31 Stormont Road N6 4NR
 Proposal: Tree works to include reduce heights by approximately 1 to 1.5m to a row of seven Holm Oak trees

Application No: **HGY/2015/2288** Officer: Gareth Prosser
 Decision: GTD Decision Date: 01/10/2015
 Location: Junior School Development Site Bishopswood Road N6 4PP
 Proposal: Tree works to include raise canopy 800mm on South East side by 1x Lime tree.

Application No: **HGY/2015/2298** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/10/2015
 Location: 22 Hampstead Lane N6 4SB
 Proposal: Tree works to include fell to ground level 1 x Cedar tree

Application No: **HGY/2015/2464** Officer: Neil Collins
 Decision: GTD Decision Date: 19/10/2015
 Location: 16 Grange Road N6 4AP
 Proposal: Tree works to include reduction to give clearance off building and thin crown by 25% to 1 x Copper Beech tree and thin crown by 25% of 1 x Beech tree

Total Applications Decided for Ward: 32WARD: **Hornsey****CLUP Applications Decided: 1**

Application No: **HGY/2015/2388** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 07/10/2015
 Location: 59 Middle Lane N8 8PE
 Proposal: Certificate of Lawfulness for a hip to gable rear dormer extension with roof

FLEX Applications Decided: 1

Application No: **HGY/2015/2715** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 02/10/2015
 Location: 17 High Street N8 7QB
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01/07/2015: Existing Use Class A1 - Proposed Use Class A3.

FUL Applications Decided: 15

Application No: **HGY/2015/0891** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 01/10/2015
 Location: 26 Rectory Gardens N8 7PJ
 Proposal: A1362/01 Rev B, A1362/02 Rev A, A1362/03 Rev A, A1362/04, A1362/05, A1362/06 Rev B, A1362/07 (Refuse Plan). A1362/07 Rev B and Lifetime Homes Criteria Assessment

Application No:	HGY/2015/1967	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	02/10/2015
Location:	Priory Cottage 1B Priory Road N8 8LH			
Proposal:	New enlarged roof space and side dormer window.			
Application No:	HGY/2015/2064	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	08/10/2015
Location:	19 Linzee Road N8 7RG			
Proposal:	Erection of rear ground floor kitchen extension			
Application No:	HGY/2015/2228	Officer:	Aaron Lau	
Decision:	GTD		Decision Date:	25/09/2015
Location:	133 Inderwick Road N8 9JR			
Proposal:	Erection of side extension with pitched roof			
Application No:	HGY/2015/2251	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	28/09/2015
Location:	4 Rathcoole Avenue N8 9NA			
Proposal:	Erection of ground floor single storey, rear-side infill / upgrade extension of the existing single storey structure			
Application No:	HGY/2015/2284	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	23/10/2015
Location:	First Floor Flat 29 Nightingale Lane N8 7RA			
Proposal:	Formation of roof terrace at second floor to rear			
Application No:	HGY/2015/2301	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	01/10/2015
Location:	Rear of 1-33 Priory Avenue N8 7RP			
Proposal:	Installation of timber pergola in north-east corner of private garden			
Application No:	HGY/2015/2320	Officer:	Adam Flynn	
Decision:	GTD		Decision Date:	05/10/2015
Location:	14 High Street N8 7PB			
Proposal:	Formation of loft conversion with rear dormer and conversion of first and second floors from mainsonette to 2 x 1 bed flats			
Application No:	HGY/2015/2357	Officer:	Tobias Finlayson	
Decision:	GTD		Decision Date:	08/10/2015
Location:	6 Oak Avenue N8 8LJ			
Proposal:	Extension of ground floor flat			
Application No:	HGY/2015/2405	Officer:	Tobias Finlayson	
Decision:	GTD		Decision Date:	15/10/2015
Location:	Unit 5 Harvey Mews N8 9PA			
Proposal:	Erection of front extension at first floor			

Application No: **HGY/2015/2407** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 13/10/2015
 Location: 16 Rathcoole Avenue N8 9NA
 Proposal: Construction of rear roof extension

Application No: **HGY/2015/2454** Officer: Adam Flynn
 Decision: GTD Decision Date: 16/10/2015
 Location: Flat 11 101 Tottenham Lane N8 9BH
 Proposal: Conversion of loft including new dormer and roof lights

Application No: **HGY/2015/2458** Officer: Neil Collins
 Decision: REF Decision Date: 19/10/2015
 Location: 11 South View Road N8 7LU
 Proposal: Install solid wall insulation to the side elevation only

Application No: **HGY/2015/2475** Officer: Gareth Prosser
 Decision: REF Decision Date: 20/10/2015
 Location: Land rear of 33 Priory Road N8 8LP
 Proposal: Demolition of existing timber garden shed damaged by falling LB of Haringey Tree and replacing with a brick built shed to same dimensions

Application No: **HGY/2015/2476** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/10/2015
 Location: 157 Rathcoole Gardens N8 9PE
 Proposal: Extension to basement with installation of lightwells and associated works to create one new 1-bedroom flat

NON Applications Decided: 1

Application No: **HGY/2015/2688** Officer: Wendy Robinson
 Decision: REF Decision Date: 12/10/2015
 Location: 4 High Street N8 7PD
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3236 to increase the size of the dormer

RES Applications Decided: 5

Application No: **HGY/2014/1417** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/10/2015
 Location: Pembroke Works Campsbourne Road N8 7PE
 Proposal: Approval of details pursuant to parts (a, b and part of c) of condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190

Application No: **HGY/2015/0443** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/10/2015
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 19 (impact studies of existing water supplies and foul sewage infrastructure) attached to planning permission HGY/2013/2019.

Application No: **HGY/2015/0453** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/10/2015
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 20 (brown roof) attached to planning permission HGY/2013/2019.

Application No: **HGY/2015/1032** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/10/2015
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 44(a) (TV / radio reception mitigation) attached to planning permission HGY/2013/2019.

Application No: **HGY/2015/2671** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/10/2015
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to condition 25 (details of pedestrian priority measures for the pedestrian routes) attached to planning permission HGY/2013/2019.

Total Applications Decided for Ward: 23

WARD: **Muswell Hill**

ADV Applications Decided: 1

Application No: **HGY/2015/2297** Officer: Gareth Prosser
 Decision: REF Decision Date: 30/09/2015
 Location: 262 Muswell Hill Broadway N10 3SH
 Proposal: Display of 1 x illuminated shop fascia sign, 1 x double sided projecting illuminated sign and 1 x 2 gable end illuminated sign.

CLUP Applications Decided: 1

Application No: **HGY/2015/2264** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 29/09/2015
 Location: 67 Woodland Gardens N10 3UE
 Proposal: Certificate of lawfulness for change of use of two flats into a single dwelling house

FUL Applications Decided: 11

Application No: **HGY/2015/1787** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/09/2015
 Location: Land to the Rear of 76 St James's Lane N10 3RD
 Proposal: Construction of 3 detached family houses with associated landscaping and semi basements

Application No: **HGY/2015/2012** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/10/2015
 Location: 10 Topsfield Road N8 8SN
 Proposal: Retrospective application for erection of single storey side extension with a pitched roof, together with the installation of three roof windows to the extension roofslope

Application No:	HGY/2015/2176	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	21/09/2015	
Location:	13 Clovelly Road N8 7RR			
Proposal:	Erection of single storey side / rear extension			
Application No:	HGY/2015/2204	Officer:	Aaron Lau	
Decision:	GTD	Decision Date:	23/09/2015	
Location:	134 Cranley Gardens N10 3AH			
Proposal:	Alterations to roof			
Application No:	HGY/2015/2274	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	28/09/2015	
Location:	21 St James's Lane N10 3DA			
Proposal:	Replacement of 4 single and 2 double timber single-glazed sash windows at rear of property with timber double-glazed equivalents, replacement of 2 timber single-glazed fixed casement sashes and 2 opening door leaves with timber double-glazed equivalents			
Application No:	HGY/2015/2280	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	09/10/2015	
Location:	31 Etheldene Avenue N10 3QG			
Proposal:	Proposed rear extension. New rooflights to replace existing roof lights in front elevation and rear elevation, replacement of existing basement door with high level glazing.			
Application No:	HGY/2015/2331	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	16/10/2015	
Location:	14 Onslow Gardens N10 3JU			
Proposal:	Formation of rear loft extension			
Application No:	HGY/2015/2354	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	07/10/2015	
Location:	88 Muswell Hill Broadway N10 3RX			
Proposal:	Replacement of external ATMs			
Application No:	HGY/2015/2414	Officer:	Adam Flynn	
Decision:	REF	Decision Date:	13/10/2015	
Location:	45 Park Avenue North N8 7RS			
Proposal:	Erection of rear extension over first floor flat roof to house bathroom			
Application No:	HGY/2015/2422	Officer:	Tobias Finlayson	
Decision:	GTD	Decision Date:	14/10/2015	
Location:	14 Onslow Gardens N10 3JU			
Proposal:	Installation of new dormer window to front roof slope			
Application No:	HGY/2015/2495	Officer:	Adam Flynn	
Decision:	GTD	Decision Date:	22/10/2015	
Location:	19 Muswell Hill N10 3PR			
Proposal:	Erection of single storey rear extension including 2 rooflights			

NON Applications Decided: 1

Application No: **HGY/2015/2525** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 12/10/2015

Location: 104 Barrington Road N8 8QX

Proposal: Non material amendment following a grant of planning permission HGY/2014/2490 for replacement of glass box structure with render clad external walls, glazed sliding doors and flat roof construction with 2no. Roof lights. Replacement of timer cladding with render clad external wall. Replacement of solid timber shutters with hinged casement windows

PNC Applications Decided: 1

Application No: **HGY/2015/2330** Officer: Valerie Okeiyi

Decision: PN REFUSED Decision Date: 06/10/2015

Location: 58 Muswell Hill Broadway N10 3RT

Proposal: Prior approval for change of use from Class B1 (a) (office) to C3 (residential) at first floor level

RES Applications Decided: 2

Application No: **HGY/2014/3520** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 09/10/2015

Location: 30 Muswell Hill N10 3TA

Proposal: Approval of details pursuant to conditions 7 (Sustainable Construction) attached to planning permission HGY/2013/1846 for partial discharge

Application No: **HGY/2015/2343** Officer: Wendy Robinson

Decision: GTD Decision Date: 06/10/2015

Location: Land between 10-12 Muswell Hill Place N10 3RR

Proposal: Partial approval of details pursuant to condition 9 a) & b) (desktop study) attached to planning permission HGY/2014/2555

Total Applications Decided for Ward: 17WARD: **Noel Park****ADV Applications Decided: 2**

Application No: **HGY/2015/2291** Officer: Eoin Concannon

Decision: REF Decision Date: 30/09/2015

Location: Various Sites on High Road N22

Proposal: Display of 50 x non-illuminated lamp post banner advertisements

Application No: **HGY/2015/2480** Officer: Gareth Prosser

Decision: REF Decision Date: 21/10/2015

Location: 601 Lordship Lane N22 5LE

Proposal: Display of 2 x non illuminated panels.

CLUP Applications Decided: 4

Application No: **HGY/2015/2242** Officer: Eoin Concannon

Decision: PERM DEV Decision Date: 25/09/2015

Location: 28 Willingdon Road N22 6SB

Proposal: Certificate of lawfulness for two rear dormer extensions with two roof lights to front roof slope

Application No: **HGY/2015/2244** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 25/09/2015
 Location: 30 Willingdon Road N22 6SB
 Proposal: Certificate of lawfulness for two rear dormer extension with 2 roof lights to front roof slope

Application No: **HGY/2015/2524** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/10/2015
 Location: 1 Bury Road N22 6HX
 Proposal: Certificate of lawfulness for loft conversion with "L" shape dormer and single storey 3m rear extension

Application No: **HGY/2015/2931** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 13/10/2015
 Location: 64 Hornsey Park Road N8 0JY
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer extension and two roof lights to front roof slope

EIA1 Applications Decided: 1

Application No: **HGY/2015/2028** Officer: Valerie Okeiyi
 Decision: EIAREQ Decision Date: 07/10/2015
 Location: Chocolate Factory Clarendon Road off Coburg Road N22 6XJ
 Proposal: Request for a Screening Opinion in accordance with Regulation 5 of the EIA Regulations (as amended 2015).

FUL Applications Decided: 15

Application No: **HGY/2015/0993** Officer: Anthony Traub
 Decision: GTD Decision Date: 09/10/2015
 Location: Land Rear of 19 Caxton Road N22 6TB
 Proposal: Erection of 1 x 2 bed and 1 x 3 bed dwellings

Application No: **HGY/2015/1229** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/09/2015
 Location: 74 Turnpike Lane N8 0PR
 Proposal: Construction of rear extension including internal alterations and new external flue

Application No: **HGY/2015/1242** Officer: Robbie McNaugher
 Decision: REF Decision Date: 08/10/2015
 Location: 134 Hornsey Park Road N8 0JY
 Proposal: Erection of granny annexe to be used ancillary to main property

Application No: **HGY/2015/1965** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/10/2015
 Location: 184 Farrant Avenue N22 6PG
 Proposal: Single storey rear extension plus installation of 2 rooflights and replacement of front window

Application No:	HGY/2015/2198	Officer:	Samuel Uff	
Decision:	GTD		Decision Date:	23/09/2015
Location:	39 Moselle Avenue N22 6ES			
Proposal:	Erection of ground floor rear extension			
Application No:	HGY/2015/2214	Officer:	Samuel Uff	
Decision:	GTD		Decision Date:	25/09/2015
Location:	233 Moselle Avenue N22 6EY			
Proposal:	Erection of single storey rear infill extension, internal alterations and repaving and soft landscaping of the front garden			
Application No:	HGY/2015/2259	Officer:	Wendy Robinson	
Decision:	GTD		Decision Date:	09/10/2015
Location:	9 Cheapside High Road N22 6HH			
Proposal:	Change of use of first and second floor from retail to residential to provide 4 x studio units, with new stairwell to rear			
Application No:	HGY/2015/2318	Officer:	Eoin Concannon	
Decision:	REF		Decision Date:	05/10/2015
Location:	35 Cobham Road N22 6RP			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2015/2351	Officer:	Adam Flynn	
Decision:	REF		Decision Date:	07/10/2015
Location:	19 Farrant Avenue N22 6PB			
Proposal:	Conversion of storage loft to habitable space, alteration to roof to insert 3 no. roof windows in the front roof plane and construction of a roof dormer at the rear			
Application No:	HGY/2015/2352	Officer:	Samuel Uff	
Decision:	REF		Decision Date:	07/10/2015
Location:	71 Russell Avenue N22 6QB			
Proposal:	Proposed loft conversion with rear dormer extension and two roof lights to front roof slope			
Application No:	HGY/2015/2424	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	15/10/2015
Location:	177 Farrant Avenue N22 6PG			
Proposal:	Demolition of existing rear addition and the construction of new rear extension			
Application No:	HGY/2015/2429	Officer:	Adam Flynn	
Decision:	REF		Decision Date:	15/10/2015
Location:	4 Malvern Road N8 0LA			
Proposal:	Loft conversion with rear dormer extension and roof lights to front roof slope with rear extension at first floor level (householder application)			
Application No:	HGY/2015/2473	Officer:	Samuel Uff	
Decision:	REF		Decision Date:	20/10/2015
Location:	73 Willingdon Road N22 6SE			
Proposal:	Erection of rear side extension at ground floor level			

Application No: **HGY/2015/2478** Officer: Gareth Prosser
 Decision: REF Decision Date: 21/10/2015
 Location: 601 Lordship Lane N22 5LE
 Proposal: Installation of 4 permanent fixing poles to attach 4 removable banners advertising opening hours and services to the public.

Application No: **HGY/2015/2486** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/10/2015
 Location: 99 Hornsey Park Road N8 0JU
 Proposal: Installation of external wall insulation to rear elevation.

PNE Applications Decided: 1

Application No: **HGY/2015/2637** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 22/10/2015
 Location: 3 Gladstone Avenue N22 6JU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.81m and for which the height of the eaves would be 2.4m

RES Applications Decided: 2

Application No: **HGY/2015/0876** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/09/2015
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8
 Proposal: Partial discharge of condition 43 (Structural Survey) pursuant to planning application HGY/2013/2455

Application No: **HGY/2015/2426** Officer: Eoin Concannon
 Decision: GTD Decision Date: 15/10/2015
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to condition 7 (internal shading system) attached to planning permission HGY/2011/0612

Total Applications Decided for Ward: 25**WARD: Northumberland Park****ADV Applications Decided: 1**

Application No: **HGY/2014/1725** Officer: Adam Flynn
 Decision: GTD Decision Date: 22/10/2015
 Location: Land off Northumberland Park N17 0TA
 Proposal: Display of 2 x internally illuminated fascia signs, 2 x non-illuminated hoarding signs, 3 x externally illuminated totem signs, 2 x internally illuminated acrylic logo signs, and 3 x non-illuminated street signs.

CLUP Applications Decided: 1

Application No: **HGY/2015/2200** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 23/09/2015
 Location: 134 Church Road N17 8AJ
 Proposal: Certificate of lawfulness for loft conversion including front rooflights and rear dormers

FUL Applications Decided: 6

Application No:	HGY/2015/1742	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	20/10/2015
Location:	58 Brantwood Road N17 0EU		
Proposal:	Conversion of garage to habitable room		
Application No:	HGY/2015/2078	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	02/10/2015
Location:	51 Bruce Castle Road N17 8NJ		
Proposal:	Retrospective application for rear extension to first floor maisonette		
Application No:	HGY/2015/2199	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	22/10/2015
Location:	675 High Road N17 8AD		
Proposal:	Retrospective application for change of use from small warehouse storage (B8) to use as church (D1)		
Application No:	HGY/2015/2211	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/10/2015
Location:	Rear of 52 Waverley Road N17 0PX		
Proposal:	Demolition of existing garage and rebuilding of new garage.		
Application No:	HGY/2015/2275	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	30/09/2015
Location:	848 High Road N17 0EY		
Proposal:	Proposed new shop front, new separate entrance and loft conversion to first floor flat with roof lights to front elevations		
Application No:	HGY/2015/2430	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/10/2015
Location:	35 Almond Road N17 0PJ		
Proposal:	Demolition of existing side garage and erection a three bedroom dwelling		

PNC Applications Decided: 1

Application No:	HGY/2015/2599	Officer:	Valerie Okeiyi
Decision:	PN NOT REQ	Decision Date:	20/10/2015
Location:	Cheltenham House Grange Road N17 0ES		
Proposal:	Prior approval for change of use from B1a (offices) to C3 (dwelling house)		

PNE Applications Decided: 1

Application No:	HGY/2015/2515	Officer:	Samuel Uff
Decision:	PN NOT REQ	Decision Date:	14/10/2015
Location:	62 Park Lane N17 0JR		
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 3.895m and for which the height of the eaves would be 3m		

Total Applications Decided for Ward: 10WARD: **St Anns**

CLDE Applications Decided: 1

Application No: **HGY/2015/2270** Officer: Anthony Traub

Decision: REF Decision Date: 28/09/2015

Location: 4 Haringay Road N15 3JD

Proposal: Use of property as HMO (certificate of lawfulness for an existing use)

CLUP Applications Decided: 5

Application No: **HGY/2015/2213** Officer: Eoin Concannon

Decision: PERM DEV Decision Date: 24/09/2015

Location: 75 Woodlands Park Road N15 3SB

Proposal: Certificate of lawfulness for erection of single storey rear extension and formation of loft conversion incorporating a rear dormer

Application No: **HGY/2015/2268** Officer: Anthony Traub

Decision: PERM REQ Decision Date: 29/09/2015

Location: 123 Haringay Road N15 3HP

Proposal: Certificate of lawfulness for ground floor rear extension and loft conversion

Application No: **HGY/2015/2269** Officer: Anthony Traub

Decision: PERM REQ Decision Date: 29/09/2015

Location: 4 Haringay Road N15 3JD

Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2015/2968** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 12/10/2015

Location: 4 Haringay Road N15 3JD

Proposal: Certificate of Lawfulness for formation of loft conversion

Application No: **HGY/2015/2969** Officer: Anthony Traub

Decision: PERM DEV Decision Date: 13/10/2015

Location: 123 Haringay Road N15 3HP

Proposal: Certificate of Lawfulness for ground floor rear extension and loft conversion

FUL Applications Decided: 9

Application No: **HGY/2015/1154** Officer: Robbie McNaugher

Decision: GTD Decision Date: 05/10/2015

Location: Flat B 36 Conway Road N15 3BA

Proposal: Proposed loft conversion and rear dormer extension with front roof lights

Application No: **HGY/2015/1735** Officer: Robbie McNaugher

Decision: GTD Decision Date: 12/10/2015

Location: 46 Black Boy Lane N15 3AR

Proposal: Change of use of a single dwelling house into a house in multiple occupation (HMO)

Application No: **HGY/2015/2208** Officer: Samuel Uff
 Decision: REF Decision Date: 24/09/2015
 Location: 98 Chesterfield Gardens N4 1LR
 Proposal: Erection of ground floor rear single storey extension

Application No: **HGY/2015/2227** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/09/2015
 Location: 30 Woodlands Park Road N15 3RT
 Proposal: Conversion of property into three self-contained flats, erection of single storey rear and side extensions, enlargement of rear dormer and provision of shared amenity space

Application No: **HGY/2015/2266** Officer: Wendy Robinson
 Decision: GTD Decision Date: 29/09/2015
 Location: 430 St Anns Road N15 3JJ
 Proposal: Demolition of existing glass extension and erection of timber-constructed replacement

Application No: **HGY/2015/2367** Officer: Samuel Uff
 Decision: REF Decision Date: 08/10/2015
 Location: 35 Glenwood Road N15 3JS
 Proposal: Erection of single storey side and rear return extension

Application No: **HGY/2015/2384** Officer: Neil Collins
 Decision: REF Decision Date: 12/10/2015
 Location: 66 Warwick Gardens N4 1JA
 Proposal: Demolition of existing garage and existing extension and replace with a full width extension, and a loft extension with front roof lights to roof slope with Juliet balcony at rear dormer extension.

Application No: **HGY/2015/2462** Officer: Eoin Concannon
 Decision: GTD Decision Date: 19/10/2015
 Location: 19 Ritches Road N15 3TB
 Proposal: Conversion of property into 1 x 2 bedroom flat and 1 x 3 bedroom flat

Application No: **HGY/2015/2487** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/10/2015
 Location: 76 Kimberley Gardens N4 1LE
 Proposal: Erection of a single storey rear/side extension

NON Applications Decided: 2

Application No: **HGY/2015/2466** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/09/2015
 Location: 82 Rutland Gardens N4 1JR
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3463 for additional rooflight 1m x 1.5m

Application No: **HGY/2015/2559** Officer: Samuel Uff
 Decision: REF Decision Date: 02/10/2015
 Location: 432 St Anns Road N15 3JJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3124 in order to replace windows to the front elevation at ground floor level

PNE Applications Decided: 5

Application No:	HGY/2015/2409	Officer:	Samuel Uff
Decision:	PN NOT REQ	Decision Date:	30/09/2015
Location:	47 Clinton Road N15 5BH		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.34m and for which the height of the eaves would be 2.8m		
Application No:	HGY/2015/2557	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	19/10/2015
Location:	7 Clarendon Road N15 3JX		
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 3.1m and for which the height of the eaves would be 2.65m		
Application No:	HGY/2015/2562	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	12/10/2015
Location:	21 Glenwood Road N15 3JS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.65m, for which the maximum height would be 3.36m and for which the height of the eaves would be 2.95m		
Application No:	HGY/2015/2564	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	12/10/2015
Location:	101 Avondale Road N15 3SR		
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 3.25m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/2598	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	21/10/2015
Location:	28 Clarendon Road N15 3JX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.83m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m		

RES Applications Decided: 1

Application No:	HGY/2015/2382	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/10/2015
Location:	409 St Anns Road N15 3JL		
Proposal:	Approval of details pursuant to condition 4 (external materials) attached to planning permission HGY/2014/1621		

Total Applications Decided for Ward: 23WARD: **Seven Sisters****CLUP Applications Decided: 3**

Application No:	HGY/2015/2287	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	30/09/2015
Location:	111 Vartry Road N15 6QD		
Proposal:	Certificate of lawfulness for a rear dormer extension and two roof windows to the front roof slope		

Application No: **HGY/2015/2394** Officer: Samuel Uff

Decision: PERM REQ Decision Date: 09/10/2015

Location: 161 Wargrave Avenue N15 6TX

Proposal: Certificate of Lawfulness for the erection of a single storey rear extension.

Application No: **HGY/2015/2439** Officer: Sarah Madondo

Decision: PERM DEV Decision Date: 15/10/2015

Location: 124 Craven Park Road N15 6AB

Proposal: Certificate of lawfulness for a dormer over the outrigger extension

FUL Applications Decided: 13

Application No: **HGY/2015/0765** Officer: Robbie McNaugher

Decision: REF Decision Date: 12/10/2015

Location: 51 Rostrevor Avenue N15 6LD

Proposal: Proposed single storey rear extension, internal alterations to create third floor layout accommodation

Application No: **HGY/2015/1387** Officer: Samuel Uff

Decision: GTD Decision Date: 20/10/2015

Location: 78 Elm Park Avenue N15 6UY

Proposal: Erection of additional storey "Type 3"

Application No: **HGY/2015/1580** Officer: Eoin Concannon

Decision: GTD Decision Date: 15/10/2015

Location: Tassia Warehouse, Omega Works 167 Hermitage Road N4 1LZ

Proposal: Erection of a temporary studio building including offices and a workshop in the derelict yard

Application No: **HGY/2015/1812** Officer: Sarah Madondo

Decision: GTD Decision Date: 23/10/2015

Location: 48 Hermitage Road N4 1LY

Proposal: Conversion of property into two self-contained flats

Application No: **HGY/2015/2092** Officer: Sarah Madondo

Decision: GTD Decision Date: 23/10/2015

Location: 39 + 41 Wargrave Avenue N15 6UH

Proposal: Erection of first floor extensions to both properties

Application No: **HGY/2015/2216** Officer: Samuel Uff

Decision: GTD Decision Date: 25/09/2015

Location: 84 Lealand Road N15 6JT

Proposal: Formation of rear loft extension and internal alterations

Application No: **HGY/2015/2217** Officer: Samuel Uff

Decision: GTD Decision Date: 09/10/2015

Location: 78 Crowland Road N15 6UU

Proposal: Erection of Type 3 roof extension

Application No:	HGY/2015/2258	Officer:	Samuel Uff	
Decision:	GTD		Decision Date:	13/10/2015
Location:	50 + 52 Fairview Road N15 6LJ			
Proposal:	Erection of rear ground floor and part first floor extensions			
Application No:	HGY/2015/2260	Officer:	Adam Flynn	
Decision:	REF		Decision Date:	29/09/2015
Location:	1 Lockmead Road N15 6BX			
Proposal:	Erection of Type 3 loft conversion			
Application No:	HGY/2015/2457	Officer:	Neil Collins	
Decision:	GTD		Decision Date:	19/10/2015
Location:	179 Hermitage Road N4 1NW			
Proposal:	Retention of the sub-division of the property to form 2 x 1-bed self-contained flats, with provision of bin store and secure cycle brackets			
Application No:	HGY/2015/2459	Officer:	Eoin Concannon	
Decision:	REF		Decision Date:	20/10/2015
Location:	19 Candler Street N15 6HS			
Proposal:	Retrospective planning application for conversion of existing property into 2 no. Self contained flats.			
Application No:	HGY/2015/2494	Officer:	Samuel Uff	
Decision:	GTD		Decision Date:	21/10/2015
Location:	57 Wellington Avenue N15 6AX			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2015/2510	Officer:	Sarah Madondo	
Decision:	GTD		Decision Date:	23/10/2015
Location:	127 Craven Park Road N15 6BP			
Proposal:	Excavation to provide a basement, side extension with windows and skylight to roof			

PNC Applications Decided: 1

Application No:	HGY/2015/2221	Officer:	Eoin Concannon	
Decision:	PN NOT REQ		Decision Date:	25/09/2015
Location:	Omega Works 167 Hermitage Road N4 1LZ			
Proposal:	Prior approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Residential)			

PNE Applications Decided: 4

Application No:	HGY/2015/2497	Officer:	Anthony Traub	
Decision:	PN REFUSED		Decision Date:	01/10/2015
Location:	4 Wargrave Avenue N15 6UD			
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 3m and for which the height of the eaves would be 3m			

Application No:	HGY/2015/2563	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	12/10/2015
Location:	145 Fairview Road N15 6TS		
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 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/2629	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/10/2015
Location:	78 Crowland Road N15 6UU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.15m, for which the maximum height would be 2.85m and for which the height of the eaves would be 2.77m		
Application No:	HGY/2015/2647	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/10/2015
Location:	73 Gladesmore Road N15 6TL		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

Total Applications Decided for Ward: 21

WARD: Stroud Green

CLDE Applications Decided: 3

Application No:	HGY/2015/2500	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	22/10/2015
Location:	29 Ferme Park Road N4 4EB		
Proposal:	Use of first floor studio flat as residential unit		
Application No:	HGY/2015/2501	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	22/10/2015
Location:	29 Ferme Park Road N4 4EB		
Proposal:	Use of second floor one bedroom flat as residential unit		
Application No:	HGY/2015/2502	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	22/10/2015
Location:	29 Ferme Park Road N4 4EB		
Proposal:	Use of first floor one bedroom flat as residential unit		

CLUP Applications Decided: 1

Application No:	HGY/2015/2292	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	02/10/2015
Location:	37 Albert Road N4 3RP		
Proposal:	Certificate of lawfulness for extension of existing single storey rear addition, involving the building of new walls, roof windows and doors		

FUL Applications Decided: 8

Application No:	HGY/2015/2118	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	02/10/2015
Location:	Ground Floor Flat A 220 Stapleton Hall Road N4 4QR		
Proposal:	Demolition of existing bedroom wing, reconstruction of bedroom wing with extension and internal refurbishment		
Application No:	HGY/2015/2225	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	09/10/2015
Location:	7 Lancaster Road N4 4PJ		
Proposal:	Demolition of existing ground floor lean to extension and construction of new ground floor rear and side infill extension, formation of rear dormer and insertion of front rooflights, and alterations to fenestration		
Application No:	HGY/2015/2231	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/09/2015
Location:	10 Woodstock Road N4 3EX		
Proposal:	Reduce existing 9 bedsits to 2 x one bedroom apartments and 1 x two bedroom apartment. Internal remodelling only.		
Application No:	HGY/2015/2232	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/09/2015
Location:	10 Mount Pleasant Villas N4 4HD		
Proposal:	Addition of bin store to front garden (householder application)		
Application No:	HGY/2015/2329	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/10/2015
Location:	Flat B 74 Lancaster Road N4 4PT		
Proposal:	Replacement of bedroom window with wooden French doors kitchen sash windows to include double-glazing; and existing lounge sash window to include double-glazing.		
Application No:	HGY/2015/2420	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	14/10/2015
Location:	Flat C 33 Cornwall Road N4 4PH		
Proposal:	Construction of roof terrace above second floor kitchen		
Application No:	HGY/2015/2490	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	20/10/2015
Location:	168 Stapleton Hall Road N4 4QJ		
Proposal:	Installation of a shingle clad garden room/studio at the rear boundary of private garden		
Application No:	HGY/2015/2506	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	22/10/2015
Location:	Flat A 12 Ossian Road N4 4EA		
Proposal:	Conversion of existing garage into habitable room together with construction of covered walkway		

NON Applications Decided: 1

Application No:	HGY/2015/2785	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	07/10/2015
Location:	15 Albert Road N4 3RR		
Proposal:	Non-material amendment following a grant of planning permission HGY/2015/0325 to move a kitchen window to the left of its current position		

RES Applications Decided: 2

Application No:	HGY/2015/2823	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/10/2015
Location:	Ednam House Florence Road N4 4DH		
Proposal:	Approval of details pursuant to condition 7 (cycle parking facilities) attached to planning permission HGY/2014/2558		
Application No:	HGY/2015/2825	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	07/10/2015
Location:	Garages Adjacent Connaught Lodge Connaught Road N4 4NR		
Proposal:	Approval of Details pursuant to Condition 3 (desktop study, site investigation and remediation strategy) attached to planning permission HGY/2014/3508		

Total Applications Decided for Ward: 15WARD: **Tottenham Green****ADV Applications Decided: 3**

Application No:	HGY/2015/2229	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	25/09/2015
Location:	70 West Green Road N15 5NS		
Proposal:	External lighting trough to shop fascia sign		
Application No:	HGY/2015/2360	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	07/10/2015
Location:	O/S Stephenson House 158 High Road N15 4GW		
Proposal:	Display of 2 x internally illuminated enclosed advertisement units with glass doors to a bus passenger shelter		
Application No:	HGY/2015/2578	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	22/10/2015
Location:	22 West Green Road N15 5NN		
Proposal:	External lighting trough to shop fascia sign		

CLUP Applications Decided: 1

Application No:	HGY/2015/2309	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	01/10/2015
Location:	11 Earlsmead Road N15 4DA		
Proposal:	Certificate of lawfulness for rear dormer extension on main roof and dormer on existing rear extension		

FUL Applications Decided: 9

Application No:	HGY/2015/0758	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	29/09/2015
Location:	148 West Green Road N15 5AE		
Proposal:	Retrospective application for replacement windows to front elevation		

Application No: **HGY/2015/2093** Officer: Wendy Robinson
 Decision: GTD Decision Date: 25/09/2015
 Location: Flat A 74 Antill Road N15 4BA
 Proposal: Loft conversion with rear dormer and rooflights to front roof slope and rear outrigger

Application No: **HGY/2015/2185** Officer: Wendy Robinson
 Decision: GTD Decision Date: 08/10/2015
 Location: 75 Broad Lane N15 4DW
 Proposal: Part single storey ground and and part first floor rear extension, erection of second floor, internal alterations to accommodate 1x 3 bedroom maisonette, and internal alterations to ground floor shop

Application No: **HGY/2015/2271** Officer: Fortune Gumbo
 Decision: REF Decision Date: 29/09/2015
 Location: 110 Markfield Road N15 4QF
 Proposal: Use of part of existing building as ancillary place of worship (Friday evenings and Sundays)

Application No: **HGY/2015/2307** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/10/2015
 Location: Page Green Post Office 87 Broad Lane N15 4DW
 Proposal: Alteration to shop front incorporating relocation of door and ATM machine

Application No: **HGY/2015/2377** Officer: Neil Collins
 Decision: GTD Decision Date: 09/10/2015
 Location: Eileen Lenton Court Tottenham Green East N15 4UR
 Proposal: Removal of existing uPVC grey doors / screens and letterboxes, and installation of Soundcraft grey steel fully glazed security doors

Application No: **HGY/2015/2378** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/10/2015
 Location: The West Green Tavern 68 West Green Road N15 5NR
 Proposal: Retention of pub on the ground floor and conversion of upper floors to residential units including a mansard roof extension

Application No: **HGY/2015/2379** Officer: Eoin Concannon
 Decision: REF Decision Date: 08/10/2015
 Location: 25 Jansons Road N15 4JU
 Proposal: Erection of ground, first and second floor front, side and rear extensions to existing dwelling to create 2 x 3 bed and 1 x 2 bed flats

Application No: **HGY/2015/2417** Officer: Neil Collins
 Decision: GTD Decision Date: 14/10/2015
 Location: Gaunson House Markfield Road N15 4QQ
 Proposal: Demolition of existing single-storey workshop and erection of three-storey building for use as an office (B1).

PNE Applications Decided: 1

Application No: **HGY/2015/2608** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 21/10/2015
 Location: 54 Greenfield Road N15 5EP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2015/2346** Officer: Anthony Traub

Decision: GTD Decision Date: 24/09/2015

Location: Isobel Place Town Hall Approach Road N15 4RY

Proposal: Approval of details pursuant to Condition 3 (details of external materials) attached to planning permission HGY/2014/1865

Total Applications Decided for Ward: 15WARD: **Tottenham Hale****ADV Applications Decided: 3**

Application No: **HGY/2015/2236** Officer: Samuel Uff

Decision: REF Decision Date: 28/09/2015

Location: 29-31 The Hale N17 9JZ

Proposal: Display of 1 x internally illuminated sign

Application No: **HGY/2015/2237** Officer: Samuel Uff

Decision: REF Decision Date: 28/09/2015

Location: 480 High Road N17 9JF

Proposal: Display of 1 x internally illuminated LED screen billboard sign

Application No: **HGY/2015/2491** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 21/10/2015

Location: 468 High Road N17 9JD

Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign

CLDE Applications Decided: 2

Application No: **HGY/2015/2210** Officer: Eoin Concannon

Decision: GTD Decision Date: 24/09/2015

Location: Flat A 73 Park View Road N17 9AX

Proposal: Certificate of lawfulness for use as a residential unit

Application No: **HGY/2015/2403** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 13/10/2015

Location: Flat C 73 Park View Road N17 9AX

Proposal: Certificate of lawfulness for use as a residential unit

CLUP Applications Decided: 3

Application No: **HGY/2015/2226** Officer: Robbie McNaugher

Decision: PERM DEV Decision Date: 24/09/2015

Location: 45 Seymour Avenue N17 9RE

Proposal: Certificate of lawfulness for rear dormer, front rooflights and replacement of rear door with new French doors

Application No: **HGY/2015/2327** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 06/10/2015
 Location: 108 Seymour Avenue N17 9ED
 Proposal: Certificate of lawfulness for loft conversion including front rooflights and rear dormers

Application No: **HGY/2015/2415** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 13/10/2015
 Location: 20 Thackeray Avenue N17 9DY
 Proposal: Certificate of Lawfulness for a rear dormer extension with roof lights to front roof slope.

COND Applications Decided: 1

Application No: **HGY/2015/2364** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/10/2015
 Location: McDonalds Restaurant 500-508 High Road N17 9JF
 Proposal: Variation of condition 2 (opening hours) attached to planning permission HGY/24414 to permit extended opening times on Mondays to Fridays inclusive until 02:00 and Saturday and Sunday mornings until 05:00

EIA1 Applications Decided: 2

Application No: **HGY/2015/2543** Officer: Robbie McNaugher
 Decision: EIANOTREQ Decision Date: 19/10/2015
 Location: Harris Academy Tottenham Ashley Road N17
 Proposal: Request for Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as Amended)

Application No: **HGY/2015/2640** Officer: Robbie McNaugher
 Decision: EIANOTREQ Decision Date: 19/10/2015
 Location: Site of Former English Abrasives & Chemicals Ltd Marsh Lane N17
 Proposal: Request for Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as Amended)

FUL Applications Decided: 8

Application No: **HGY/2014/2946** Officer: Neil McClellan
 Decision: GTD Decision Date: 15/10/2015
 Location: 2A Poynton Road N17 9SL
 Proposal: Erection of a pair of semi-detached self-contained dwelling houses (C3a) of part 1 and part 2 storeys, with accommodation in the roof space

Application No: **HGY/2014/3434** Officer: Neil McClellan
 Decision: GTD Decision Date: 25/09/2015
 Location: 2A & 3A Collins Yard Scotland Green N17 9TS
 Proposal: Demolition of existing storage unit (with change of use permission to residential) and construction of single storey house incorporating a basement and mezzanine level.

Application No: **HGY/2015/0975** Officer: Anthony Traub
 Decision: REF Decision Date: 01/10/2015
 Location: 23 Vicarage Road N17 0BB
 Proposal: Conversion of single dwelling into 1 x 3 bed two storey house and 1 x 1 bed single storey flat

Application No: **HGY/2015/1239** Officer: Robbie McNaugher
 Decision: NOT DET Decision Date: 07/10/2015
 Location: 38 Rosebery Avenue N17 9RY
 Proposal: Change of use from A1 into mixed use class A1 and A5

Application No: **HGY/2015/2215** Officer: Eoin Concannon
 Decision: REF Decision Date: 24/09/2015
 Location: 31 Glendish Road N17 9XT
 Proposal: Proposed first floor extension and internal amendments

Application No: **HGY/2015/2222** Officer: Wendy Robinson
 Decision: GTD Decision Date: 25/09/2015
 Location: 72 Park View Road N17 9AX
 Proposal: Formation of loft conversion with front rooflights and rear dormer

Application No: **HGY/2015/2306** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/10/2015
 Location: 65 Seymour Avenue N17 9RE
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2015/2483** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/10/2015
 Location: Shop 474 High Road N17 9JF
 Proposal: Repositioning of door to sit flush with the fascia of the building

PNE Applications Decided: 1

Application No: **HGY/2015/2366** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 24/09/2015
 Location: 90 Campbell Road N17 0AX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

RES Applications Decided: 5

Application No: **HGY/2015/2031** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/10/2015
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Approval of details pursuant to Condition 3 (samples of materials) attached to planning permission HGY/2014/1608

Application No: **HGY/2015/2188** Officer: Eoin Concannon
 Decision: GTD Decision Date: 22/09/2015
 Location: Holcombe Road Market, Holcombe Road N17 9AA
 Proposal: Approval of details pursuant to condition 5 (external surfaces) attached to planning permission HGY/2013/1613

Application No: **HGY/2015/2189** Officer: Eoin Concannon
 Decision: GTD Decision Date: 22/09/2015
 Location: Holcombe Road Market, Holcombe Road N17 9AA

Proposal: Approval of details pursuant to condition 7 (waste management) attached to planning permission HGY/2013/1613

Application No: **HGY/2015/2764** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 06/10/2015
 Location: Image House Station Road N17 9LR

Proposal: Approval of details pursuant to condition 5 (Service and Delivery Plan) attached to planning permission HGY/2014/0498

Application No: **HGY/2015/2766** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 06/10/2015
 Location: Image House Station Road N17 9LR

Proposal: Approval of details pursuant to condition 18 (Refuse and Storage Plan) attached to planning permission HGY/2014/0498

Total Applications Decided for Ward: 25

WARD: **West Green**

CLUP Applications Decided: 3

Application No: **HGY/2015/2469** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 19/10/2015
 Location: 292 Philip Lane N15 4AB

Proposal: Certificate of lawfulness for the erection of a single storey rear extension and for the use of the property for 6no. max. people living together as a household with care provided

Application No: **HGY/2015/2484** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 20/10/2015
 Location: 11 Downhills Way N17 6AN

Proposal: Certificate of lawfulness for a single storey rear extension and loft conversion with rear dormer extension and 2 rooflights to front roofslope

Application No: **HGY/2015/2602** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 22/10/2015
 Location: 59 Langham Road N15 3LR

Proposal: Certificate of lawfulness for lost conversion with "L" shape dormer

FUL Applications Decided: 7

Application No: **HGY/2015/2125** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/10/2015
 Location: 526-528 West Green Road N15 3DU

Proposal: Erection of first floor extension, two storey extension and conversion into 2 x 2 bed flats (No.526 West Green Road). Loft conversion with rear dormer window, small single-storey rear extension, and conversion into 2 x 2 bed flats, and 2 x 1 bed flats (No.528 West Green Road)

Application No: **HGY/2015/2282** Officer: Samuel Uff
 Decision: REF Decision Date: 30/09/2015
 Location: 21 Waldeck Road N15 3EL

Proposal: Conversion of property into 2 self-contained flats

Application No: **HGY/2015/2299** Officer: Wendy Robinson
 Decision: GTD Decision Date: 08/10/2015
 Location: 1 Caversham Road N15 3QP
 Proposal: Erection of single storey rear extension, part single storey and part two storey side extension, and rear roof extension with rooflight to front roof slope

Application No: **HGY/2015/2300** Officer: Eoin Concannon
 Decision: REF Decision Date: 01/10/2015
 Location: 16 Linden Road N15 3QB
 Proposal: Formation of room in roof involving hip to gable roof extension and rear facing dormer and roof light to front roof slope

Application No: **HGY/2015/2311** Officer: Eoin Concannon
 Decision: GTD Decision Date: 01/10/2015
 Location: Flat A 33 Belmont Road N15 3LS
 Proposal: Replacement of 1no. window with 1no. door on rear elevation to provide access to rear garden

Application No: **HGY/2015/2332** Officer: Sarah Madondo
 Decision: GTD Decision Date: 06/10/2015
 Location: West Green Warden's Office Philip Lane N15 4AB
 Proposal: Installation of retractable awning to the front and side elevation

Application No: **HGY/2015/2408** Officer: Eoin Concannon
 Decision: REF Decision Date: 13/10/2015
 Location: 111 Sirdar Road N22 6QS
 Proposal: Loft conversion to first floor flat with rear dormer and front rooflights

PNE Applications Decided: 1

Application No: **HGY/2015/2565** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 19/10/2015
 Location: 167 Sirdar Road N22 6QS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

TEL Applications Decided: 1

Application No: **HGY/2015/2477** Officer: Valerie Okeiyi
 Decision: PN NOT REQ Decision Date: 19/10/2015
 Location: Site opposite Downhills Park Downhills Park Road N17 6NY
 Proposal: Prior notification for replacement of existing 10m replica telegraph pole with 10m phase 5 monopole and 1no. additional equipment cabinet, plus ancillary works

Total Applications Decided for Ward: 12

WARD: **White Hart Lane**

CLUP Applications Decided: 2

Application No: **HGY/2015/2146** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 23/10/2015
 Location: 39 Devonshire Hill Lane N17 7NE
 Proposal: Certificate of lawfulness for proposed garden building to be used as a gym / play room

Application No: **HGY/2015/2511** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 08/10/2015
 Location: 24 Devonshire Road N17 7ND
 Proposal: Certificate of lawfulness for installation of 3sq.m porch

FUL Applications Decided: 6

Application No: **HGY/2015/0976** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/10/2015
 Location: 71 Rivulet Road N17 7JT
 Proposal: Conversion of existing 7 bedroom house into a 3 bed flat and 1 x 1 bed flat.

Application No: **HGY/2015/2036** Officer: Eoin Concannon
 Decision: GTD Decision Date: 07/10/2015
 Location: 53 Compton Crescent N17 7LB
 Proposal: Conversion of property into 2 flats

Application No: **HGY/2015/2075** Officer: Eoin Concannon
 Decision: GTD Decision Date: 08/10/2015
 Location: 77 Creighton Road N17 8JS
 Proposal: Retention of existing dwelling house as HMO use (4 rooms / 4 persons)

Application No: **HGY/2015/2108** Officer: Robbie McNaugher
 Decision: REF Decision Date: 14/10/2015
 Location: 22 The Roundway N17 7EY
 Proposal: Formation of loft conversion and construction of new front porch

Application No: **HGY/2015/2257** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/09/2015
 Location: Peabody Estate Lordship Lane N17 7QP
 Proposal: Erection of 4 wrought iron entrance arches across footways at entrances to estate from Lordship Lane

Application No: **HGY/2015/2373** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/10/2015
 Location: 17 Cumberton Road N17 7PA
 Proposal: Application of external wall insulation to rear walls

PNE Applications Decided: 2

Application No:	HGY/2015/2503	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	07/10/2015
Location:	123 The Roundway N17 7HD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3.722m and for which the height of the eaves would be 2.85m		
Application No:	HGY/2015/2735	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	22/10/2015
Location:	59 Devonshire Hill Lane N17 7NE		
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 3m and for which the height of the eaves would be 3m		

Total Applications Decided for Ward: 10

WARD: Woodside

CLUP Applications Decided: 2

Application No:	HGY/2015/2319	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	05/10/2015
Location:	10 Ranelagh Road N22 7TN		
Proposal:	Certificate of lawfulness for alteration of roof from hip to gable, formation of rear dormer extensions, insertion of 2 front and 2 rear rooflights, and modifications to ground floor rear fenestration		
Application No:	HGY/2015/2499	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	07/10/2015
Location:	60 Perth Road N22 5QY		
Proposal:	Certificate of lawfulness for rear dormer, front skylights, loft conversion and single storey rear extension		

FUL Applications Decided: 11

Application No:	HGY/2015/1979	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/09/2015
Location:	39 White Hart Lane N22 5SL		
Proposal:	Conversion to 2 flats from existing HMO		
Application No:	HGY/2015/2130	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/09/2015
Location:	606 Lordship Lane N22 5JH		
Proposal:	Conversion of part of ground floor to a 2 bedroom flat including demolition of rear extension and alteration of gate location.		
Application No:	HGY/2015/2153	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	02/10/2015
Location:	46 Melrose Avenue N22 5EA		
Proposal:	Conversion of a house into 2 x 3 bedroom flats		
Application No:	HGY/2015/2182	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	22/09/2015
Location:	306 High Road N22 8JR		
Proposal:	Erection of double storey rear extension		

Application No: **HGY/2015/2202** Officer: Wendy Robinson
 Decision: GTD Decision Date: 23/09/2015
 Location: 11 Maryland Road N22 5AR
 Proposal: Erection of rear / side ground floor extension and disability adaptations

Application No: **HGY/2015/2272** Officer: Aaron Lau
 Decision: REF Decision Date: 29/09/2015
 Location: 73 Eldon Road N22 5ED
 Proposal: Conversion of existing dwelling house into two self contained flats, 1 x 3 bed and 1 x 2 bed

Application No: **HGY/2015/2312** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/10/2015
 Location: 81-83A Pellatt Grove N22 5NT
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2313** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/10/2015
 Location: 69-73A Pellatt Grove N22 5NT
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2314** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/10/2015
 Location: 32-42 Pellatt Grove N22 5PL
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2315** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/10/2015
 Location: 109-119 Pellatt Grove N22 5NT
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2431** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/10/2015
 Location: 30 Saxon Road N22 5EB
 Proposal: Outbuilding at rear

PNE Applications Decided: 2

Application No: **HGY/2015/2445** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 06/10/2015
 Location: 27 Cranbrook Park N22 5NA
 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 3.150m and for which the height of the eaves would be 2.500m

Application No: **HGY/2015/2504** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 13/10/2015
 Location: 82 Eldon Road N22 5EE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m and 2.2m, for which the maximum height would be 3m and for which the height of the eaves would be 2.75m

Total Applications Decided for Ward: 15

WARD: Not Applicable - Outside Borough

OBS Applications Decided: 2

Application No: **HGY/2015/2542** Officer: Tobias Finlayson
Decision: RNO Decision Date: 24/09/2015
Location: 48 Coppetts Road, N10 1JU
Proposal: Single storey rear and side extension. New front porch. Roof extension involving rear dormer window with 2no rooflights to front elevation to facilitate a loft conversion (Observations to L.B. Barnet)

Application No: **HGY/2015/2689** Officer: Matthew Gunning
Decision: RNO Decision Date: 06/10/2015
Location: Woodberry Down Primary School Woodberry Grove N4 1SY
Proposal: Erection of a single storey extension at ground floor level (to the southern elevation) to form a new classroom wing; erection of a single storey extension at lower ground floor level (to the northern elevation) and internal alterations to provide for a new dining hall and kitchen; remodelling at ground floor level with associated internal alterations; installation of a new platform lift; installation of a new access ramp; and associated external alterations associated with the expansion of the existing 2 form school to a 3 form school (an increase from 420 to 630 children) (Observations to L.B. Hackney)

Total Applications Decided for Ward: 2

Total Number of Applications Decided: 359

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