

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Tuesday, 1st December, 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, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

1. **FILMING AT MEETINGS**

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

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

2. **APOLOGIES**

3. **URGENT BUSINESS**

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

4. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. DEPUTATIONS/PETITIONS

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

6. MINUTES (PAGES 1 - 18)

To confirm and sign the minutes of the Planning Sub Committees held on 29 October and 9 November.

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. 3 FORDINGTON ROAD, N6 4TD (PAGES 19 - 42)

Erection of a part single-storey, part two-storey rear extension [deferred from 9 November meeting]

RECOMMENDATION: grant permission subject to conditions.

9. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN (PAGES 43 - 58)

Retrospective application for change of position for new flue. New roof mounted fence to screen flue and roof plant [deferred from 9 November meeting]

RECOMMENDATION: grant permission subject to conditions.

10. SITE OF FORMER ENGLISH ABRASIVES & CHEMICALS LTD MARSH LANE N17 0XB (PAGES 59 - 132)

New build refuse facility on existing site and associated outbuildings.

RECOMMENDATION: grant permission subject to conditons.

11. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA (PAGES 133 - 216)

Section 73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

RECOMMENDATION: grant permission subject to conditions and subject to the variation of the terms of the original section 106 Legal Agreement

12. UPDATE ON MAJOR PROPOSALS (PAGES 217 - 242)

To provide a position statement on major proposals in the pipeline for November (deferred from the last meeting) and December, including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 243 - 336)

To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the periods 21 September–23 October (deferred from the last meeting) and from 26 October-20 November 2015.

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

Special Planning Committee 8 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

23 November 2015

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MINUTES OF MEETING**PLANNING SUB COMMITTEE HELD ON Thursday, 29th October, 2015, 7pm****PRESENT:**

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

34. FILMING AT MEETINGS**RESOLVED**

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

35. APOLOGIES

Apologies for absence were received from Cllr Ryan and for lateness from Cllr Doron.

36. ARCHWAY BRIDGE, HORNSEY LANE LONDON N8

The Committee considered a report on the application to grant Listed Building consent for proposed anti-suicide measures by installation of fencing to the bridge parapet. 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 Listed Building consent subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. In reflection of the joint ownership of the bridge, it was advised that LB Islington had granted Listed Building consent for the scheme on 8 October. The Committee were provided with copies of two emails, one from an objector and the other from a supporter of the application who were unable to attend the meeting to make representations.

[7.30 - Cllr Doron entered the meeting but did not take any part in determination of the application at hand].

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

- In response to a question on the history of the scheme, clarification was provided that the application had been submitted at the end of last year but that negotiations on the final design with partner agencies had been fairly protracted resulting in a delay to the application coming before Committee.

- Concerns were raised over the potential for the unsightly accumulation of litter behind the new fencing and permitting access for litter picking. Officers advised that the potential for litter accumulation would be minimised due to the attachment of the fencing to the main structure. The fencing panels would also be removable to allow maintenance. In light of continued Member concern, it was additionally proposed to amend condition 3 to require submission and approval by the Council of details of the proposed treatment at the base of the structure in order to reduce the likelihood of litter being trapped within the structure.
- Further information was sought on the provision of additional support measures to deter suicide attempts such as information plaques, phones connected to the Samaritans etc. Officers advised that although it was recognised that a physical solution to frustrate access would not constitute a sole remedy, other measures were outside of the remit of the application as well as the borough boundary. Wider discussions were ongoing between the BEH Mental Health Trust and other agencies around additional support arrangements for the bridge. Condition 4 required a review of the anti-suicide signage to the bridge within three months of works commencing.
- In response to points raised, confirmation was provided that removal of the current mesh and spikes would be undertaken as part of the works; the removable strapped mesh panels would allow for the maintenance of the bridge light columns; partner agencies including Heritage England and the Council's conservation officer, had deemed that bridge repair and redecoration was not required as part of the construction works;
- Concern was raised that there could be a period of time during construction works when no anti-suicide measures were in place. In response, officers proposed an additional condition requiring submission and approval by the Council of a scheme for the phased implementation of the works in order to ensure that the safety of pedestrians using the bridge was not compromised as a result of the implementation of the works.

The Chair moved the recommendation of the report including the amendment to condition 3 covering treatment of the base of the structure for litter picking and an additional condition covering phasing of works and it was

RESOLVED

- That Listed Building consent application HGY/2014/3527 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 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 and all new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material,

colour, texture and profile unless shown otherwise on the drawings or approved documentation:

314774/C/21 Rev C – Existing Bridge Details
314774/C/31/S4 Rev PL1 – Plan, Elevation and Details
314774/C/32/S4 Rev PL1 – Elevation and Section Details
314774/C/33/S4 Rev PL1 – Option 4 3D Views

Reason: In order to conserve the significance of the heritage asset and in order to avoid doubt and in the interests of good planning.

3. No development shall commence until the following details have been submitted to, and approved in writing by the Local Planning Authority:
- In situ installation of a sample section of fencing;
 - Justification for the extended spikes to the flank piers; and
 - Details for a reversible fixing method that can be used to the end plinths or demonstration that it is not possible

Reason: In order to conserve the significance of the heritage asset.

4. Within three month of the works of the approved scheme commencing, the following shall be undertaken:
- Removal of the modern mesh to the existing balustrade
 - Removal of the existing spikes placed to the external face of the central plinth
 - Agreed plan submitted for CCTV surveillance of the bridge in conjunction with Council and the London Borough of Haringey
 - Review undertaken of the anti-suicide signage on the bridge in conjunction with the Samaritans.

Reason: In order to conserve the significance of the heritage asset.

Informatives:

a) *Positive and proactive manner*

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

37. PRE-APPLICATION BRIEFINGS

The following items were pre-application presentations to the Planning Sub-Committee and discussion of proposals related thereto.

Notwithstanding that this was a formal meeting of the Sub-Committee, no decisions were taken on the following items and any subsequent applications will be the subject

of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

38. INFILL SITE GARAGES BESIDE 52 TEMPLETON ROAD N15 6RX

The Committee raised concerns over the following aspects of the draft scheme:

- That the limited number of images contained within the report restricted their ability to comment more fully on the proposed design.
- Proposals for a flat roof construction which would be out of keeping with the surrounding area as well as more problematic in terms of maintenance. The applicant advised that in order to comply with London Plan targets on carbon reduction, the installation of PV panels would likely be required, necessitating a flat roof design.
- The impact of noise from the railway to the rear. The applicant advised that an acoustic survey had identified that standard double glazing would be acceptable to rear facing habitable rooms.

Clarification was provided by the applicant in response to questions that the amenity space would consist of private balconies only; it was intended that Homes for Haringey would manage the properties and that a landscape architect would work on plans to address the issue of the narrow pavement to Hermitage Road.

Members commented that there were inconsistencies in whether pre-application briefings went before Development Management Forum prior to pre-app consideration at Committee and asked where feasible that this occurred.

39. CROSS LANE INDUSTRIAL ESTATE, CROSS LANE, LONDON N8 7SA

This item was withdrawn from the agenda.

40. 109 FORTIS GREEN, LONDON N2 9HR

The Committee raised concerns over the following aspects of the draft scheme:

- The colour of brick proposed for the scheme. Although the applicant advised this had been selected to pick up similar contemporary buildings in the vicinity including the Police Station, the Committee suggested that the Quality Review Panel's view be sought on this aspect.
- The impact of the scheme on parking in the area. Officers advised that a full transport statement had yet to be undertaken but that existing parking issues were recognised in the area especially around extending the CPZ.
- The loss of employment floorspace. The applicant advised that the current MOT centre employed a small number of workers and that the replacement flexible use space would likely support a greater number of employees. A commitment could not be made however that the commercial space would be designated affordable.
- Lack of provision of an onsite affordable housing contribution. The applicant confirmed that RSLs approached with regard to potential management of onsite affordable units had not expressed interest in taking on such a small number of units. The Committee asked officers to double check if Homes for Haringey had been approached in this regard.

41. DATE OF NEXT MEETING

9 November.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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MINUTES OF MEETING PLANNING SUB COMMITTEE HELD ON MONDAY, 9TH NOVEMBER, 2015, 7PM

PRESENT:

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

Also present: Cllrs Arthur, Diakides, Ejiofor, McNamara, Morris, Opoku, Strickland,

42. FILMING AT MEETINGS

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

43. DECLARATIONS OF INTEREST

Cllr Mallett identified that she would be making a representation as a local ward councillor to item 9, land to rear of 131-151 Boundary Road, and would therefore withdraw from Committee determination of that item.

44. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 5 October be approved.

The Chair agreed to vary the order of the agenda, to take items 10, 12, 8 and then 9. Items 11,13, 14-16 were deferred.

45. MARCUS GARVEY LIBRARY TOTTENHAM GREEN LEISURE CENTRE 1 PHILIP LANE N15 4JA

The Committee considered a report on the application to grant planning permission for the installation of a new entrance door to the south elevation of Marcus Garvey Library along with the associated external works. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. It was updated that a further representation had been received since publication of the agenda but which did not raise any additional points requiring response.

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

- The new door would create a serious child safeguarding issue through providing a general access route through the children's garden and adjacent to the children's library leading to concerns over disruption and safety to families using the library.
- The report was more concerned with safeguarding the tree onsite than children's safety.

- A large number of objections to the application had been made during the consultation period.
- The plan was ill thought out and would only benefit Fusion as the applicant and not library users.
- The scheme would remove a significant portion of the children's garden and render the remainder unsafe as it would no longer be a safe, dedicated space for families to use accessed only via the children's library. Proposed landscaping improvements to the garden would not make up for the space lost.
- The consultation undertaken had not been comprehensive, for example a lack of contact with the Bernie Grants Art Centre etc.
- The application should be rejected on the grounds of impact on public amenity.
- The new entrance would create an internal street within the library which would be problematic.

At this point in the proceedings, Cllr Carter came forward to make a representation in response to the application. The Chair sought clarification as to Cllr Carter's status as a member of the Committee and asked the advice of the legal officer. The legal officer outlined to Cllr Carter the need for him to make a declaration of interest with regard to the application as a standing member of the Committee and as at the current point, there had yet to be an indication made by him of his status at the meeting. The legal officer asked that Cllr Carter address this in the interests of clarity and for the record before starting his representation. Cllr Carter made a statement that the Chair was aware of his previous declarations on this matter, that he was an active member of the Friends of Marcus Garvey Library group and a defender of libraries, an issue which first got him involved in politics. He then raised the following points regarding the application:

- A lack of consultation and engagement regarding the application had been carried out and no formal public consultation undertaken.
- The new door was not a necessary part of the development and would become a 'poor door' for accessing the Customer Service Centre.
- The scheme would cause disruption to library users during construction works and reduce library user space by half.

Cllr Diakides addressed the Committee as a local ward councillor and made the following objections:

- The door was not justified, would create a disruptive thoroughfare and equated to unnecessary expenditure.
- The scheme was unpopular with library users.
- Multiple entrances to the library would make it difficult for security guards to patrol.
- The impact on the children's garden and library was unacceptable.
- The tree to the rear was a very rare species and should be preserved.

Cllr Arthur addressed the Committee as the Cabinet Member for Resources and Culture as the Council was the freeholder of the land and raised the following points;

- The importance of the library to local people was recognised.
- The application would form part of plans linking the library to the wider regeneration plans for the Tottenham Green area including opening out of the approach road to the rear.

- Investment was being made into the library including refurbishment and IT improvements to make it a civic hub.
- The number of people using the future Customer Service Centre was forecast to be lower than that currently at Apex House due to the shift to online self service and movement of Housing Services to Wood Green.
- No reduction would be made to the children's library space.
- CCTV would be installed in the library as well as a glass partition and gated access to the children's library. Clear sight lines would remain from the reception desk to the children's library.
- The revamp of the ground floor of the library was to include installation of a removable floor to create flexibility in use.
- The new access door aimed to minimise disruption in the future with the development of the public realm plans.

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

- Further assurances were sought on the child safeguarding concerns raised by the objectors. Officers advised that although a Council safeguarding policy was in place in the library, the responsibility for supervision of children remained as currently with parents/carers and not library staff.
- In response to questions regarding the children's garden area, confirmation was provided that approximately two thirds of the children's garden would be lost and that input would be sought from library users into the development of landscaping plans for the remaining area. In relation to the tree onsite, officers were satisfied with the arboriculturalist report and the proposals for its protection.
- In response to a question, it was advised that wider regeneration plans for the area would likely come forward within the next year or two.
- The potential for future relocation of the children's library should any issues arise such as congestion etc was questioned. Clarification was provided that the ground floor would be of flexible use allowing the layout to be adapted if necessary.
- Confirmation was provided that the ramp and revolving door would be available for library user use prior to the Customer Service Centre being installed in the longer term.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2325 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:
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.

46. UNITS 1-5 BRUCE GROVE STATION 509 - 513A HIGH ROAD N17 6QA

[Cllr Carter joined the Committee to take part in the determination of the remainder of applications]

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

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 courtyard to the front of the station site was important open amenity space used by the community, with historic and memorial value.
- The condition of the site should not be used to justify the development.
- The trees currently onsite helped to improve the environment and had a positive impact on the town centre.
- The scheme would cause harm to public amenity and to the Locally Listed station building.
- Historic England appeared to have been consulted on the first draft but not subsequent and no details were provided within the report of the stakeholder consultation meeting held on 7 July.

Cllr Opoku addressed the Committee in her capacity as local ward councillor and raised the following points:

- Residents had campaigned in the past for the courtyard area to be kept as open amenity space.
- Mature trees onsite would be lost.
- Safety concerns were raised relating to narrowing of the pavement near the bus stop outside the station.
- The steel cladding would obscure the historic station building and was not an appropriate material.

Representatives for the applicant addressed the Committee and raised the following points:

- The scheme would create a high quality, contemporary, landmark building for the Bruce Grove town centre whilst optimising development of a key brown field site and aiding regeneration.
- Planning policy identified that traditional designs were not the only acceptable option in conservation areas.
- The current open space was not a suitable use and suffered from antisocial behaviour and littering.
- Relocation of the bus stops was a long term aspiration.
- The Quality Review Panel were supportive of the application.
- The pavement to the front of the station would be widened and public realm and pedestrian movements improved within the station.

Cllrs McNamara and Strickland addressed the Committee in their respective capacities as Cabinet Members for Environment and Housing and Regeneration and raised the following points:

- Businesses previously housed in the arches had been operating without planning permission

- Significant improvements had already been made to the site due to Network Rail and TfL investment such as pavement improvements.
- The reserved matters process needed strict oversight to ensure implementation of a high quality scheme tying in with the heritage aspects on the locally Listed Building.
- A high quality solution was required to increase footfall in this important prime town centre site.
- Design plans had been developed by a renowned architect with considerable input from the Council's conservation officer.
- The Council's Quality Review Panel were in support of the application
- Changes had been made to the design following the outcome of the consultation including increasing the use of glass to allow views of the arches.
- The scheme would generate jobs for the area.

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

- Further clarification was sought on the conservation officer's view of the application. In response, she advised that although the scheme would cause some harm to the setting of the Locally Listed Building as well as the Conservation Area, this was categorised as being less than substantial. It was considered that the high quality design and associated heritage and public benefits would outweigh the harm caused whilst still allowing appreciation of the station building and serving as a permanent solution for a neglected site which currently detracted from the Conservation Area.
- Clarification was sought on oversight of reserved matters. Officers advised that the discharge of conditions would be overseen by another specialist architect to ensure the scheme was delivered to plan.
- The loss of public amenity space was questioned. Officers identified that the site had never been used as open amenity space and was more suitable as commercial space.
- In response to a question, the applicant confirmed the intention for a single commercial unit onsite, although this could be subdivided if necessary.
- Assurances were sought over the proposed use of Corten steel to the building façade. The applicant advised that this had been selected as a robust, low maintenance material that linked into the railway context and would allow light into the building whilst also providing a sense of enclosure from the busy High Road.
- Clarification was sought on the width of pavements outside the station. Officers advised that the proposal would provide an additional 1 metre footway space within the site boundary to improve pedestrian accessibility.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2349 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:

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.

47. 191-201 ARCHWAY ROAD, LONDON N6 5BN

The Committee considered a report on the application to grant planning permission for the 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. 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. In order to allow clarification to be sought on claims the daylight/sunlight report omitted reference to a number of windows to neighbouring properties on Causton Road, the Chair agreed in discussion

with the Head of Development Management to defer the application to a future meeting.

RESOLVED

- That the application be deferred.

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

[Cllr Mallett stood down from the Committee for the determination of this item in order to make a representation as a local ward councillor].

The Committee considered a report on the application to grant planning permission for the demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement served by light wells, and 2 no. semi-detached, two storey, three bedroom houses with basements served by light wells, and construction of two sets of entrance gates. 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:

- Owing to proposals for each bedroom to be supplied by an ensuite bathroom, there was concern that the dwellings would be run as HMOs (House of Multiple Occupation).
- The site was not previously developed garden land and as such should be protected. No planning permission was in place for the shed onsite used for commercial purposes.
- Local people had discovered a restrictive covenant in place on the land and would be pursuing enforcement with the beneficiary.
- The scheme failed to meet emerging Council policy requirements for backland development in failing to relate appropriately and sensitively to its surroundings.
- The detached house would be sited only 2m from the garden fences to the closest Sirdar Road properties.
- The scheme would result in overlooking to 208 and 210 Sirdar Road, with tree planting not suitable all year screening.
- Increased noise levels in the area arising from the new dwellings was not covered within the report.
- Plans did not include the retention of mature trees onsite thereby exacerbating noise and overlooking concerns.
- The report identified that there would be no impact on parking but did not explain why.
- The scheme was inappropriate for the site and to the surrounding community.

Cllr Mallett addressed the Committee and reiterated the concern raised by the objectors over the provision of ensuite bathrooms to each bedroom in the proposed

new units. This would be unusual for family accommodation leading to concerns over HMO conversion and associated increased noise and parking pressures.

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

- The site was not considered garden land as it did not relate to a specific dwelling.
- The owner of the land had used the shed onsite for commercial purposes.
- The scheme would provide 3 new family houses.
- Ensuite bathrooms to each bedroom was a contemporary feature and affirmed that there was no expectation the scheme would be a HMO development.
- Revisions had been made to the scheme design following objections received. The last application had been rejected on a single grounds and which had now been addressed under the current application.
- The presence of any restrictive covenant was not a planning issue.
- The scheme had been designed to reduce overlooking including set back to the first floor element.
- The scheme would bring an unoccupied urban plot back into use in an established residential area.
- Spare parking capacity existed in the immediate area.

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

- Clarification was sought on whether a condition could be imposed to restrict future permitted development rights covering any future conversion of the dwellings to HMOs. In response, officers confirmed that an Article 4 Direction was in place in the area which removed permitted development rights and there was therefore no additional benefit in imposing a condition which would do the same thing, even if the applicant consented to its imposition. Planning permission would be required for any future conversion to HMOs. The legal officer advised that should the Committee wish to go beyond this in terms of restrictions on future development, exceptional circumstances would need to be identified.
- Concerns were raised over access for emergency vehicles. Confirmation was provided that although the site would have no vehicular access, the London Fire Brigade had no objection subject to an onsite fire hydrant or sprinkler system. Access from the road was considered acceptable for other emergency service access and was not unusual in similar developments.
- In response to a question regarding the mooted restrictive covenant in place for the site, the legal officer advised that this was not a material planning consideration in the determination of the application.

[9.55 - the Chair agreed to the suspension of Standing Orders to allow the meeting to go on beyond 10pm for the conclusion of determination of the item at hand].

- Clarification was sought as to whether restrictions were in place on the number of units permissible in backland developments especially those with no vehicle access. Officers advised that there was no set rule and that each application needed to be determined on its own merits.

Cllr Carroll put forward a motion, seconded by Cllrs Beacham, Carter and Weston to reject the application on the grounds of overdevelopment, being out of keeping with the area, poor access and a reduction in the amount of open space. At a vote, the motion was carried and it was

RESOLVED

- That planning application HGY/ 2015/0522 be rejected on the grounds of overdevelopment, being out of keeping with the area, poor access and a reduction in the amount of open space.

49. 3 FORDINGTON ROAD, N6 4TD

This item was deferred to a subsequent meeting.

50. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

This item was deferred to a subsequent meeting.

51. TOWN & COUNTRY PLANNING ACT 1990, TOWN & COUNTRY PLANNING ACT (TREES) REGULATIONS 1999

This item was deferred to a subsequent meeting.

52. UPDATE ON MAJOR PROPOSALS

This item was deferred to a subsequent meeting.

53. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

This item was deferred to a subsequent meeting.

54. DATE OF NEXT MEETING

1 December.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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>

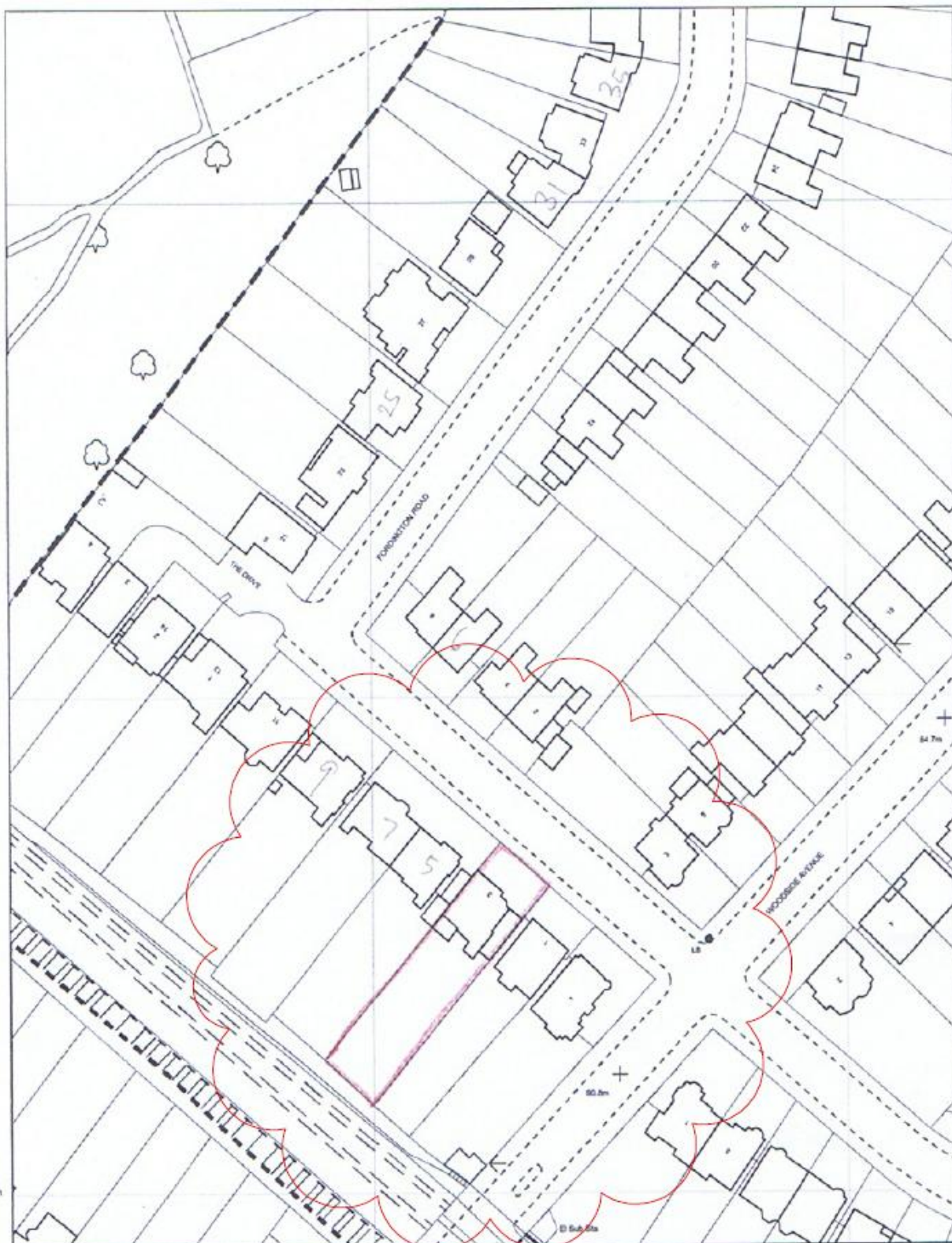
Stakeholder	Question/Comment	Response
	On the basis of the above points, the Society continues to object strongly to the proposed extension scheme.	
NEIGHBOURING PROPERTIES		
53 Responses received	Proposals are contrary to strategic policy SP11 which states that all new development should enhance and 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

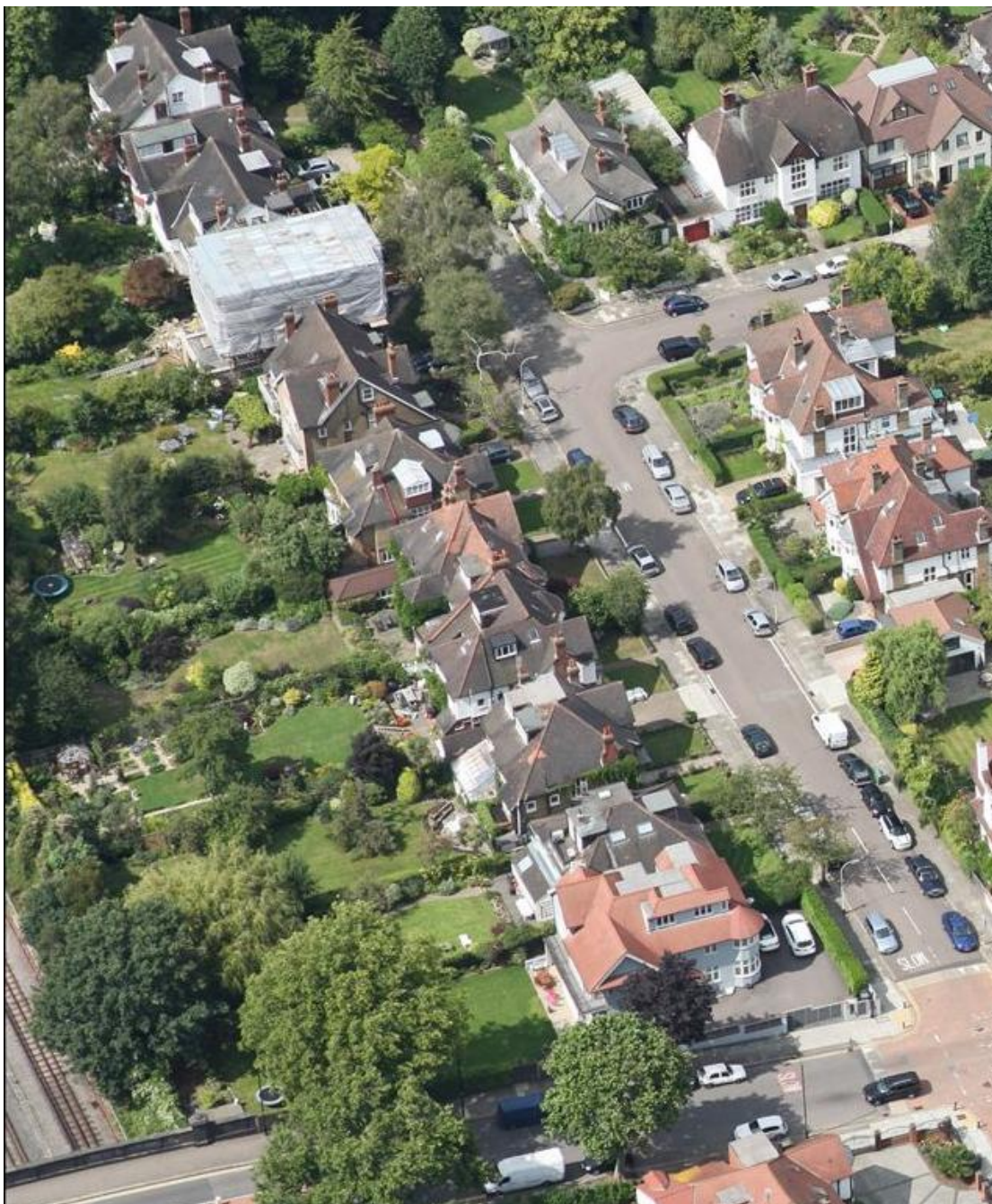
Stakeholder	Question/Comment	Response
	dangerous precedent.	consideration, as each case is assessed on its own merits.
	The plans are not accurate. There are many discrepancies, e.g. There is a step in the roof on the proposed south elevation which is not shown correctly on the south east elevation. 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.

APPENDIX 2 – Plans

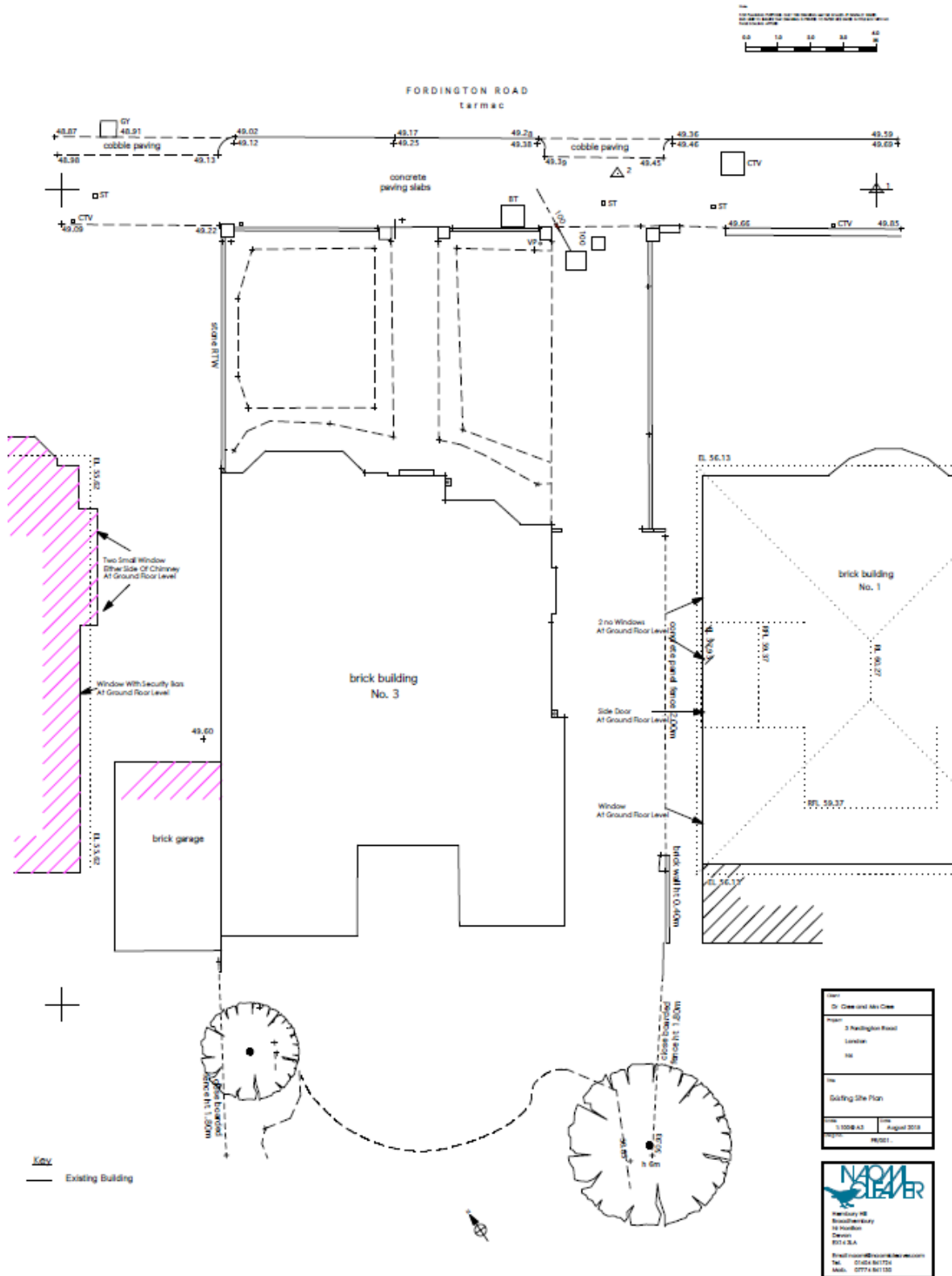
Site Location Plan



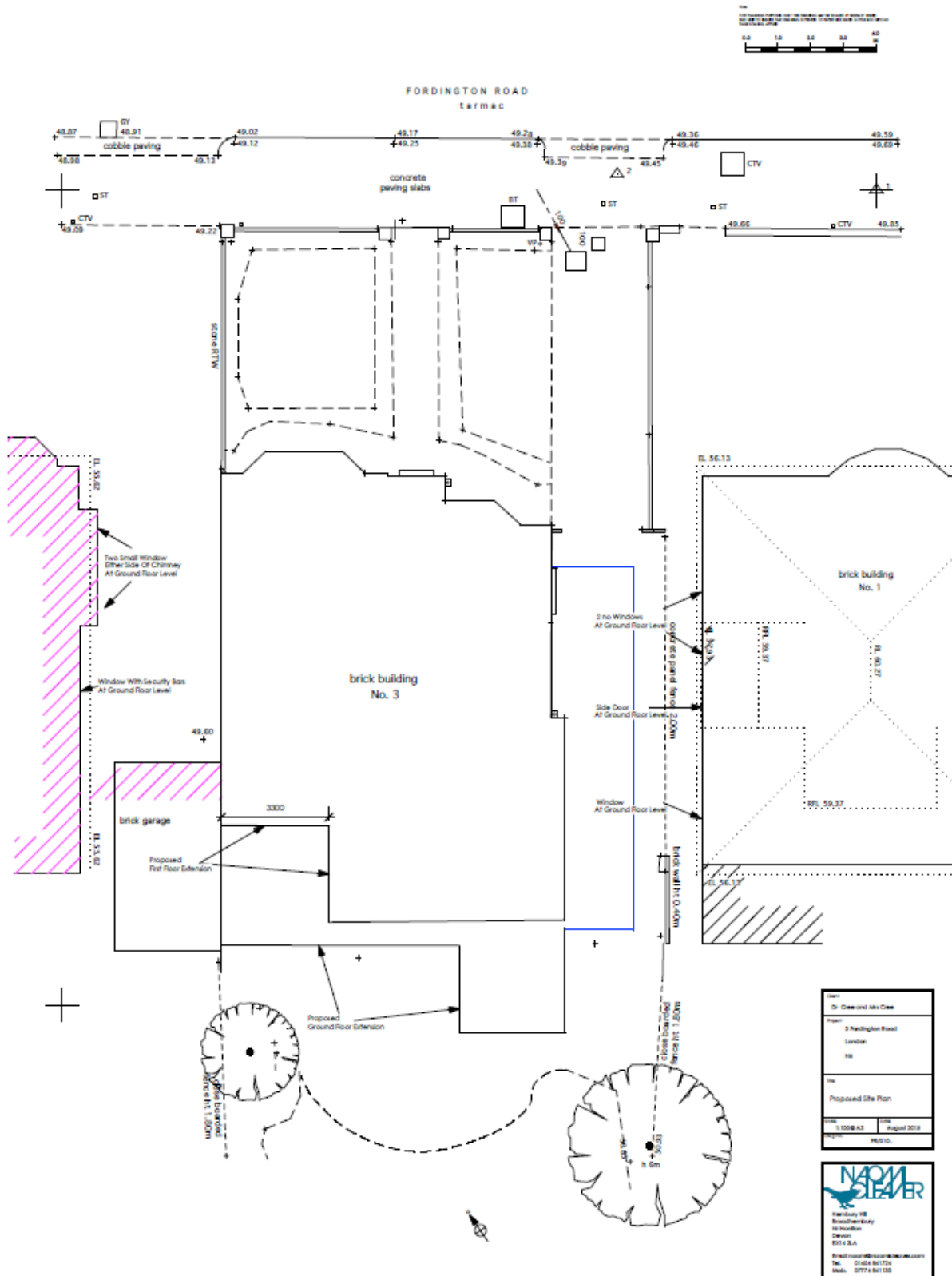
Aerial Photograph



Existing Site Plan



Proposed Site Plan



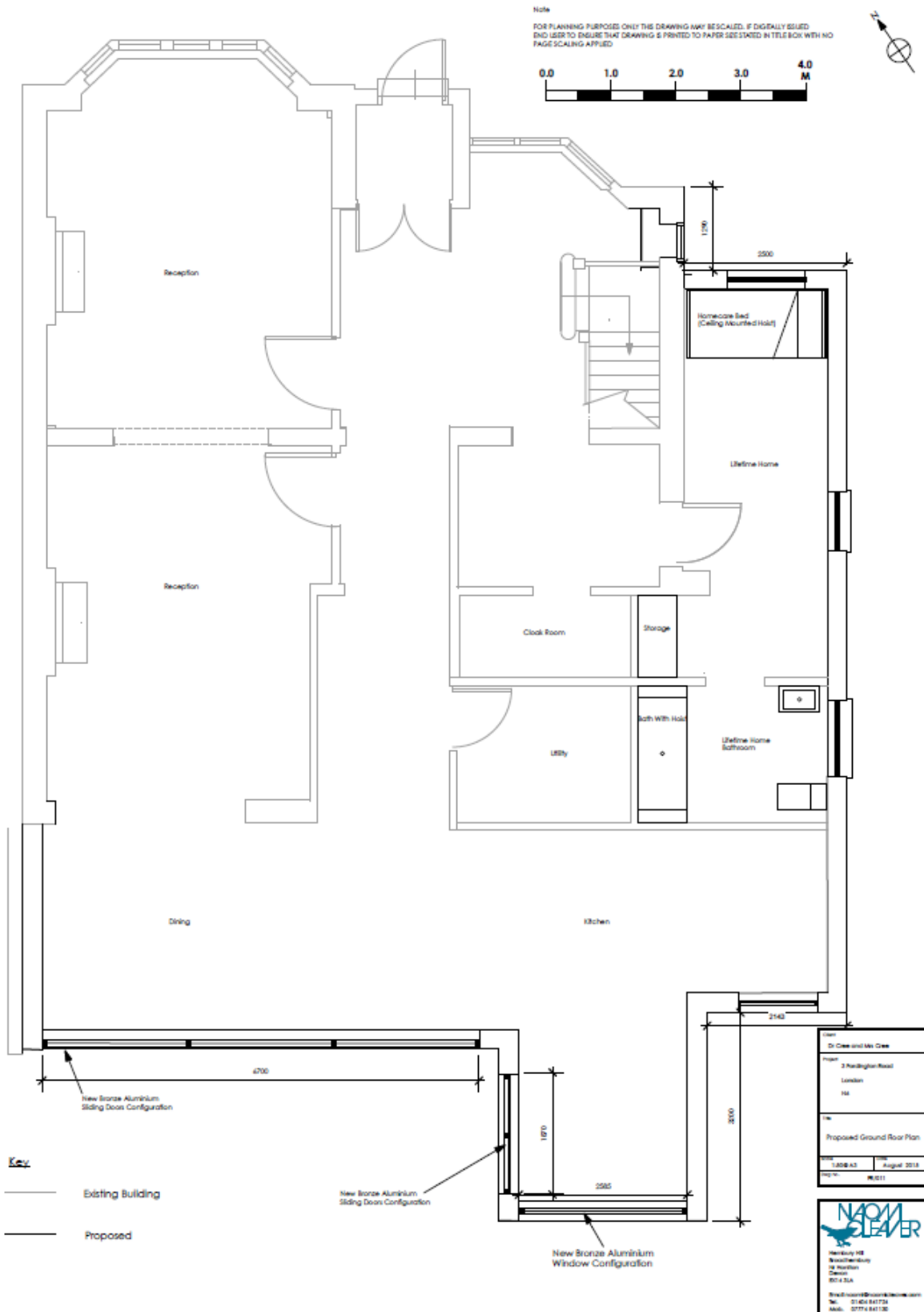
Client	Dr. Clew and Mrs. Cole
Address	2 Nottingham Road Lambeth SE11 6JL
Project	Proposed Site Plan
Scale	1:100 @ A3
Date	August 2018
Drawn	MB/CS

NORMAN CLEARER

Mercury Hill
Broadwater Quay
19 Hornsea
East Yorkshire
YO14 3JA

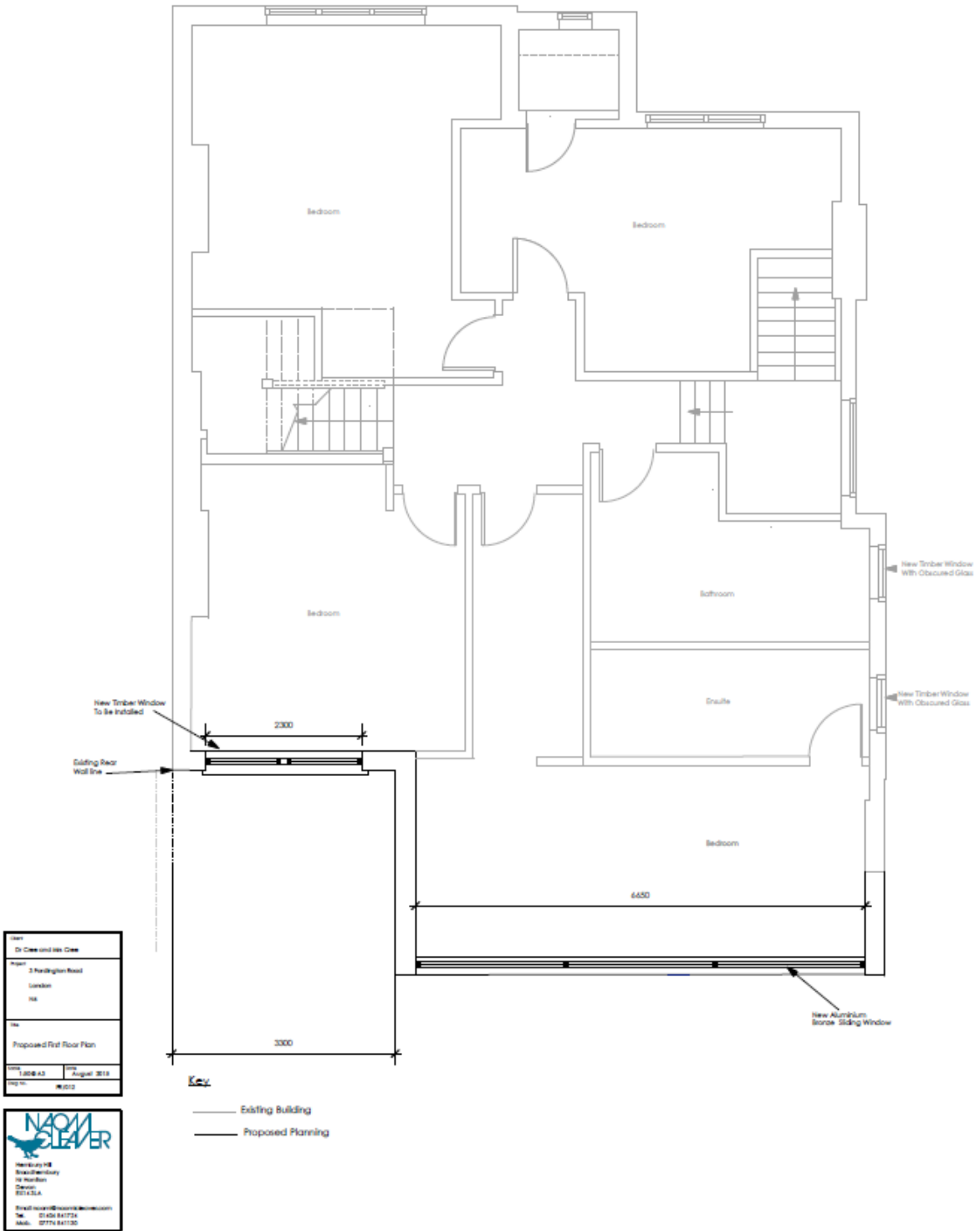
Email: norman@norman-clearer.com
Tel: 01462 861775
Mobile: 0774 861130

Proposed Ground Floor

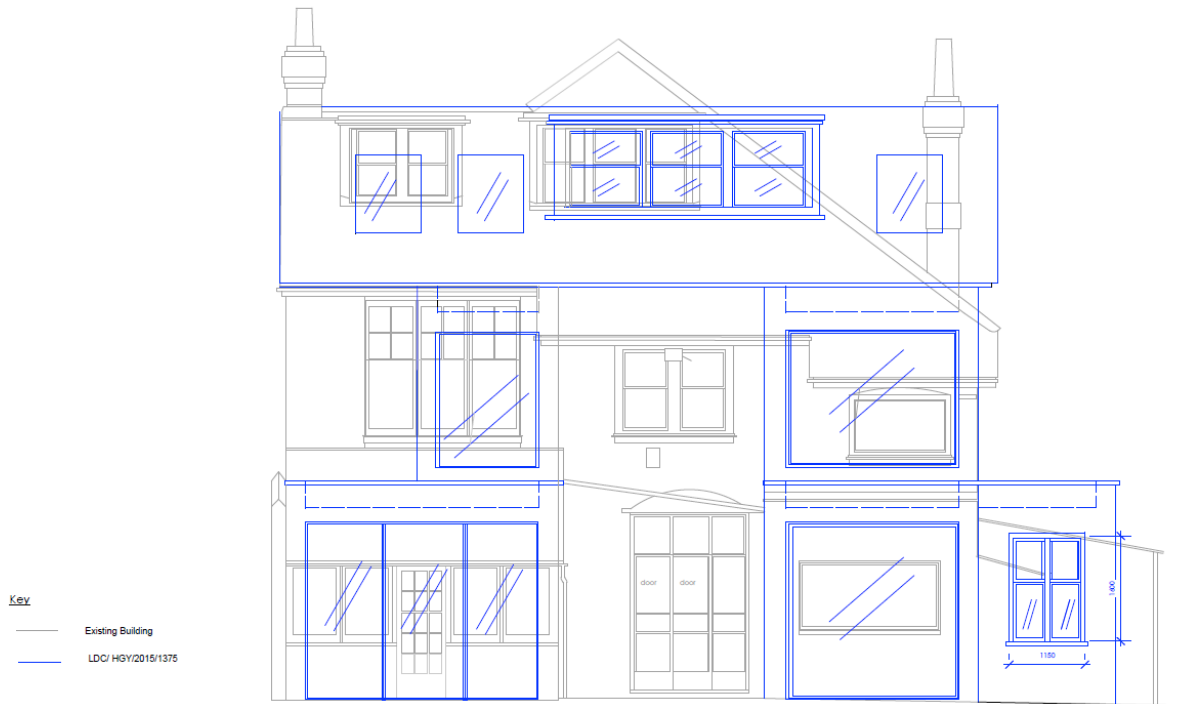


Proposed First Floor

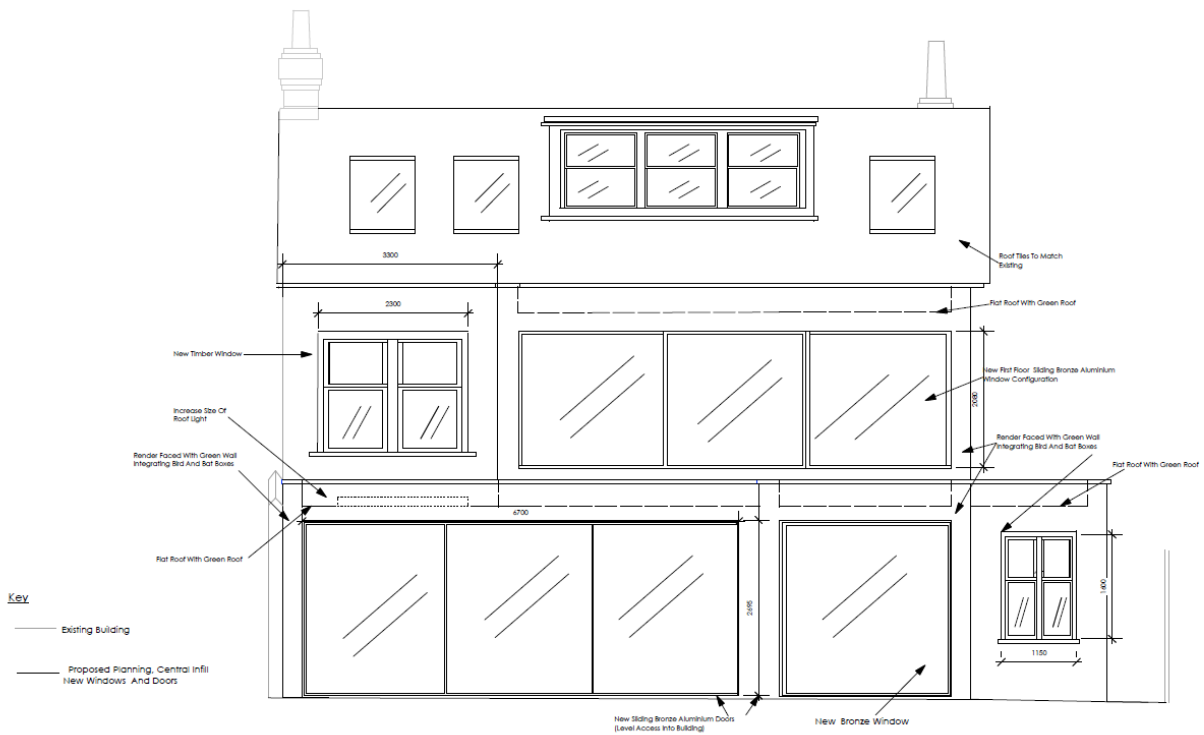
Note
 FOR PLANNING PURPOSES ONLY THIS DRAWING MAY BE SCALED. IF DIGITALLY ISSUED
 END USER TO ENSURE THAT DRAWING IS PRINTED TO PAPER SIZE DIMED IN TITLE BOX WITH NO
 PAGE SCALING APPLIED



Existing Rear Elevation (Showing approved Permitted Development)



Proposed Rear Elevation

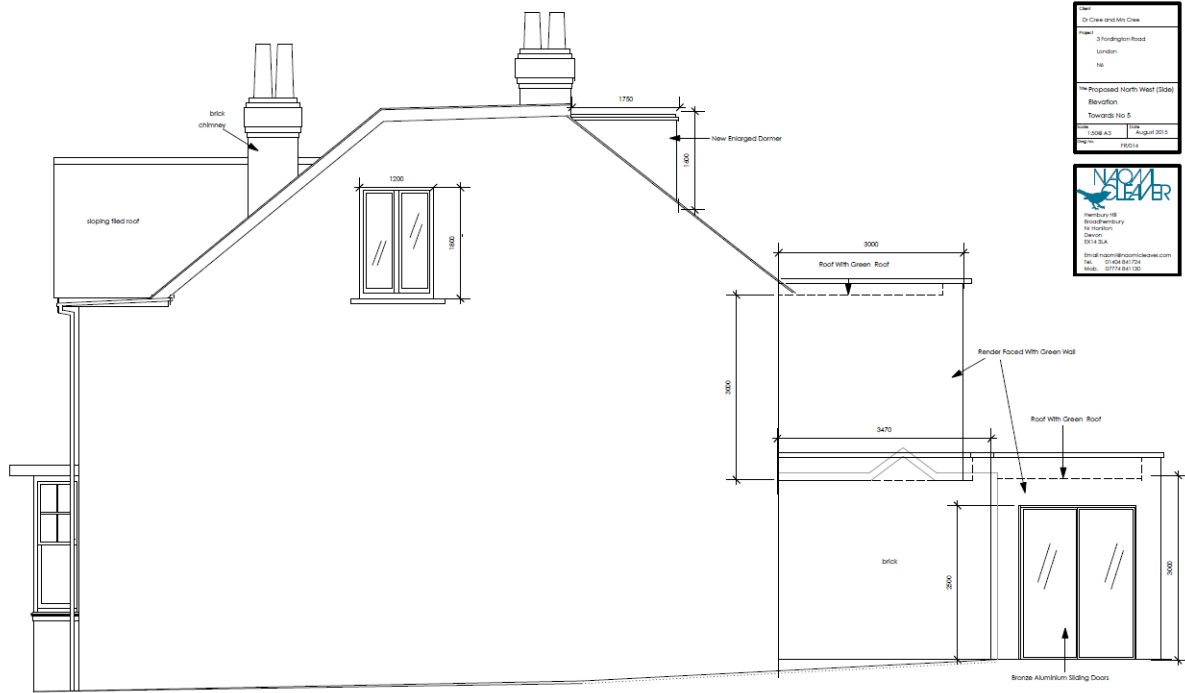



Proposed Side Elevations

East



West



Dr Clark and Mrs Cole	
Project	3 Worthington Road
Location	London
Ref	14
Proposed North West (Side)	
Revision	Towards No 5
Drawn by	14 August 2015
Scale	1:1
Rev	1
	
Membership No: 10027891 No members: Date: 01/08/2015 Email: ncm@ncmclear.com Tel: 0203 641 100 Fax: 0203 641 100	

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;

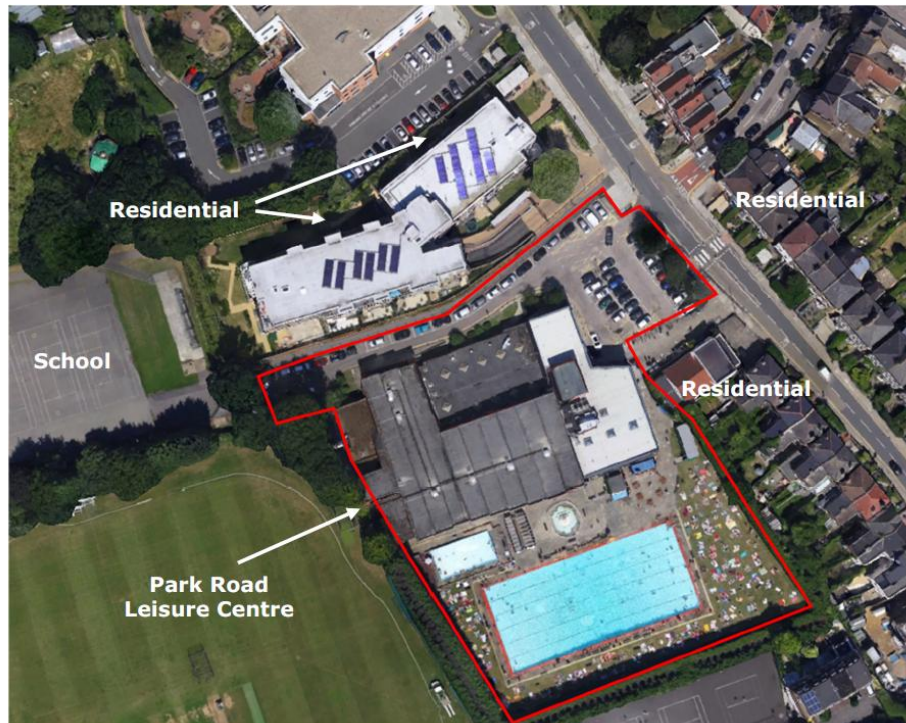
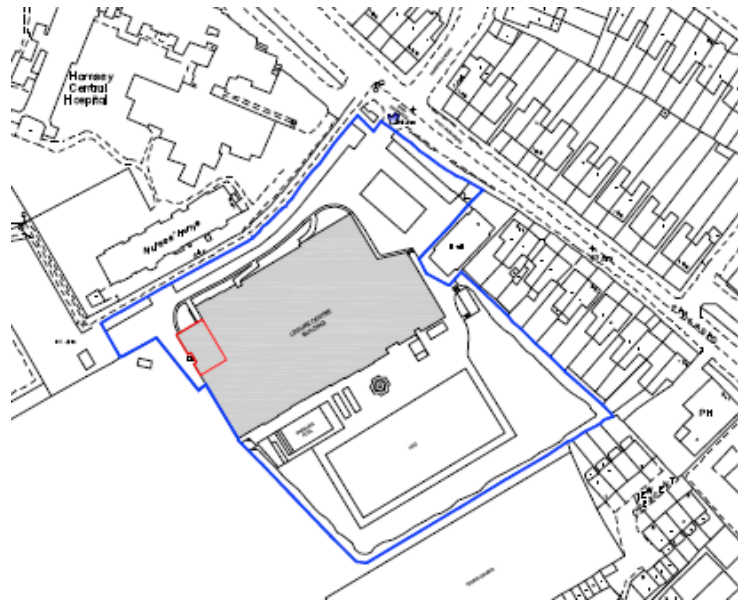
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. Within 3 months of the date of this permission and the installation 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.



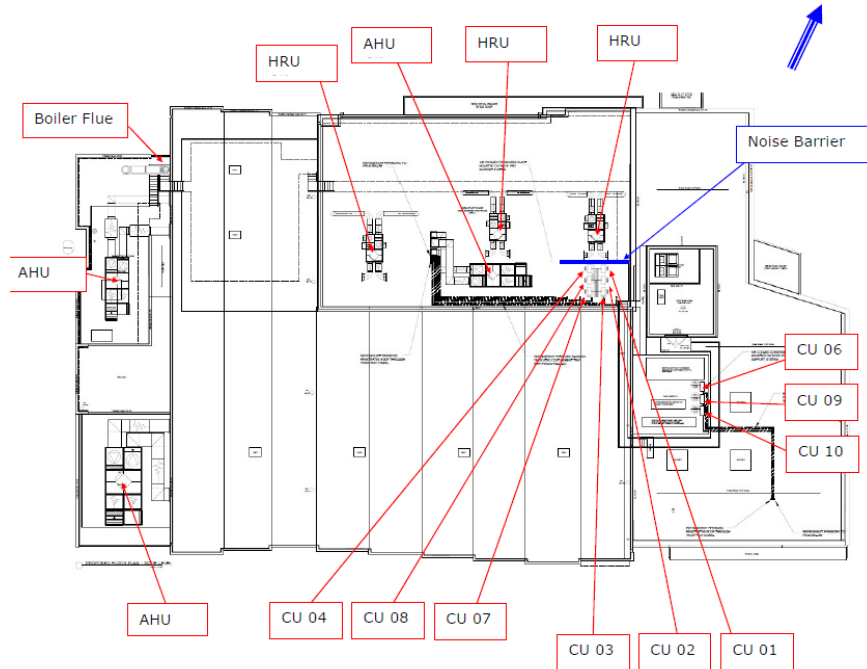
Location of boiler flue



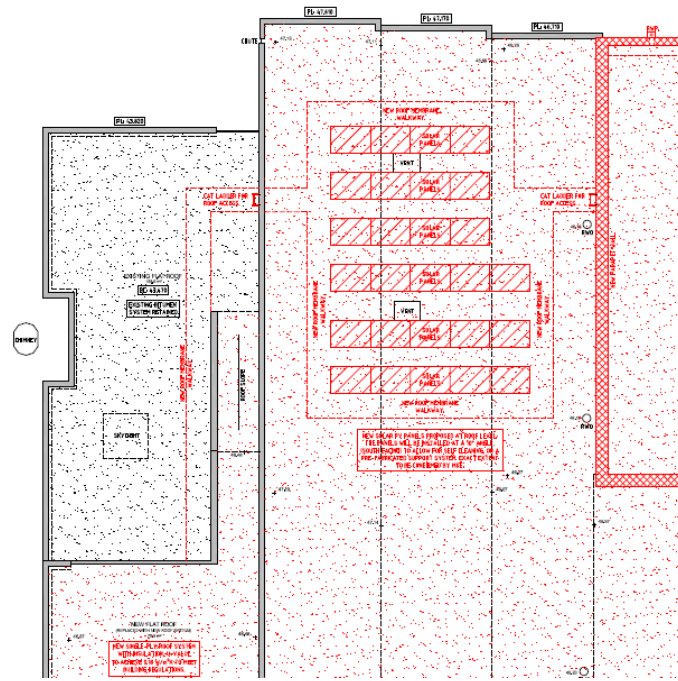
Fuller Court flats



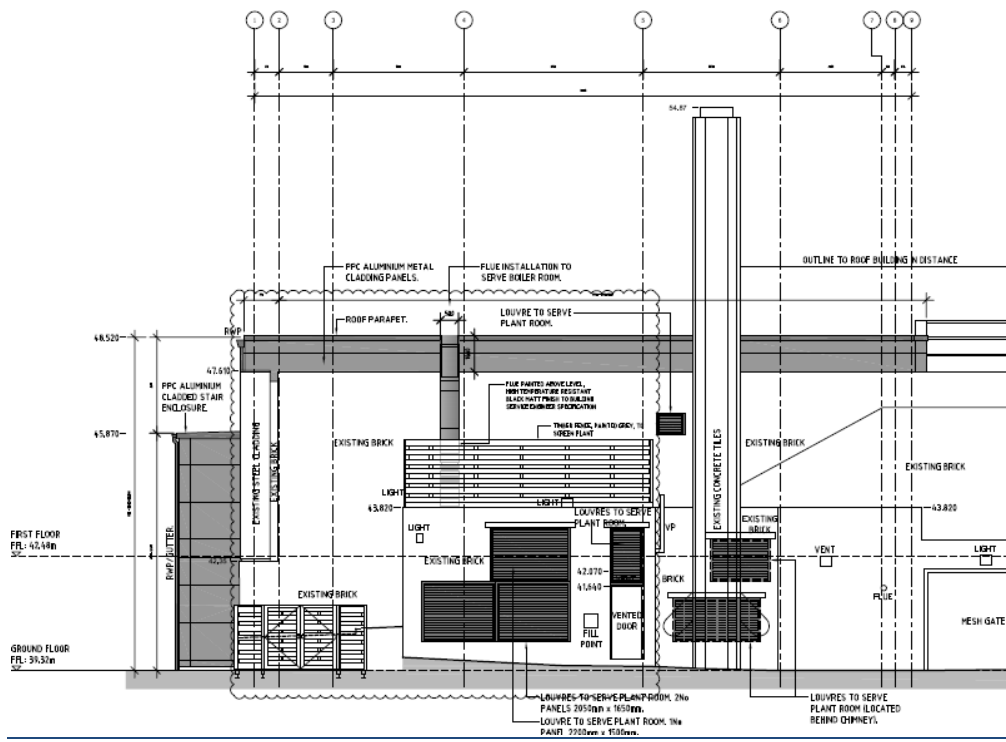
Acoustic louvre to back of plant room



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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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/2650**Ward:** Tottenham Hale**Address:** Site of Former English Abrasives & Chemicals Ltd Marsh Lane N17 0XB**Proposal:** New build refuse facility on existing site and associated outbuildings**Applicant:** Mr Niall Tallis London Borough of Haringey**Ownership:** Council**Case Officer Contact:** Robbie McNaugher**Date received:** 14/09/2015 **Last amended date:** NA**Drawing number of plans:** 2040, 2041, 2042, 2234, 2235, 2236, 2237, 2330, 2331, 2332, 2700, 2726, 2741, 2743, 2900, 2901, 2902, 2903, 2410, 2411, 2726 and 2727

1.1 This application has been brought to committee because the Council is the landowner and applicant and the proposal is major development.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal provides a modern employment use on the site and will release land for the regeneration of Tottenham Hale
- The proposal provides a sustainable, high quality functional design
- The level of parking is acceptable and the proposal would not impact on highway safety
- The proposal is acceptable in terms of flood risk and drainage
- The proposal complies with London Plan sustainability policy and would enhance biodiversity

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 subject to 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 submitted for approval
- 4) Construction management plan
- 5) Highway works
- 6) Travel Plan
- 7) Cycle parking
- 8) Electric vehicles
- 9) Biodiversity mitigation
- 10) Solar PV
- 11) BREEAM
- 12) Green/brown roofs
- 13) Landscaping
- 14) Boiler emissions
- 15) Air quality
- 16) Considerate contractors
- 17) Nitrogen dioxide levels
- 18) Contaminated land 1
- 19) Contaminated land 2
- 20) Source protection zone
- 21) Verification report
- 22) Contamination monitoring and maintenance
- 23) Contamination not previously identified
- 24) No infiltration
- 25) Foundation designs
- 26) Flood Risk Management Plan
- 27) London Underground safeguarding
- 28) Detailed surface water drainage scheme
- 29) Lighting

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Street Numbering
- 5) Sprinklers
- 6) Thames water 1
- 7) Thames water 2
- 8) Thames water 3
- 9) Thames water 4
- 10) Thames water 5
- 11) Verification report
- 12) Asbestos

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

APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.2 This is an application for a new build refuse facility to replace the existing depot facilities at Ashley Road. This would consist of a building containing a double storey workshop and offices, salt store, refueling and washing facilities, storage and a parking area on permeable paving. The building would be finished in aluminium cladding with a continuous band of engineering brick at plinth level. There building would be 2 storeys with a green and brown roof and solar pv. The proposal would provide parking spaces for 53 HGVs, 26 SGVs, 29 LGVs and 56 staff spaces 3 of which would be accesible. Construction would take place in 2 phases. The first phase of the proposal would release land for the Sports Facilities proposed as part of the existing Harris Academy on the site of the former Lea Valley Techno Park with the second phase following later.

3.1.3 The proposal would remove all of the trees on the site and provide replacement landscaping at various points on the site. There would be 2 access points on Marsh lane for access and egress and an emergency access onto Watermead Way. The proposal would upgrade the existing public footpath to the west of the site.

3.2 Site and Surroundings

3.2.1 The application site lies between Marsh lane to the east and the A1055 (Watermead Way) dual-carriageway to the west. The size of the site is 1.8746 hectares. The site is enclosed on its North-West and South-West sides by The Northumberland Park LRT Depot which is the service and storage area for trains on the Victoria line. On its North-East boundary sits the Go Ahead London Northumberland Park Bus Depot, and finally on its South-Eastern edge Watermead Way. A public footpath runs the full length of the western boundary connecting Watermead Way and Marsh Lane.

3.2.2 Part of the site is currently used for overspill parking for the neighbouring Go Ahead Bus Depot. The site was previously occupied by a number of factory and store buildings with large areas of parking hard standing. With the exception of a small electrical sub-station to the north west corner of the site, all of the original buildings and a majority of the hard standings have been demolished, broken up and either removed from site or spread across the site. The site is predominately level except for a number of bunded lines of hardcore rubble, formed inside the Marsh Lane and Watermead Way boundaries. There are 3 semi-mature trees on the eastern boundary of the site and 1 on the eastern boundary.

3.2.3 The site lies within Flood Zone 2 defined as having a high probability of flooding, a Source Protection Zone 1, an Area of Archaeological Importance and a Strategic Industrial Location. The eastern edge of the site is within the Lea Valley Regional

Park and adjacent to an ecological Corridor and a Site of Importance for Nature Conservation (SINC)(Borough Grade I) and an area of Green Belt.

3.4 Relevant Planning and Enforcement history

3.4.1 A previous application for a similar use on the site was not determined as the Council did not wish to take the proposal forward-

HGY/2010/0048 - Demolition of existing industrial buildings and car parking areas, and redevelopment of site to create a new municipal depot for the London Borough of Haringey, including vehicle workshops with associated storage, security office, dog kennel, salt store, staff changing and muster facilities, offices and recycling centre, as well as operational, staff and public vehicle parking.

3.4.2 The application is subject to a Planning Performance Agreement (PPA) and a number of pre-application meetings have been held.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Arboriculturalist
LBH EHS - Noise & Pollution
LBH Flood and Surface Water
LBH Waste Management
LBH Parks
LBH Nature Conservation
LBH Economic Development
LBH Building Control
LBH EHS - Contaminated Land
LBH Transportation Group
LBH Food & Hygiene
Network Rail
London Wildlife Trust
London Fire Brigade
Lee Valley Regional Park Authority
Designing Out Crime Officer
National Rivers Authority
Health & Safety
Friends Of Tottenham Marshes
Transport For London
Friends Of The Earth
Environment Agency
London Underground Floor
Natural England
North London Waste Authority

Tree Trust For Haringey
Canal & River Trust
L. B. Waltham Forest
Thames Water Utilities
Greater London Archaeology Advisory Service

The following responses were received:

Internal:

- 1) Transportation

No objections subject to conditions

- 2) Flood and Surface Water

- 3) EH Pollution

No objections subject to conditions

- 4) Nature Conservation Officer

No objections subject to a condition to ensure light spill is minimised.

- 5) Carbon Management

No objections subject to conditions

- 6) Head of Emergency Planning and Business Continuity

No objections subject to conditions.

- 7) Waste Management

No objections

External:

- 8) The Environment Agency

No objections on Flood Risk

We recommend that finished floor levels for the proposed development are set as high as is practically possible, ideally 300mm above the 1 in 100 chance in any year including an allowance for climate change flood level, OR, where this is not practical, flood resilience / resistance measures are incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level.

9) Natural England

No comments received.

10) London Wildlife Trust

No comments received.

11) London Fire Brigade

Is satisfied with the proposals.

12) Lee Valley Regional Park Authority

No objection to the proposed scheme

The design of the layout is acceptable. The inclusion of the path is welcomed.

13) The Greater London Archaeological Advisory Service

No objections

14) Thames Water

No objections subject to informatives

15) London Underground

No objections

16) Network Rail

No objections

17) Designing out Crime Officer

No objections

18) North London Waste Authority

No comments received.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

29 Neighbouring properties
1 Residents Association
6 site notices were erected close to the site

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: 2
Objecting: 0
Supporting: 0
Others: 2

5.3 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Queries relating to existing recycling centre
- Comments around sustainability measures

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Design
3. Parking and highway safety
4. Flood risk
5. Drainage
6. Energy and sustainability
7. Biodiversity and Trees

6.2 Principle of the development

6.2.1 The site is within a designated Strategic Industrial Location where as set out in Local Plan Policy SP8 the Council will protect B uses, support local employment and regeneration aims and contribute to a diverse north London economy including the need to promote green/waste industries. Saved UDP Policy EMP4 requires that the redevelopment or re-use of all employment generating land and premises should retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

6.2.2 Draft DM Policy DM37 'Maximising the use of employment land and floorspace' continue this approach and states that proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where they improve and enhance the quality of the environment of the site and business area can demonstrable improvement in the use of the site for employment purposes particularly the contribution to the achievement of economic objectives

and outcomes set out in the Local Plan and the Councils other key plans and strategies.

6.2.3 The principle of a depot use on the site is considered acceptable as it would provide a modern employment use on site with potential for 116 staff on site. It would also facilitate the Council's regeneration aims for the Tottenham Hale area by releasing the existing Ashley Road depot to provide land for the sports facilities proposed as part of the existing Harris Academy on the site of the former Lea Valley Techno Park and the residential development on the remainder of the Ashley Road Depot as part of the district centre framework.

6.3 Design

6.3.1 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.3.2 The existing site detracts from the visual amenity of the area, it is overgrown and the boundary treatment has been poorly maintained. The proposal would provide a comprehensive development of the site which although largely functional in design would significantly improve the appearance of the site. The development would consist of a single large building on the eastern part of the site and a large canopy further west with several smaller buildings across the site. The main building would accommodate two functions with offices and a workshop area. The building would be finished in aluminium cladding with a continuous band of engineering brick at plinth level. The building accommodates the 2 functions in one utilitarian but simple and functional structure. It would address Watermead way giving the site a street presence and reflect the surrounding utilitarian buildings, particularly the adjacent London Underground Depot. The canopy would be a simple functional structure and the ancillary buildings would not be highly visible in the area.

6.3.3 The proposal would include a large area of green and brown roof and landscaping of the site. There will be a 3 m high perimeter anti-climb fence around the site which will improve the appearance of the site boundaries while providing site security. The Met Policy Designing Out Crime Officer supports the proposal. The building would be fully accessible with level access and 2 lifts.

6.3.4 Overall the proposal is considered to successfully respond to its context and provide a high quality functional building which will enhance the visual amenity of the area.

6.4 Parking and highway safety

6.4.1 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. This approach is continued in draft DM Policies DM31 and DM32.

6.4.2 The Council's Transportation Team has been consulted and advises that the site has a public transport accessibility of 2 (0 being the worst and 6b being the best). There are four (4) bus routes operating within the vicinity of the site. The frequencies of buses on the routes serving the site range from 4 to 12 vehicles per hour. The nearest bus stop is approximately 480m from the site in Northumberland Park. The closest rail station is Northumberland Park BR Station, which is approx. 400m from the site. The train service is a low-frequency service by London standards.

6.4.3 They note that although the PTAL rating of the site is classified as poor, the buses operating in the vicinity of the site provide good connectivity to nearby stations, such as Tottenham Hale and White Hart Lane rail stations. The site is therefore considered to have good bus accessibility.

6.3.4 Marsh Lane runs north-south for approx. 250m from its junction with Marigold Road to the site access. The width of the carriageway in Marsh Lane varies from 8m (adjacent to junction with Marigold Road) to 5.5m in the vicinity of the site entrance. Marsh Lane is subject to parking restrictions (double yellow lines) along its entire length. Kerbside parking in Marsh Lane is prohibited by the current traffic management orders. There is a continuous footway running along the east side of Marsh Lane, providing a pedestrian link to Marigold Road.

6.3.5 They also note that Marsh Lane and adjoining roads are included in the Tottenham Event Day CPZ (controlled parking zone) with controls operating on match days Monday to Friday 5:00PM – 8:30PM, Saturday/Sunday and bank holidays from Noon (12PM) – 4:30PM. In terms of parking provision the development includes a total of 164 parking spaces, which consists of: 24 LGV spaces; 58 HGV spaces including salt vehicles; 26 small vehicle spaces; and 56 staff car parking spaces. The proposal includes disabled car parking provision.

6.3.6 The Council's parking standards are set out in Appendix 1 of UDP 2006 (Saved March 2013). Saved UDP Policy M10 states that "development proposals will be assessed against the parking standards set out in Appendix 1. Proposals that do

not meet these standards will not normally be permitted.” However the policy further states that “parking requirement will be assessed on an individual basis and as part of a Transport Assessment in cases where this is deemed necessary according to Policy UD1.” Draft DM Policy DM 32 ‘Parking’ continues this approach and states that the Council will support proposals for new development with limited or no on-site parking.

- 6.3.7 The level of car parking under the proposal exceeds the maxima set out in Appendix 1. However, the proposal provides broadly the same level of car parking as the existing Ashley Road depot. Transport officers accept that this level of car parking is necessary to maintain the efficiency of the service. Moreover, the increase in the number of LGVs, HGVs and small vehicle parking spaces, within the overall parking provision is supported, and assumed to be necessary to improve operations at the facility. The London Plan (FALP, 2015) Policy 6.13 (supporting paragraph 6.48) recognises that operational parking is essential under some developments, to allow the developments to function. On the basis that the proposal relocates an existing service and retains the existing ‘operational’ parking, and is considered to be broadly consistent with policy, transport officers support the parking provision. The layout of the car park is considered to be acceptable.
- 6.3.8 London Plan Policy 6.13 provides that development should include electric vehicle (EV) charging points to encourage the uptake of electric vehicles. The policy requirement for EV charging points is 1 in 5 spaces (20%), with a minimum of 10% active and 10% passive. If this requirement were applied to the overall parking provision of 164 spaces, a minimum of 32 EV charging points (16 active and 16 passive) would be required. It is important to note that a large proportion (82 spaces) of the parking spaces is provided for HGVs and LGVs. These vehicles are not fuelled by electricity and it is therefore proposed that these spaces be exempt from this requirement. The remaining 82 parking spaces consist of small vehicle spaces and staff parking spaces – 26 and 56 parking spaces respectively. A provision of 16 EV charging points (8 active and 8 passive) would satisfy the London Plan requirements.
- 6.3.9 The information in the Transport Statement provides that 24 cycle parking spaces will be provided. The site layout plan contains three (3) sheltered cycle parking areas. The cycle parking provision exceeds the recommendations of the London Plan (FALP, 2015), which seeks a minimum overall provision of 15 cycle parking spaces (1 per 250sqm long-stay and 1 per 1,000sqm short-stay). The applicant will be required to increase the cycle parking provision should demand exceed the initial cycle parking provision. The level of cycle parking provision will be informed by the mode share for cycling observed in the annual travel surveys and the Travel Plan targets.
- 6.3.10 Vehicle access is provided via two (2) crossovers to facilitate one-way traffic movement through the site. The proposal retains the existing vehicle access,

which will serve as vehicle egress under the proposal. The north access is a new access. Vehicles will access the site via the north access and exit via the south (existing) access. The proposed traffic management arrangement is supported. This arrangement should minimise congestion in Marsh Lane, which might otherwise arise from vehicles waiting in Marsh Lane to give way to vehicles leaving the site.

6.3.11 It should be noted that there is a proposal to widen the carriageway in Marsh Lane. The proposed highway scheme encompasses widening the carriageway to 7.0m and provision of dropped kerb. The proposed widening will minimise congestion and improve pedestrian access along Marsh Lane. The scheme is welcomed by transport officers and is considered to be 'desirable' but not essential for the development to function. The proposed access and internal traffic management arrangements are also supported from the viewpoint of pedestrians and cyclists. Provision of a separate pedestrian access gate and segregated internal pedestrian paths will minimise pedestrian-vehicle conflicts within the site. Transport officers are satisfied with the steps taken by the applicant to create a safe pedestrian environment within the site. The new access must be constructed to the Council's standards, and any costs associated with the construction of the new vehicle access and modification of the existing access must be borne by the applicant.

6.3.12 The provision of a new emergency vehicle access and egress in Watermead Way has been considered. This new vehicles access is provided for emergency use only in the event that Marsh Lane is blocked. The Design & Access Statement briefly mentions the access but the Transport Assessment does not include any details on it. There is no objection to the principle of introducing a vehicle access in Watermead Way, for emergency use only. However, the emergency vehicle access in Watermead Way is subject to approval of an acceptable design by the Council's Highway Engineer's, and the cost of constructing this access being met by the applicant (as part of the s.278 works/payment). The only concern regarding this is access is the potential for it to be used by vehicles outside of emergencies, and consequently impacting unduly on traffic in Watermead Way. The applicant will need to ensure that adequate management is put in place to ensure that this does not happen.

6.3.13 There is a proposal to close the existing level crossing in Garman Road permanently. This proposal is likely to be implemented before the proposed depot becomes operational. The closure of this level crossing would mean that Marigold Road becomes the only access point for vehicles accessing the depots in Marsh Lane. This is likely to create an increase, albeit small, in the vehicles movement along Marigold Road.

6.3.14 Transport officers note that the current parking bays along Marigold Road are a hindrance to traffic. The width of the carriageway between the parking bays on Marigold Road can accommodate only one (1) HGV at a time. Given an expected

increase in HGV volume, it is recommended that the existing parking in Marigold Road be revised in order to ensure that two HGVs travelling in opposing directions can pass each other. The Council's Parking Services were consulted on the proposal and agreed with the principle of removing/modifying the existing parking in Marigold Road; subject to the prescribed procedure for amending the traffic management order and agreement by the applicant to pick up the cost of the TMO amendments.

- 6.3.15 The Transport Assessment includes a trip generation analysis which assesses the impact of the development on the adjoining road network. It should be noted that the development essentially consists of relocation of an existing service at Ashley Road. The TA includes data obtained from an ATC survey at the Ashley Road site to derive the trip generation data for the existing Ashley Road site, which is expected to be the same as the proposed site.
- 6.3.16 The results of the ATC survey at the Ashley Road site shows an average inbound and outbound vehicle movement of 555 and 581 vehicles, respectively, over a 24 hour period. The highest observed inbound vehicle movements were during the hours of 05:00-06:00 and 13:00-14:00 with 60 and 58 vehicles respectively. The highest observed outbound vehicle movements during the hours of 06:00-07:00 and 13:00-14:00 with 72 and 57 vehicle movements respectively. This suggests that the development peaks will be outside of the peak traffic periods. The TA assessed the impacts of the development on the following adjoining junctions: Watermead Way/ Marigold Road Signal Junction and Marsh Lane/ Marigold Priority Junction. The junction capacity assessment was done using the following traffic modelling software: LinSig for the signal junction and PICADY for the priority junctions. The junctions were modelled with background traffic flows for the 2015 and 2020 scenarios; and the 2020 assessment (with development) scenario.
- 6.3.17 The analyses of the junctions found that both junctions currently operate within capacity and that the operational capacity of the junction will not be adversely impacted by the development traffic. By comparison the analysis illustrates that the baseline 2015 practical reserve capacity for Watermead Way/ Marigold Road Signal Junction is 53% and 46% during the AM and PM peaks respectively. The practical reserve capacity under the 2020 assessment (with development) scenario finds that the reserve capacity for the junction will be 42% and 30% for the AM and PM peaks respectively. The results for Marsh Lane/ Marigold Junction demonstrate that this junction will not be seriously impacted by the development. This junction currently operates within capacity and will not be seriously affected by the development traffic. Based on the analyses of the adjoining junctions presented in the TA it can be concluded that the development will not adversely affect the operation of the adjoining road network.
- 6.3.18 The planning application is accompanied by a framework travel plan (FTP), which outlines the aims and objectives of the travel plan and proposes targets and

measures to achieve these aims and objectives. The FTP contains information on the local public transport, walking and cycle provisions, which will be used to formulate the Travel Plan (TP) targets and measures. It should be noted that the FTP does not present targets and measures specific to the site. These will be set out in the travel plan. The applicant is therefore required to develop a full travel plan which must be submitted to the Council for its approval and be in place on operation of the development.

- 6.3.19 In summary, the development is considered to be satisfactory in transport terms. The site has poor public transport accessibility rating because it is outside of the walking catchment of underground and rail stations. However, the site can be easily accessed by the bus routes operating in the vicinity. The level of parking is acceptable and complies with policy (London Plan 6.13; UDP Policy M10). The trip generation analysis found that the adjoining road network will not be severely impacted by the development. The access arrangements are supported and should minimise congestion in Marsh Lane. A revision to the current CPZ parking in Marigold Road is required, in order to minimise traffic congestion in Marigold Road. The proposed widening of the carriageway in Marsh Lane is supported but it is not necessitated by the development. The provisions for pedestrians and cyclists are acceptable. Transport officers support the development subject to the planning conditions.

6.5 Flood Risk

- 6.5.1 The site lies within Flood Zone 2 defined by the Environment Agency as having a medium probability of flooding. The NPPF, London Plan Policy 5.12, Local Plan SP5 and draft DM Policy DM24 advise that the Council will only consider development appropriate in areas at risk of flooding where accompanied by a site-specific flood risk assessment. The NPPF Technical Guidance identifies the proposal as 'more vulnerable' which is appropriate in Flood Zone 2 and a site-specific flood risk assessment (FRA) has been provided. The Environment Agency has reviewed the FRA and raises no objections
- 6.5.2 Paragraph 103 of the NPPF advises that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, (informed by a site-specific flood risk assessment) following the Sequential Test, and if required the Exception Test, it can be demonstrated that within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location and development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

- 6.5.3 Paragraph 3.1.15 of Local Plan Policy SP1 states that the sites within the Tottenham Hale Growth Area have undergone the Sequential Test (and where necessary the Exception Test) in accordance with Planning Policy Statement 25 (which has been superseded by the NPPF). This has ensured that there are no alternative sites of lower flood risk where the development can be located. This is in accordance with Paragraph 104 of the NPPF which states that *“for individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test”*. Therefore subject to appropriate flood resilience and resistance the proposal is considered acceptable in terms of flood risk.
- 6.5.4 In this respect the Environment Agency recommend that finished floor levels for the proposed development are set as high as is practically possible, ideally 300mm above the 1 in 100 chance in any year including an allowance for climate change flood level, or, where this is not practical, flood resilience / resistance measures are incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level to protect the proposed development from flooding.
- 6.5.5 The applicant has demonstrated that the modelled 1 in 100 year (1%), 1 in 100 year + 20% Climate Change (1% + CC) and 1 in 1000 year (0.1%) flood levels remain below the finished floor level of the building and adjoining ground levels and therefore the proposed floor levels are considered acceptable to provide an appropriately flood resilient and resistant proposal.
- 8.6.5 With regard to evacuation arrangements the Council’s Head of Emergency Planning and Business Continuity has requested that prior to occupation the applicant provides a Flood Risk Management Plan for the site, this has been secured by a condition.
- 8.6.6 Therefore overall the proposal is considered acceptable within Flood Zone 3 and would comply with the sequential and exception tests. The proposal will be appropriately flood resilient and resistant, including by emergency planning. The proposal therefore complies with Local Plan SP5 London Plan Policy 5.12 the NPPF.

6.6 Drainage

- 6.6.1 London Plan (2011) Policy 5.13 'Sustainable drainage', Local Plan (2013) Policy SP5 'Water Management and Flooding' and draft DM Policy DM24 require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:
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
 7. discharge rainwater to the combined sewer.
- 6.6.2 National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- 6.6.3 The applicant has provided a detailed drainage strategy and the proposal has incorporated infiltration and storage techniques including large areas of permeable paving, green and brown roofs and swales to attenuate water within the site. The Council's Drainage Engineers have reviewed the strategy and subject to further details of the maintenance and management they consider the approach to acceptable. This can be conditioned.
- 6.6.4 The site is located within a Source Protection Zone 1 where there is a risk of pollution to controlled waters. In this respect NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution.
- 6.6.5 The Environment Agency has therefore requested a Preliminary Risk Assessment and several conditions to protect groundwater quality. The applicant's drainage proposals have been design to ensure that groundwater is protected and the conditions set out by the EA have been attached.

6.7 Energy and Sustainability

- 6.7.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, Local Plan Policy SP4 and draft DM Policy DM21 set out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. Local Plan Policy SP4 requires all new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent”.
- 6.7.2 The applicant has submitted a BREEAM pre-assessment which demonstrates the new development (59.82%) will provisionally achieve a BREEAM rating of ‘Very Good (min. 55%)’. A condition will be attached to ensure that prior to occupation the applicant provides a final Certificate to certify that BREEAM ‘very good has’ been achieved.
- 6.7.3 London Plan Policy 5.2 requires all new non-domestic buildings to provide a 35% reduction in carbon emissions. The applicant has submitted an energy statements which states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand followed by the incorporation of low energy lighting and efficient systems before the incorporation of decentralised and renewable technologies. The proposal has been designed by following this hierarchy and would incorporate some 300 sq.m of solar PV panels which would meet the carbon reduction target. A condition will be attached to ensure that these are provided prior to occupation.

6.8 Biodiversity and Trees

- 6.8.1 The eastern edge of the site is within the Lea Valley Regional Park and adjacent to an ecological Corridor and a Site of Importance for Nature Conservation (SINC) (Borough Grade I). London Plan Policy 7.19, Local Plan Policy SP13 and draft DM Policy DM19 require that where possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs).
- 6.8.2 The applicant has provided a Phase 1 habitat survey and found the site to be of low ecological value. However, it was highlighted that the clearance of any mature vegetation should be carried out outside of bird nesting season or under the supervision of an ecologist. To provide a net gain in biodiversity the survey recommends that the design should incorporate two Schwegler 1B bird boxes and one Schwegler 1SP sparrow terrace. These mitigations and enhancements should lead to a net gain in biodiversity in accordance with the above policies and will be dealt with through a condition.

- 6.8.3 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.
- 6.8.4 The proposal would involve the removal of 4 existing trees on the site 2 are category B1 and 2 are category C1. These trees make some contribution to the landscape of the area but must be removed to provide the proposed layout. The proposal includes several areas of landscaping to mitigate this loss of trees and improve landscaping within the Lee Valley Regional Park and drainage within the site. There would be areas of wildflower-rich turf, grass, hedging and 6 trees. The scale and location of the proposed landscaping would be of greater amenity and ecological value so would improve the landscape character of the area including the Lee Valley Regional Park in accordance with Policy OS17.

6.9 Contaminated Land and Air quality

- 6.9.1 Saved Policy ENV1 and draft DM Policy DM32 require development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors.
- 6.9.2 The applicant has submitted a Contaminated Land Assessment, The Council's Environmental Health Pollution Officer raises no objections subject to conditions. As noted above the drainage has been design to prevent an impact on the surrounding ground or surface water.
- 6.9.3 The site is close to a main road of air pollution concern (Watermead Way) a major route into London for which both monitoring and modelling indicates exceedences of the Government's air quality objectives for nitrogen dioxide (NO₂) and PM_{2.5}. In this respect draft DM Policy DM23 requires development to improve or mitigate its impact on air quality in the Borough and The London Plan, Policy 7.14 states that new development should:
- minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans
 - promote sustainable design and construction to reduce emissions from the demolition and construction of buildings;
 - be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as air quality management areas (AQMAs)).

- Ensure that where provision needs to be made to reduce emission from a development, this is usually made on-site.

6.9.4 The proposal includes green and brown roofs and areas of landscaping which will assist in improving air quality in the area. A proportion of the energy for the site would be provided from solar panels however there would be 2 gas boilers proposed. A condition has been attached to ensure these are low NO2.

6.9.5 In terms of the construction process an air quality and dust management plan (AQDMP), detailing the management of demolition and construction dust and controls of the emissions of construction vehicles can also be conditioned to ensure that the proposal does not have a material impact on air quality. Overall the proposal is considered acceptable in this respect.

6.10 Archaeology

6.10.1 London Policy 7.8 states that “development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site’s archaeology” and UDP Policy CSV8 and draft DM Policy DM9 restrict developments if it would adversely affect areas of archaeological importance.

6.10.2 The Greater London Archaeological Advisory Service (GLAAS) has been consulted and raise no objections to the proposal.

6.11 Impact on the amenity of adjoining occupiers

6.11.1 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 ‘Delivering High Quality Design’ continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.11.2 The nearest residential properties are some 140 metres to the west of the site and the access road to the site is not shared with residential dwellings. Therefore it is considered that the proposal would not impact on neighbouring amenity.

6.12 Conclusion

6.12.1 The principle of a depot use on the site is considered acceptable as it would provide a modern employment use and also facilitate the Council’s regeneration aims for the Tottenham Hale area. The proposal would provide a sustainable, high quality and functional design which would enhance the visual amenity of the

area. The level of parking is acceptable and the proposal would not impact on highway safety. The proposal is acceptable in terms of flood risk and drainage. The proposal complies with London Plan sustainability policy and would enhance biodiversity and improved landscaping would mitigate for the loss of existing trees. The proposal is acceptable in terms of air quality and contamination. There would be no impact on neighbouring amenity of archaeology.

6.12.2 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 Based on the information given on the plans, the Mayoral CIL charge will be £105,980 (3,028 sqm x £35) and the Haringey CIL charge will be £0 (This type of development is 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.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and informatives as set out below

Applicant's drawing No.(s) 2040, 2041, 2042, 2234, 2235, 2236, 2237, 2330, 2331, 2332, 2700, 2726, 2741, 2743, 2900, 2901, 2902, 2903, 2410, 2411, 2726 and 2727

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:

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. Prior to the commencement of construction works a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted for the local authority's approval. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians in the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: 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.

5. Phase 2 (as set out on plan no. 2743 PL2) of the development shall not be occupied until any essential highways works are complete, the highway works might include, but are not limited to, alterations to the existing carriageway in Marsh Lane (in accordance with the LB Haringey proposed widening scheme for Marsh Lane), footway renewal or construction, access to the Highway (including Watermead Way), amendments to the existing Traffic Management Orders (TMOs) in Marsh Lane and Marigold Road. Any essential highway works will be carried out by the Council at the applicant's expense.

Reason: In the interests of maintaining highway safety and providing for the smooth flow of traffic, as well as minimising parking effects.

6. The-development hereby permitted shall not be occupied until such time as a Workplace Travel Plan has been provided to the Council's travel plan co-ordinator and an agreement has been reached to monitor the travel plan initiatives annually (at a cost of £3,000). The approved travel plan shall be implemented prior to first occupation of the development hereby permitted. The developer must submit a travel plan, annually for a period of no less than 5 years.

7. The applicant shall provide cycle storage for the secure parking of 24 bicycles within the site, as shown on the plans hereby approved. The cycle parking hereby approved must be in place before the first occupation of the development.
Reason: to ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in the surrounding streets and towards promoting sustainable travel.

8. Prior to the commencement of phase 2 (as set out on plan no. 2743 PL2) of the development, details of the provision for electric vehicle charging points for 5 vehicles and passive provision for a further 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the premises and retained thereafter in perpetuity.

Reason: To provide facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

9. The development hereby permitted shall be built in accordance with the recommendations of the Phase 1 habitat survey and the proposed biological enhancements installed prior to the occupation of phase 2 of the proposal and retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the adjoining Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

10. The development hereby permitted shall be built in accordance with the approved renewable energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

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

11. Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

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

12. No part of phase 2 (as set out on plan no. 2743 PL2) shall commence until details of a scheme for green and brown roof(s) for the development hereby

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

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

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

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

14. Prior to commencement of the development, details of the 2No. 67kW gas-fired boilers must be submitted to evidence that the units to be installed comply with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for developments in Band B.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction

15. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan

16. Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

17. All plant and machinery to be used at demolition and construction phases 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 prior to the commencement of any works on site.

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 comply with Policy 7.14 of the London Plan and the requirements of the Greater London NRMM LEZ.

18. 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.
 - 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.

19. 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.

20. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4)

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect controlled waters. The site is located in a Source Protection Zone 1 and on a secondary aquifer.

21. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect groundwater.

22. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect groundwater quality. Previous report described in the letter from ESG indicate free phase hydrocarbon contamination is present on the site. A minimum of 3 groundwater monitoring rounds are required to determine groundwater flow direction.

23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons: To protect groundwater. No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.

24. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect groundwater. Infiltrations SUDs/ soakaways that bypass the soil layers are unacceptable they create preferential pathways for contaminants to migrate and cause groundwater pollution.

25. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is not resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater quality. Some piling techniques can cause remobilisation of contaminants and/or cause preferential pathways for contaminants to migrate & pollute groundwater.

26. Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.

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

- provide details on all structures
- accommodate the location of the existing London Underground structures
- there should be no opening windows facing the LU elevation

- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction there of mitigate the effects of noise and vibration arising from the adjoining operations within the structures

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

28. No development shall take place until a detailed surface water drainage scheme for site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied. No building or use hereby permitted shall be occupied until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

29. The proposed development shall not be brought into use until measures to avoid unacceptable lightspill beyond the site perimeter have been provided in and approved in writing by the Local Planning Authority and thereafter retained in perpetuity.

Reason: To ensure that the proposal will make a positive contribution to the protection and enhancement of biodiversity in accordance with London Plan Policy 7.19 and Local Plan Policy SP13.

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 £105,980 (3,028 sqm x £35) and the Haringey CIL charge will be £0 (This type of development is 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: 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: 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:

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: 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: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

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

INFORMATIVE: 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.

INFORMATIVE:

With regard to condition 21 the verification report should be prepared with consideration of the EA guidance:

<https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination> (Note to applicant: the verification report can also support the baseline quality for an Environmental Permit application site condition report).

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	<p><u>Transport Context</u></p> <p>The development site is located in Marsh Lane. The site is currently a vacant site of 1.85 hectares. There are several operational depots in the area, which take access from Marsh Lane. To the south of the development site is a depot that forms part of the Northumberland Park Depot, which is used for storing and servicing London Underground Victoria Line trains. To the north of the site is a depot that is part of the Northumberland Park Depot, which is used for servicing the London Go Ahead Bus Group double-decker fleet.</p> <p>The site has a public transport accessibility of 2 (0 being the worst and 6b being the best). There are four (4) bus routes operating within the vicinity of the site. The frequencies of buses on the routes serving the site range from 4 to 12 vehicles per hour. The nearest bus stop is approximately 480m from the site in Northumberland Park. The closest rail station is Northumberland Park BR Station, which is approx. 400m from the site. The train services vary from 0.33 to 1 train per hour, which is a low-frequency service by London standards.</p> <p>Although the PTAL rating of the site is classified as poor, the buses operating in the vicinity of the site provide good connectivity to nearby stations, such as Tottenham Hale and White Hart Lane rail stations. The site is therefore considered to have good bus accessibility.</p> <p>Marsh Lane runs north-south for approx. 250m from its junction with Marigold Road to the site access. The width of the carriageway</p>	Noted conditions attached.

Stakeholder	Question/Comment	Response
	<p>in Marsh Lane varies from 8m (adjacent to junction with Marigold Road) to 5.5m in the vicinity of the site entrance. Marsh Lane is subject to parking restrictions (double yellow lines) along its entire length. Kerbside parking in Marsh Lane is prohibited by the current traffic management orders. There is a continuous footway running along the east side of Marsh Lane, providing a pedestrian link to Marigold Road.</p> <p>Marsh Lane and adjoining roads are included in the Tottenham Event Day CPZ (controlled parking zone) with controls operating on match days Monday to Friday 5:00PM – 8:30PM, Saturday/Sunday and bank holidays from Noon (12PM) – 4:30PM.</p> <p><u>Description of Development</u> The proposal essentially constitutes the relocation of the existing Haringey Council’s Waste Management services, which currently operates at the Ashley Road depot site, approx. 900m from the proposed Marsh Lane depot site.</p> <p>The Marsh Lane depot site will provide the following facilities: (i) 2,174sqm portal from depot building to house a workshop, a garage and an office; (ii) 540sqm fuel/wash building; (iii) 340sqm salt store; (iv) a parks storage area; (v) a street storage area; (vi) 375sqm site storage area; (vii) a site office which will be located adjacent to the depot building; (viii) parking within the yard to accommodate staff demand and LGVs and HGVs.</p> <p><u>Parking Provision</u> The development includes a total of 164 parking spaces, which consists of: 24 LGV spaces; 58 HGV spaces including salt vehicles; 26 small vehicle spaces; and 56 staff car parking spaces. The proposal includes disabled car parking provision.</p>	

Stakeholder	Question/Comment	Response
	<p>The Council's parking standards are set out in Appendix 1 of UDP 2006 (Saved March 2013). Saved UDP Policy M10 states that "development proposals will be assessed against the parking standards set out in Appendix 1. Proposals that do not meet these standards will not normally be permitted." However the policy further states that "parking requirement will be assessed on an individual basis and as part of a Transport Assessment in cases where this is deemed necessary according to Policy UD1."</p> <p>The level of car parking under the proposal exceeds the maxima set out in Appendix 1. However, the proposal provides broadly the same level of car parking as the existing Ashley Road depot. Transport officers accept that this level of car parking is necessary to maintain the efficiency of the service.</p> <p>Moreover, the increase in the number of LGVs, HGVs and small vehicle parking spaces, within the overall parking provision is supported, and assumed to be necessary to improve operations at the facility. The London Plan (FALP, 2015) Policy 6.13 (supporting paragraph 6.48) recognises that operational parking is essential under some developments, to allow the developments to function.</p> <p>On the basis that the proposal relocates an existing service and retains the existing 'operational' parking, and is considered to be broadly consistent with policy, transport officers support the parking provision. The layout of the car park is considered to be acceptable.</p> <p>London Plan Policy 6.13 provides that development should include electric vehicle (EV) charging points to encourage the uptake of electric vehicles. The policy requirement for EV charging points is 1 in 5 spaces (20%), with a minimum of 10% active and 10% passive.</p>	

Stakeholder	Question/Comment	Response
	<p>If this requirement were applied to the overall parking provision of 164 spaces, a minimum of 32 EV charging points (16 active and 16 passive) would be required. It is important to note that a large proportion (82 spaces) of the parking spaces is provided for HGVs and LGVs. These vehicles are not fuelled by electricity and it is therefore proposed that these spaces be exempt from this requirement. The remaining 82 parking spaces consist of small vehicle spaces and staff parking spaces – 26 and 56 parking spaces respectively. A provision of 16 EV charging points (8 active and 8 passive) would satisfy the London Plan requirements.</p> <p><u>Cycle Parking</u> The information in the Transport Statement provides that 24 cycle parking spaces will be provided. However, the General Site Layout Plan contains three (3) sheltered cycle parking area, providing an overall 24 short-stay and long-stay cycle parking spaces. The cycle parking provision exceeds the recommendations of the London Plan (FALP, 2015), which seeks a minimum overall provision of 15 cycle parking spaces (1 per 250sqm long-stay and 1 per 1,000sqm short-stay). The applicant will be required to increase the cycle parking provision should demand exceed the initial cycle parking provision. The level of cycle parking provision will be informed by the mode share for cycling observed in the annual travel surveys and the Travel Plan targets.</p> <p><u>Access Arrangements</u> Vehicle access is provided via two (2) crossovers to facilitate one-way traffic movement through the site. The proposal retains the existing vehicle access, which will serve as vehicle egress under the proposal. The north access is a new access.</p> <p>Vehicles will access the site via the north access and exit via the</p>	

Stakeholder	Question/Comment	Response
	<p>south (existing) access. The proposed traffic management arrangement is supported. This arrangement should minimise congestion in Marsh Lane, which might otherwise arise from vehicles waiting in Marsh Lane to give way to vehicles leaving the site.</p> <p>It should be noted that there is a proposal to widen the carriageway in Marsh Lane. The proposed highway scheme encompasses widening the carriageway to 7.0m and provision of dropped kerb. The proposed widening will minimise congestion and improve pedestrian access along Marsh Lane. The scheme is welcome by transport officers and is considered to be 'desirable' but not essential for the development to function.</p> <p>The proposed access and internal traffic management arrangements are also supported from the viewpoint of pedestrians and cyclists. Provision of a separate pedestrian access gate and segregated internal pedestrian paths will minimise pedestrian-vehicle conflicts within the site. Transport officers are satisfied with the steps taken by the applicant to create a safe pedestrian environment within the site.</p> <p>The new access must be constructed to the Council's standards, and any costs associated with the construction of the new vehicle access and modification of the existing access must be borne by the applicant.</p> <p>The provision of a new emergency vehicle access and egress in Watermead Way has been considered. This new vehicles access is provided for emergency use only in the event that Marsh Lane is blocked. The Design & Access Statement briefly mentions the access but the Transport Assessment does not include any details</p>	

Stakeholder	Question/Comment	Response
	<p>on it. There is no objection to the principle of introducing a vehicle access in Watermead Way, for emergency use only. However, the emergency vehicle access in Watermead Way is subject to approval of an acceptable design by the Council's Highway Engineer's, and the cost of constructing this access being met by the applicant (as part of the s.278 works/payment). The only concern regarding this is access is the potential for it to be used by vehicles outside of emergencies, and consequently impacting unduly on traffic in Watermead Way. The applicant will need to ensure that adequate management is put in place to ensure that this does not happen.</p> <p><u>Changes to Traffic Management Order</u></p> <p>There is a proposal to close the existing level crossing in Garman Road permanently. This proposal is likely to be implemented before the proposed depot becomes operational. The closure of this level crossing would mean that Marigold Road becomes the only access point for vehicles accessing the depots in Marsh Lane. This is likely to create an increase, albeit small, in the vehicles movement along Marigold Road.</p> <p>Transport officers note that the current parking bays along Marigold Road are a hindrance to traffic. The width of the carriageway between the parking bays on Marigold Road can accommodate only one (1) HGV at a time. Given an expected increase in HGV volume, it is recommended that the existing parking in Marigold Road be revised in order to ensure that two HGVs travelling in opposing directions can pass each other.</p> <p>The Council's Parking Services were consulted on the proposal and agreed with the principle of removing/modifying the existing parking in Marigold Road; subject to the prescribed procedure for amending</p>	

Stakeholder	Question/Comment	Response
	<p>the traffic management order and agreement by the applicant to pick up the cost of the TMO amendments.</p> <p><u>Trip Generation</u> The Transport Assessment includes a trip generation analysis which assesses the impact of the development on the adjoining road network. It should be noted that the development essentially consists of relocation of an existing service at Ashley Road. The TA includes data obtained from an ATC survey at the Ashley Road site to derive the trip generation data for the existing Ashley Road site, which is expected to be the same as the proposed site.</p> <p>The results of the ATC survey at the Ashley Road site shows an average inbound and outbound vehicle movement of 555 and 581 vehicles, respectively, over a 24 hour period. The highest observed inbound vehicle movements were during the hours of 05:00-06:00 and 13:00-14:00 with 60 and 58 vehicles respectively. The highest observed outbound vehicle movements during the hours of 06:00-07:00 and 13:00-14:00 with 72 and 57 vehicle movements respectively. This suggests that the development peaks will be outside of the peak traffic periods.</p> <p>The TA assessed the impacts of the development on the following adjoining junctions: Watermead Way/ Marigold Road Signal Junction and Marsh Lane/ Marigold Priority Junction. The junction capacity assessment was done using the following traffic modeling software: LinSig for the signal junction and PICADY for the priority junctions. The junctions were modeled with background traffic flows for the 2015 and 2020 scenarios; and the 2020 assessment (with development) scenario.</p> <p>The analyses of the junctions found that both junctions currently</p>	

Stakeholder	Question/Comment	Response
	<p>operate within capacity and that the operational capacity of the junction will not be adversely impacted by the development traffic. By comparison the analysis illustrates that the baseline 2015 practical reserve capacity for Watermead Way/ Marigold Road Signal Junction is 53% and 46% during the AM and PM peaks respectively. The practical reserve capacity under the 2020 assessment (with development) scenario finds that the reserve capacity for the junction will be 42% and 30% for the AM and PM peaks respectively. The results for Marsh Lane/ Marigold Junction demonstrate that this junction will not be seriously impacted by the development. This junction currently operates within capacity and will not be seriously affected by the development traffic.</p> <p>Based on the analyses of the adjoining junctions presented in the TA it can be concluded that the development will not adversely affect the operation of the adjoining road network.</p> <p><u>Travel Plan</u> The planning application is accompanied by a Framework Travel Plan (FTP), which outlines the aims and objectives of the travel plan and proposes targets and measures to achieve these aims and objectives. The FTP contains information on the local public transport, walking and cycle provisions, which will be used to formulate the Travel Plan (TP) targets and measures. It should be noted that the FTP does not present targets and measures specific to the site. These will be set out in the Travel Plan. The applicant is therefore required to develop a Full Travel Plan which must be submitted to the Council for its approval and be in place on operation of the development.</p> <p><u>Conclusions</u> In summary, the development is considered to be satisfactory in</p>	

Stakeholder	Question/Comment	Response
	<p>transport terms. The site has poor public transport accessibility rating because it is outside of the walking catchment of underground and rail stations. However, the site can be easily accessed by the bus routes operating in the vicinity. The level of parking is acceptable and complies with policy (London Plan 6.13; UDP Policy M10). The trip generation analysis found that the adjoining road network will not be severely impacted by the development. The access arrangements are supported and should minimise congestion in Marsh Lane. A revision to the current CPZ parking in Marigold Road is required, in order to minimise traffic congestion in Marigold Road. The proposed widening of the carriageway in Marsh Lane is supported but it is not necessitated by the development. The provisions for pedestrians and cyclists are acceptable. Transport officers support the development subject to the planning conditions.</p> <p><u>Planning Conditions/Obligations</u></p> <p>1. Construction Management Plan The owner is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians in the surrounding roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>2. Highway Works The owner is required to pay for any essential highway works. The highway works might include, but is not limited to, alterations to the existing carriageway in Marsh Lane (in accordance with the LB</p>	

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	<p>Haringey proposed widening scheme for Marsh Lane), footway renewal or construction, access to the Highway, (including Watermead Way), amendments to the existing Traffic Management Orders (TMOs) in Marsh Lane and Marigold Road. Any essential highway 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 1300 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied. The highway works must be completed prior to occupation of the development. Unavoidable works required to be undertaken by Statutory Services will not be included in LBH Haringey Estimate or Payment.</p> <p>Reason: In the interests of maintaining highway safety and providing for the smooth flow of traffic, as well as minimising parking effects.</p> <p>3. Travel Plan The owner is required to submit a Workplace Travel Plan to be agreed by the Council's Transport officer towards achieving sustainable travel targets, including the services of a Travel Plan Coordinator. The Travel Plan must be produced prior to an in place on occupation of the development and must be monitored yearly for five (5) years. A contribution of £3,000 towards monitoring by the authority shall be paid by the owner prior to occupation.</p> <p>4. Cycle Parking The owner is required to provide cycle storage for the secure parking of 24 bicycles (or higher if the observed mode share for cycling and targets for cycling in the Travel Plan is greater) within the site, as shown on the plans hereby approved. The cycle parking hereby approved must be in place before the first occupation of the development.</p>	

Stakeholder	Question/Comment	Response
	<p>Reason: to ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in the surrounding streets and towards promoting sustainable travel.</p> <p>5. Electric Vehicle Charging Points</p> <p>Prior to the commencement of the relevant works, details of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the premises and retained thereafter in perpetuity.</p>	
<p>LBH Flood and Surface Water</p>	<p>I can confirm that in principal we are in support of the outline design proposals, volume and flow control and discharge rates as proposed in the drainage strategy for the site.</p> <p>It should be noted we will still require sight and agreement on some outstanding detail, namely but not inclusively, the intensive green roof, the orifice design, the reference to pumps and attenuation tanks, the final outfall points and invert levels and others as per the discussion as they become relevant.</p> <p>Conditions to cover the above should be worded along the lines of the following, including the usual LPA sustainable drainage conditions.</p> <p>1) No development shall take place until a detailed surface water drainage scheme for Site, which is based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site</p>	<p>Noted, condition attached.</p>

Stakeholder	Question/Comment	Response
	<p>following the corresponding rainfall event. The scheme shall include details of its maintenance and management after completion and shall subsequently be implemented in accordance with the approved details before the development on Site is occupied.</p> <p>Explanation: Mechanism for the detailed drainage proposals to be approved as the scheme is developed</p> <p>2) Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p>Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.</p>	
EH Pollution	<p>The proposed development is near a main road of air pollution concern, the High Road; a major route into London for which both monitoring and modelling indicates exceedences of the Government’s air quality objectives for nitrogen dioxide (NO2) and PM2.5.</p> <p>The London Plan, Policy 7.14 states that new development should:</p> <p>30. minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer</p>	Noted conditions and informative attached.

Stakeholder	Question/Comment	Response
	<p>zones or steps to promote greater use of sustainable transport modes through travel plans</p> <p>31. promote sustainable design and construction to reduce emissions from the demolition and construction of buildings;</p> <p>32. be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)).</p> <p>33. Ensure that where provision needs to be made to reduce emission from a development, this is usually made on-site.</p> <p>It is noted that the Energy requirements are to be met with 2 x 67kW gas boilers.</p> <p>The following air quality focussed conditions are recommended;</p> <p>Combustion and Energy Plant:</p> <p>Prior to commencement of the development, details of the 2No. 67kW gas-fired boilers must be submitted to evidence that the units to be installed comply with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for developments in Band B.</p> <p>Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.</p> <p><input type="checkbox"/> Management and Control of Dust:</p> <ul style="list-style-type: none"> • No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been 	

Stakeholder	Question/Comment	Response
	<p>submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.</p> <p>Reason: To Comply with Policy 7.14 of the London Plan</p> <ul style="list-style-type: none"> • Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA. <p>Reason: To Comply with Policy 7.14 of the London Plan</p> <ul style="list-style-type: none"> • All plant and machinery to be used at demolition and construction phases 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 prior to the commencement of any works on site. • 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. <p>Reason: To comply with Policy 7.14 of the London Plan and the requirements of the Greater London NRMM LEZ.</p>	

Stakeholder	Question/Comment	Response
	<p><input type="checkbox"/> Electric vehicle Charging points:</p> <p>The application contains 3 parking spaces. Whilst the proposed development is car-free, in order to minimise the impact on air pollution, the 3 parking spaces should be fitted with electric vehicle charging points.</p> <p>Reason: To comply with Policy 7.14 of the London Plan and reduce air quality impacts.</p> <p><input type="checkbox"/> Contaminated land: (CON1 & CON2)</p> <ul style="list-style-type: none"> • CON1: <p>Before development commences other than for investigative work:</p> <p>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.</p> <p>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</p>	

Stakeholder	Question/Comment	Response
	<p>Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <p>a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</p> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>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.</p> <ul style="list-style-type: none"> • And CON2 : <p>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.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>	

Stakeholder	Question/Comment	Response
	<p>As an informative:</p> <p>Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
Nature Conservation	<p>No objections, the site is of low ecological value, the proposal would provide an enhancement of biodiversity through the inclusion of a green roof, SUDS and other measures.</p> <p>The exterior light diagram is not clear, however with regard to bats there aren't any roosts on site to disturb and there is little habitat from which they are likely to forage. Therefore the key issues are likely to be centred around light spill onto any nearby habitat or commuting routes. Illumination should be kept to the absolute minimum necessary and avoid light spill beyond the site perimeter as much as is possible (the use of cowls should be considered if this might help achieve this). Lighting of the green roof and swale and between the roof and swale should be key points to consider along with proposed bird nesting boxes.</p>	Noted, lighting condition attached in accordance with comments.
Carbon Management	<p>1) Energy</p> <p>That the energy demand of this building is low. Therefore the required London Plan target can be delivered through the use of PV panels alone.</p> <p>It is proposed by the developer that a PV array generating 43,400 kWh per year is required to offset carbon emissions in order to achieve the London Plan target. By generating 43,400 kWh from a zero carbon technology an annual carbon saving of 22,500 kgCO₂ can be achieved. This PV array would cover approximately 300m².</p>	Noted conditions attached.

Stakeholder	Question/Comment	Response
	<p>Action: To condition that the development delivers the energy savings as set out in the document –“BREEAM ENE04: Low and Zero Carbon Technologies” by QODA (Aug 2015). Specifically this should include:</p> <ul style="list-style-type: none"> - An on-site electricity generation of 43,400 kWh through the use of approx 300m2 PV solar panels. <p>Any alteration of these energy savings must be submitted to the Planning Authority for approval.</p> <p>2) BREEAM The BREEAM Pre-Assessment for the new transport depot at Marsh Lane, Tottenham identifies that a 'Very Good' rating is achievable, with a score of 59.82%, based on current design information.</p> <p>Action: To condition that the development delivers the BREEAM Assessment with a “very good” outcome and a score or at least 59%. This should be submitted 6 months following completion. Failure to deliver this target will require that remedial measures are installed on-site to ensure that the target is delivered.</p>	
Head of Emergency Planning and Business Continuity	<p>The development should aim to minimise surface water run-off to other adjacent sites</p> <p>As the intended use constitutes critical local infrastructure (i.e. an essential local service), I would expect a flood risk management plan.</p> <p>This should aim to provide a reasonable level of flood resilience to the building and services, and reduce off-site contamination from any materials stored there affected by flood water.</p>	Noted condition attached requiring a flood risk management plan.
Waste Management	Commercial Business must ensure all waste produced on site are	Noted

Stakeholder	Question/Comment	Response
	<p>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. Arrangements must also be made to ensure cleansing of immediate areas around the location of the site.</p>	
EXTERNAL		
<p>The Environment Agency</p>	<p>19/10/2015</p> <p>We are pleased to advise that the FRA is sufficient to remove our objection 1. We recommend that finished floor levels for the proposed development are set as high as is practically possible, ideally 300mm above the 1 in 100 chance in any year including an allowance for climate change flood level, OR, where this is not practical, flood resilience / resistance measures are incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level. This is to protect the proposed development from flooding. Further information can be found in the document 'Improving the flood performance of new buildings' at: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf. Additional guidance can be found in the Environment Agency Publication 'Prepare your property for flooding', which can be found on our website at http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx.</p> <p>05/11/2015</p> <p>Thank you for your email dated 19 October 2015. The attachment was a quote for a Preliminary Risk Assessment, rather than a Preliminary Risk Assessment (PRA) itself. However there is enough</p>	<p>Noted and condition attached.</p>

Stakeholder	Question/Comment	Response
	<p>information to establish the previous uses of the site and sufficient summary of previous site investigations and we can therefore remove our previous objection. We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without these conditions the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.</p> <p>Condition 1 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:</p> <ol style="list-style-type: none"> 1) A preliminary risk assessment which has identified: <ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site. 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures 	

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	<p>required and how they are to be undertaken.</p> <p>4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reason To protect controlled waters. The site is located in a Source Protection Zone 1 and on a secondary aquifer.</p> <p>National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).</p> <p>Condition 2 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of</p>	

Stakeholder	Question/Comment	Response
	<p>sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reasons To protect groundwater. The verification report should be prepared with consideration of the EA guidance: https://www.gov.uk/government/publications/verification-of-remediation-of-land-contamination (Note to applicant: the verification report can also support the baseline quality for an Environmental Permit application site condition report).</p> <p>National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).</p> <p>Condition 3 No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local</p>	

Stakeholder	Question/Comment	Response
	<p>Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reasons To protect groundwater quality. Previous report described in the letter from ESG indicate free phase hydrocarbon contamination is present on the site. A minimum of 3 groundwater monitoring rounds are required to determine groundwater flow direction.</p> <p>National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).</p> <p>Condition 4 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation</p>	

Stakeholder	Question/Comment	Response
	<p>strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reasons To protect groundwater. No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.</p> <p>National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).</p> <p>Condition 5 No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.</p> <p>Reasons To protect groundwater. Infiltrations SUDs/ soakaways that bypass the soil layers are unacceptable they create preferential pathways for contaminants to migrate and cause groundwater pollution.</p>	

Stakeholder	Question/Comment	Response
	<p>Condition 6 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.</p> <p>Reasons To protect groundwater quality. Some piling techniques can cause remobilisation of contaminants and/or cause preferential pathways for contaminants to migrate & pollute groundwater.</p> <p><i>Advice to applicant</i> The applicant should refer to the following sources of information and advice in dealing with land affected by contamination, especially with respect to protection of the groundwater beneath the site:</p> <ul style="list-style-type: none"> - Groundwater Protection: Principles and Practice (August 2013): https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3 - Technical Guidance Pages on our website, which include links to CLR11 (Model Procedures for the Management of Land Contamination) and GPLC (Environment Agency’s Guiding Principles for Land Contamination) in the ‘overarching documents’ section: https://www.gov.uk/government/collections/land-contamination-technical-guidance - Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/land- 	

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	<p>affected-by-contamination/land-affected-by-contamination-guidance/</p> <ul style="list-style-type: none"> - British Standards when investigating potentially contaminated sites and groundwater (http://shop.bsigroup.com/Navigate-by/Standards/): <ul style="list-style-type: none"> ▪ BS 5930: 1999+A2:2010 Code of practice for site investigations ▪ BS 10175:2011 Code of practice for investigation of potentially contaminated sites ▪ BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points ▪ BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters - Use MCERTS accredited methods for testing contaminated soils at the site (https://www.gov.uk/government/collections/monitoring-emissions-to-air-land-and-water-mcerts) 	
Natural England	<p>Walthamstow Reservoirs Site of Special Scientific Interest This application is in close proximity to Walthamstow Reservoir Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.</p> <p>Other advice We would expect the Local Planning Authority (LPA) to assess and</p>	Noted.

Stakeholder	Question/Comment	Response
	<p>consider the other possible impacts resulting from this proposal on the following when determining this application:</p> <ul style="list-style-type: none"> • local sites (biodiversity and geodiversity) • local landscape character • local or national biodiversity priority habitats and species. <p>Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at Wildlife and Countryside link.</p> <p>Protected Species We have not assessed this application and associated documents for impacts on protected species.</p> <p>Natural England has published Standing Advice on protected species.</p> <p>You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p> <p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected</p>	

Stakeholder	Question/Comment	Response
	<p>Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.</p> <p>Biodiversity enhancements This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the installation of bird nest boxes.</p> <ul style="list-style-type: none"> • Landscaping to provide replacement for scrub should be incorporated. • Appropriate green and brown roofs design; consider combined biodiverse roof with solar where PV proposed. <p>The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.</p>	

Stakeholder	Question/Comment	Response
London Wildlife Trust	No comments	Noted.
London Fire Brigade	<p>The Brigade is satisfied with the proposals.</p> <p>This 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.</p>	Noted, informative attached.
Lee Valley Regional Park Authority	<p>The frontage of this site falls entirely within the statutory boundary of the Regional Park. The design of the proposed depot largely follows the outcome of pre application discussions held earlier this year with officers from the Authority resulting in the creation of a landscaped swale along the entire frontage although the depth of this just falls short of the full extent of the Regional Park boundary. In principle the design of the layout is acceptable.</p> <p>The inclusion of the path along the southern boundary into the application site is to be welcome as its physical improvement and lighting will afford improved access to the Regional Park by Tottenham's communities.</p>	Noted
The Greater London Archaeological Advisory Service	<p>Having considered the proposal with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets or archaeological interest.</p> <p>No further assessment or conditions are therefore necessary.</p>	Noted
Thames Water	With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is	Informatives attached.

Stakeholder	Question/Comment	Response
	<p>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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.</p> <p>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 advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments</p>	

Stakeholder	Question/Comment	Response
	<p>Thames Water recommend the following informative be attached to any planning permission: 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.</p> <p>Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>	
<p>London Underground Infrastructure Protection</p>	<p>No objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to railway infrastructure. Therefore, it will need to be demonstrated to the satisfaction of LUL engineers that:</p> <ul style="list-style-type: none"> • our right of support is not compromised • the development will not have any detrimental effect on our structures either in the short or long term • the design must be such that the loading imposed on our structures is not increased or removed • we offer no right of support to the development or land <p>Therefore we request that the grant of planning permission be subject to conditions to secure the following:</p>	<p>Noted, conditions attached.</p>

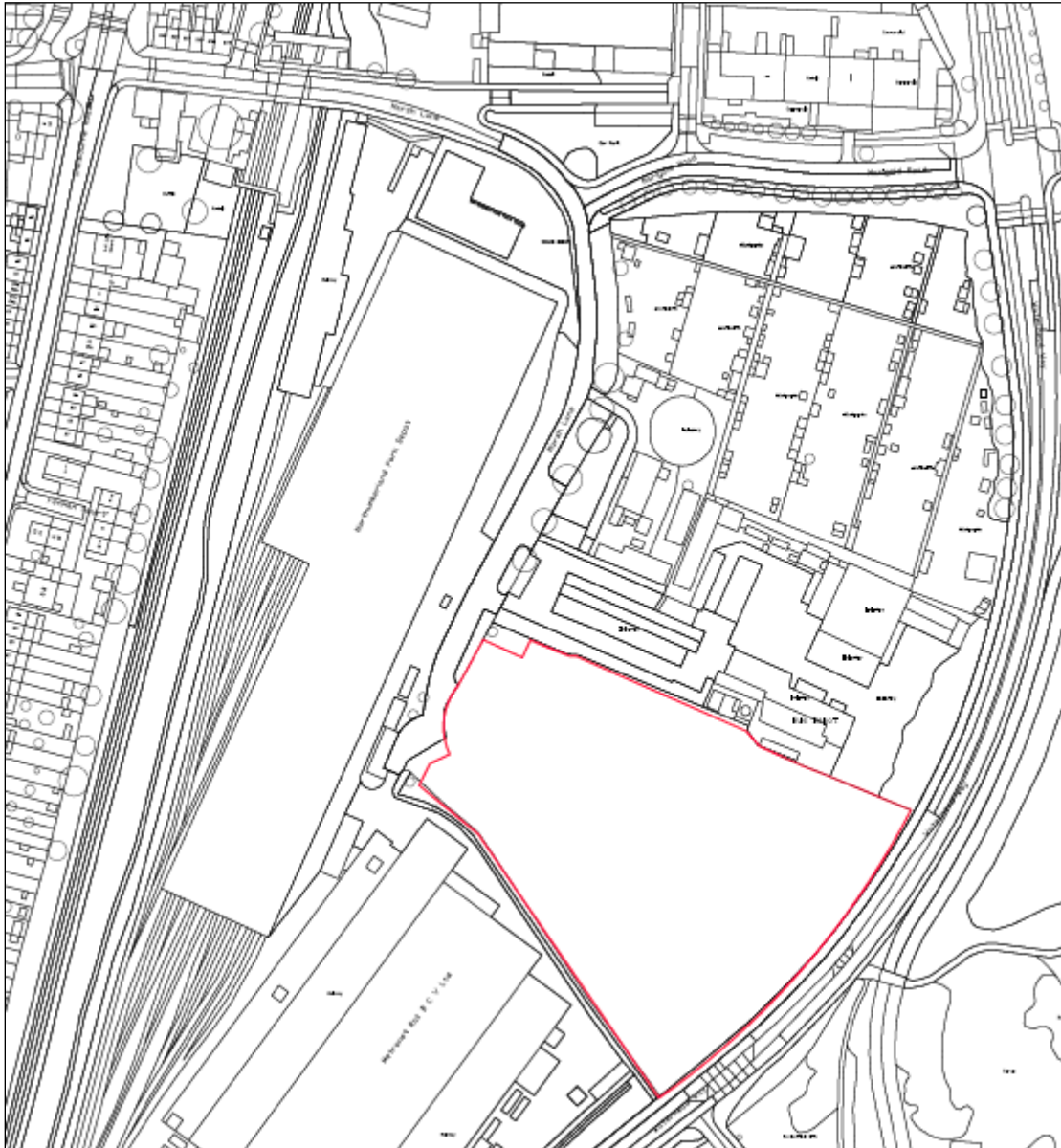
Stakeholder	Question/Comment	Response
	<p>The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> • provide details on all structures • accommodate the location of the existing London Underground structures • there should be no opening windows facing the LU elevation□ • demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land • demonstrate that there will at no time be any potential security risk to our railway, property or structures • accommodate ground movement arising from the construction there of mitigate the effects of noise and vibration arising from the adjoining operations within the structures <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>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</p>	

Stakeholder	Question/Comment	Response
	<p>Industry and Transport' Supplementary Planning Guidance 2012</p> <p>We also ask that the following informative is added: 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; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting</p>	
TfL	<p>TfL planning would like to emphasise the conditions set out by TfL London Underground colleagues.</p> <ul style="list-style-type: none"> • A detailed Construction Logistics Plan should be provided and assessed prior to any demolition or construction works commencing. • A framework Travel Plan has been submitted in conjunction with this application. TfL has assessed the FTP through ATTrBuTE and has deemed the FTP to fail. <p>Areas which the FTP can improve are; setting out time-framed targets; outlining the policy which has dictated the TP objectives; and outline the funding streams for the TP. The final TP should be secured and implemented by s106.</p>	Noted a travel plan has been conditioned.
Network Rail	After reviewing the information provided in relation to the above planning application, Network Rail has no objection or further observations to make.	Noted.
Metropolitan Police Designing Out Crime Officer	<p>No objections to the proposals.</p> <p>I have already been consulted on this scheme by the LBH Development team and given my advice which appears to have been incorporated into the designs. I can give further security advice throughout the lifetime of the project as appropriate</p>	Noted.
North London Waste Authority	No comments	Noted.

Stakeholder	Question/Comment	Response
NEIGHBOURING PROPERTIES	<ul style="list-style-type: none"> • It is not clear if this proposal would provide a recycling centre to replace the Park View Road facility. If it is, the design should provide level access for members of the public • Welcome the proposal for a green roof, wildflower rich swale and solar PV, these should be made mandatory via conditions • One cycle space per 10 staff is low • The bat population of Tottenham Marsh is suppressed by existing lighting, light sources should be minimised through LEDs and shielding to avoid spillage • Only 50% of vehicles should be diesel by 2018 	<p>The proposal does not replace the Park View Road recycling facility which will be re-provided elsewhere.</p> <p>These measures will be conditioned The cycle parking provision (24 spaces) exceeds the recommendations of the London Plan (15 spaces) A condition has been attached to minimise light spillage.</p> <p>Provision has been made for electrical vehicles in accordance with the London Plan.</p>

Appendix 2 Plans and Images

Location Plan



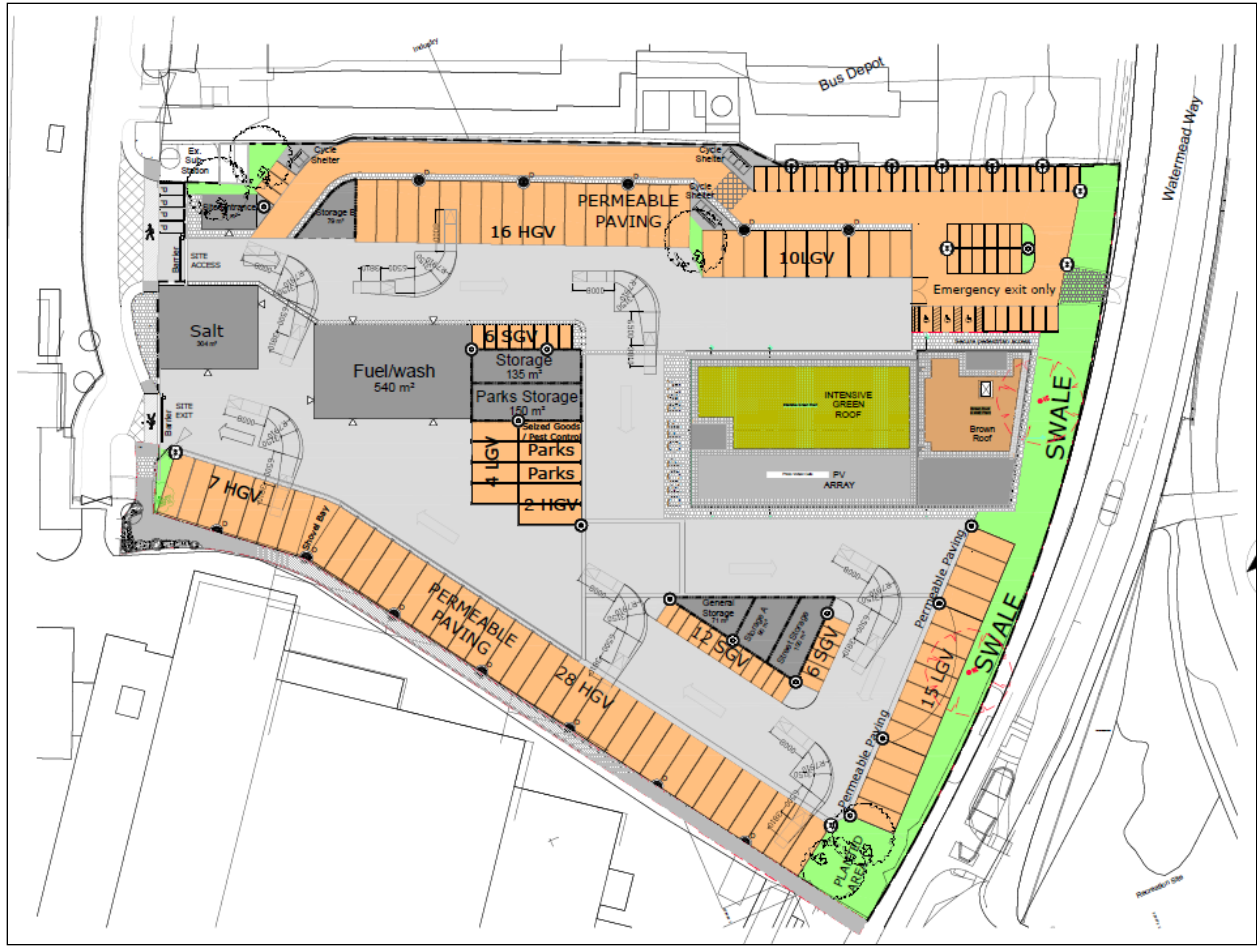
Existing site







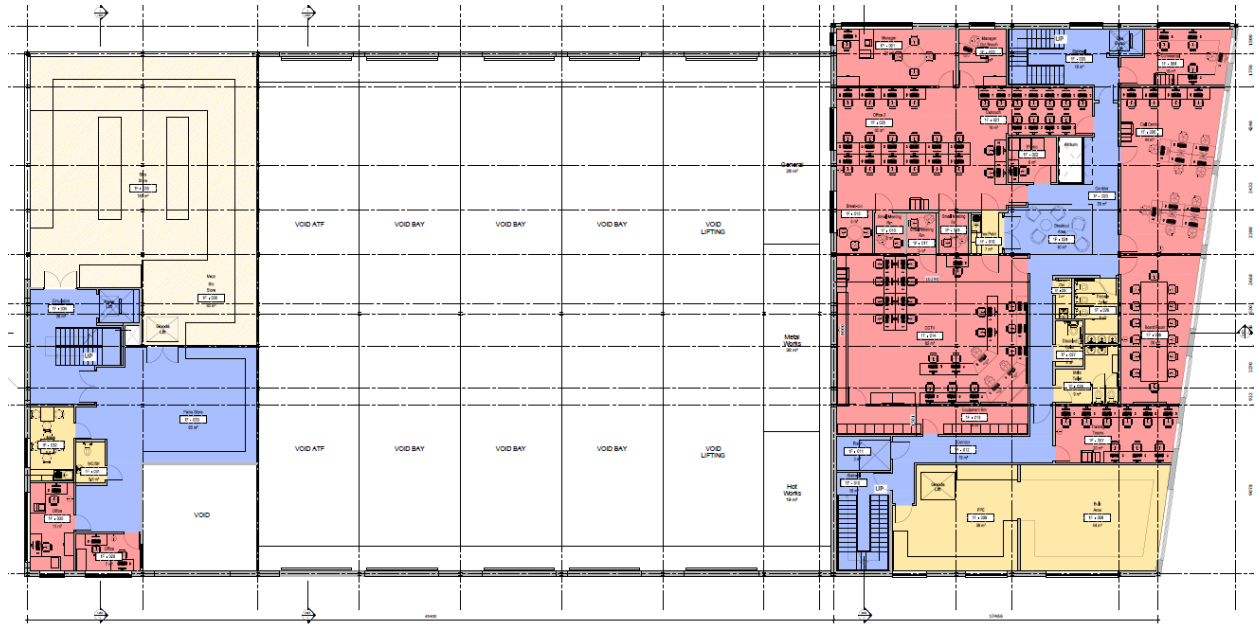
Proposed site Layout



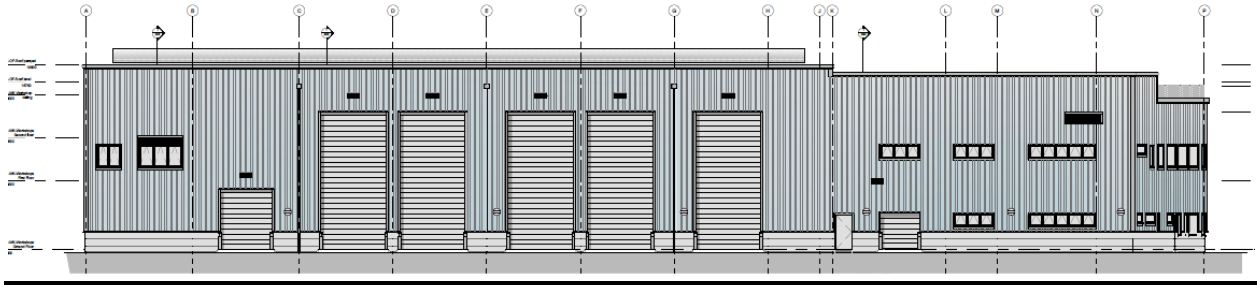
Ground floor plan



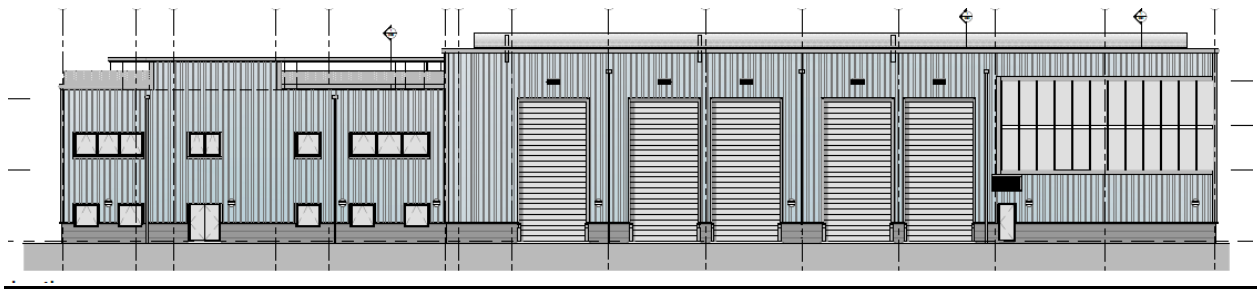
First floor plan



South elevation

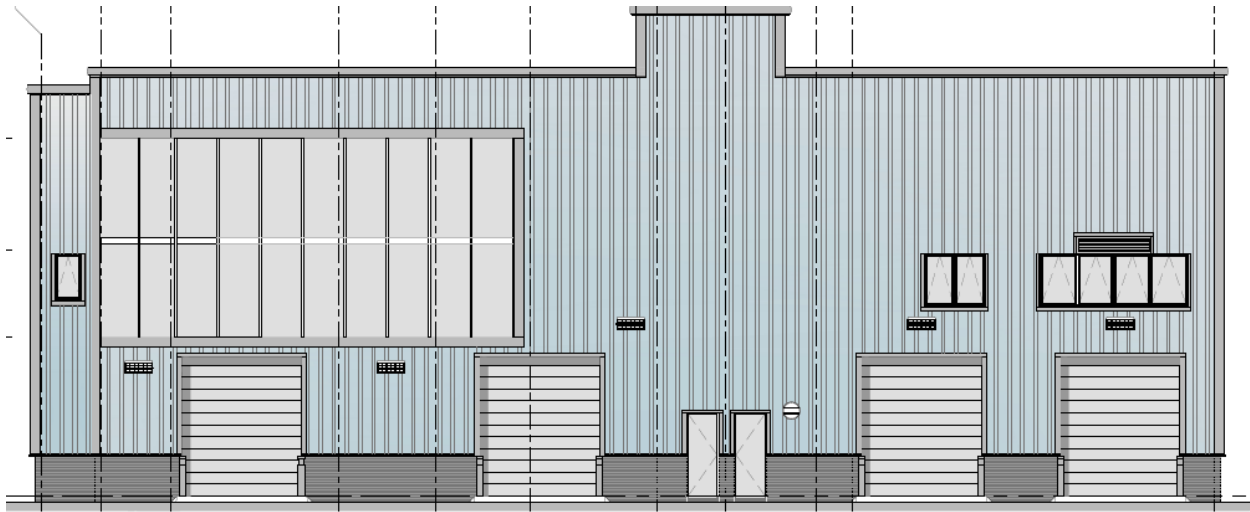


North elevation



East elevation

West elevation



Aerial view south east



Aerial view looking north west



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Planning Sub Committee 1st December 2015

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/2344

Ward: Muswell Hill

Address: St Lukes Woodside Hospital Woodside Avenue N10 3JA

Proposal: This is a Section 73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

The proposed amendments are as follows:

1. To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
2. Roseneath building: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
3. Norton Lees building: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells; and

The proposed Deed of Variation to the Section 106 Legal Agreement are as follows:

1. Occupation of Market Housing Units; and
2. Re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5

Applicant: Hanover Housing Development Ltd

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 21/08/2015

Date received: 06/08/2015

Last amended date: 27/10/2015

Drawing number of plans and documents ref.:

- PL002 Rev D Proposed Site Location Plan
- 13006/RO/E/01A-02 Roseneath Elevational Survey
- 13006/RO/E/02A-02 Roseneath Elevational Survey
- 14849/F/01-03 Floor Plans Admin Block

- 14849/F/02-03 Floor Plans Admin Block
- 14849/R/01-01 Floor Plans Admin Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Roseneath Basement Plan
- 463-PL_RN_100 Roseneath Ground Floor Plan
- 463-PL_RN_101 Roseneath First Floor Plan
- 463-PL_RN_102 Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Norton Lees Basement Plan
- 463-PL_NL_100 Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Norton Lees First Floor Plan
- 463-PL_NL_102 Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- Approved Accommodation Schedule, dated September 2012
- Proposed Accommodation Schedule Rev R, dated 17 November 2015
- Approved Tenure Location Plan ref. Tenure 1, dated 22 May 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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 is a Section 73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

- The proposed amendments are:

1. To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
 2. Roseneath building: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase.
 3. Norton Lees building: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells; and
 4. Occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5.
 5. Changes in the distribution of affordable housing in the scheme and changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed.
- The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured in order to address the uplift in child yield associated with the increase in family units in relation to local schools.
 - The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation rather than more widely distributed as previously approved. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.
 - The relocation of the 4 affordable units with 4 private units within Blocks EB1, EB2, EB4 and EB5 represents 8 units of out of total of 66. This is acceptable as the original 'tenure blind' and 'pepper potted' scheme will be maintained in creating mixed, sustainable and cohesive communities. There would be no loss or reduction of affordable housing as a result of this variation.
 - The works proposed to the walls of Roseneath building would result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme.
 - The alterations proposed to the Roseneath and Norton Lees buildings would not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties
 - The proposal will likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.

- The proposed variations of planning conditions 2 and 41 of the existing planning consent – reference HGY/2013/2379, also requires there to be an amendment to the attached section 106 legal agreement – a Deed of Variation for the occupation of the Market Housing. This is explained in more detail later in the report

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 conditions and informatives subject to the variation of the terms of the original section 106 Legal Agreement providing for the obligation 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 **7th January 2016** 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(s) 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.

Conditions

- 1) In accordance with approved plans
- 2) Construction Controls - management of dust
- 3) Construction Controls - remediation
- 4) Construction Controls - Construction Management Plan
- 5) Construction Controls - Delivery and Servicing Plan
- 6) Construction Controls - piling
- 7) Locally Listed Buildings - matching existing fabric
- 8) Locally Listed Buildings - external materials
- 9) Listed Building - existing internal decoration features
- 10) Listed Building - matching existing fabric
- 11) Listed Building - covered walkway
- 12) Listed Building - basement light wells
- 13) Archaeology
- 14) Building Recording
- 15) Materials – samples
- 16) Materials - slatted screens
- 17) Refuse/waste/recycling
- 18) Sustainability – boilers
- 19) Sustainability - combustion plant
- 20) Sustainability - photovoltaic panels

- 21) Sustainability - lifetime homes
- 22) Sustainability - wheelchair accessible
- 23) Sustainability - code for sustainable homes
- 24) Ecology – bats
- 25) Ecology - green roofs
- 26) Drainage - surface water supply
- 27) Drainage - surface water drainage
- 28) External lighting
- 29) Trees and landscaping - hard and soft landscaping
- 30) Trees and landscaping - protective fencing
- 31) Trees and landscaping - landscaping management plan
- 32) Play areas
- 33) Removal of permitted development – extensions
- 34) Removal of permitted development - satellite dishes
- 35) Communal satellite
- 36) Traffic and transportation – parking
- 37) Traffic and transportation - cycle parking
- 38) Traffic and transportation - disabled parking
- 39) Traffic and transportation - parking management plan
- 40) Traffic and transportation - electric vehicle charging
- 41) Occupation

Informatives

- 1) Co-operation
- 2) Conditions
- 3) Hours of construction
- 4) Asbestos
- 5) Naming
- 6) Thames Water
- 7) Archaeology
- 8) Written schemes of investigation 1
- 9) Written schemes of investigation 2
- 10) CIL
- 11) Condition 28 (trees and landscaping)

Section 106 Heads of Terms:

- 1) Education contribution of £702,915.93 (increase of £31,451.48)
- 2) On-site affordable housing provision including a review mechanism
- 3) Local employment and training contribution of £31,465
- 4) General public access between Woodside Avenue and Grand Avenue, and the gardens and communal open areas within the development
- 5) General public use of the Woodside Avenue tennis club
- 6) 'Car Capped Development'

- 7) Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- 8) £52,300 towards local safety improvements by way of a S278 agreement
- 9) £40,000 towards future implementation of a CPZ
- 10) £12,500 towards bus stop measures on Muswell Hill Road

2.4 In the event that member 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:

1. In the absence of a financial contribution towards Education, the proposal would have an unacceptable impact on existing education services within the Borough. As such, the proposal would be contrary to Local Plan policy SP16 and London Plan policy 3.18.
2. In the absence of a financial contribution towards Local employment and training, the proposal would have an unacceptable impact on employment opportunities within the Borough. As such, the proposal would be contrary to Local Plan policies SP8 and SP9 and London Plan policy 4.1.
3. In the absence of a financial contribution towards the future implementation of a CPZ and local safety improvements, the proposal would have an unacceptable impact on the highway. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.11 and 6.13.

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 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

Background

3.1.1 Planning permission (reference HGY/2013/2379) and Listed Building Consent (Reference HGY/2013/2380) for, ‘*Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site*’, were approved by Members of the Planning Sub-Committee on 13th January 2014, subject to the signing of a section 106 legal agreement. The legal agreement was signed on 24th April 2014.

3.1.2 Planning permission was granted for a total of 161 residential units on the site, which breaks down as follows:

- 48 dwellings are affordable housing that consists of 12 dwellings for general needs and 36 dwellings for the over 55s and;
- 30 dwellings as co-housing affordable properties

3.1.3 The table below shows the unit breakdown in terms of unit sizes and tenure mix of the consented scheme:

Block	1 bed	2 bed	3 bed	4 bed	Affordable	Total
Roseneath	2	6	1	0	0	9
Admin	0	3	2	0	0	5
Norton Lees	5	2	3	1	0	11
EB1	2	10	2	0	2	14
EB2	6	5	2	0	5	13
EB3	2	10	2	0	6	14
EB4	8	5	1	0	10	14
EB5	1	6	4	0	2	11
EH	0	0	2	12	0	14
WH	0	5	7	0	9 co-housing	12
WB1	9	8	6	0	23	23
WB2	0	4	5	0	9 co-housing	9
WB3	3	6	3	0	12 co-housing	12
Total	38	70	40	13	48	161
Percentage	23.6	43.5	24.8	8.1	29.8	100

3.1.4 The following heads of terms were agreed under the original legal agreement – reference HGY/2013/2379:

- Education contribution of £671,464.35
- On-site affordable housing provision including a review mechanism
- Local employment and training contribution of £31,465
- General public access between Woodside Avenue and Grand Avenue, and to the gardens and communal open areas within the development
- General public use of the Woodside Avenue tennis club
- 'Car Capped Development'
- Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- £52,300 towards local safety improvements by way of a S278 agreement
- £40,000 towards future implementation of a CPZ
- £12,500 towards bus stop measures on Muswell Hill Road

3.1.5 Prior to the current section 73 planning application submission, the applicants' team held a meeting with Officers to discuss a number of potential amendments to the consented scheme – reference HGY/2013/2379. Officers raised a number of objections, namely: to the introduction of additional core accesses to the basement; the relocation of the cycle parking into the basement; and the consolidation of the affordable housing units in the development. The applicant has therefore sought to address these individual points in this application.

Scope of proposal

3.1.6 This Section 73 planning application is for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

3.1.7 A Section 73 is an application for removal or variation of a condition following grant of planning permission.

3.1.8 This S73 planning application proposes the following amendments:

- a) to omit age related limitation of Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units; and
- b) S106 Deed of Variation for the occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5.

3.1.9 For avoidance of doubt, Co-Housing accommodation are normally defined as communities, created and run by their residents. Each household has a self-contained and private home but residents manage their community, share activities and eat together.

3.1.10 The wording of Condition 2 of the current planning consent – reference HGY/2013/2379, reads as follows:

Condition 2

“The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority”

3.1.11 Condition 2 is required to be amended as the approved plans would be changed under this S73 application.

3.1.12 The wording of Condition 41 of the current planning consent – reference HGY/2013/2379, reads as follows:

Condition 41

“The apartments within Buildings WB1 (other than those identified as 'general needs family' units in the Schedule of Accommodation Rev O [dated 8/11/13], WB2, WB3, WH4, WH5, WH6, WH7, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02Rev D) shall be occupied only by:

- a. individuals who are over 55 years of age; or*
- b. persons living as a single household with such a person or persons; or*
- c. an individual who was living within the development whose partner has since died.”*

3.1.13 The proposed rewording of Condition 41 to remove age related occupation restriction to Co-Housing Units WH4 to WH7 is as follows:

“The apartments within Buildings WB1 (other than those identified as "general needs" family units in the Schedule of Accommodation Rev O dated 8/11/13), WB2, WB3, ~~(WH4, WH5, WH6, WH7)~~, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02-Rev D) shall be occupied only by:

- a individuals who are over the age of 55; or*
- b persons living as a single household with such a person or persons; or*
- c an individual who was living within the development whose partner has since died.”*

NB: ~~(WH4, WH5, WH6, WH7)~~; - denotes the relevant part of the condition that is proposed to be removed/alterd from the original condition attached to the current planning consent reference HGY/2013/2379

3.1.14 The table below shows the proposed revised unit breakdown in terms of the unit sizes and tenure mix in relation to this section 73 planning application. The tabled sections in purple indicate the affordable housing units changes in the individual blocks, as follows:

Block	1 bed	2 bed	3 bed	4 bed	Affordable	Total
Roseneath	2	6	1	0	0	9
Admin	0	3	2	0	0	5
Norton Lees	5	2	3	1	0	11
EB1	2	10	2	0	0	14
EB2	6	5	2	0	8	13
EB3	2	10	2	0	6	14
EB4	8	5	1	0	11	14
EB5	1	6	4	0	0	11
EH	0	0	2	12	0	14
WH	0	5	7	0	9 co-housing	12
WB1	9	8	6	0	23	23
WB2	0	4	5	0	9 co-housing	9
WB3	3	6	3	0	12 co-housing	12
Total	38	70	40	13	48	161
Percentage	23.6	43.5	24.8	8.1	29.8	100

S106 Deed of Variation for the occupation of the Market Housing

3.1.15 In order to facilitate the proposed variations to conditions 2 and 41, the applicants also propose the following revision to the text of original clauses 4.4.1 and 4.4.3 of the S106 Legal Agreement:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until all of the Affordable Housing Units have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

PROPOSED WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until Blocks WB1, WB2 and WB3 have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units have been transferred to the Affordable Housing Provider

on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

PROPOSED WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units within WB1, WB2 and WB3 have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

NB: Blocks WB1, WB2 and WB3 represent 44 affordable housing units out of a total of 78 provided on-site.

S106 Deed of Variation for the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5

3.1.16 The applicants has reviewed its approved tenure location and propose a much simplified re-allocation which involves the relocation of 4 affordable units with 4 private units within Blocks EB1, EB2, EB4 and EB5. The 'tenure blind' and 'pepper-potting' of affordable units across the site is retained with the Co-Housing Units remaining as affordable units.

3.1.17 The proposed affordable housing units are indicated below.

Swap EB1.1 (Affordable – 1 bedroom) with EB 2.5 (Market – 1 bedroom)
Swap EB 1.4 (Affordable - 1 bedroom) with EB 2.6 (Market - 1 bedroom)
Swap EB 5.2 (Affordable – 2 bedrooms) with EB 2.7 (Market – 2 bedrooms)
Swap EB 5.3 (Affordable – 1 bedroom) with EB 4.1 (Market – 1 bedroom)





3.1.18 Part of this section 73 planning application is for the variation condition 2 in order to alter the original planning consent – reference HGY/2013/2379 which includes a change to some of the plans.

3.1.19 The original planning permission proposed identified the retention of the north and east elevations of the existing East Extension of Roseneath building as part of the works. However, the approved drawing shows a basement footprint which does not match that of the actual existing basement surveyed on the site.

3.1.20 The scope of the proposed works Roseneath building and Norton Lees building are to improve the living accommodation of the consented scheme and as follows:

- c) Roseneath building: existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase;
- d) Norton Lees building: internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings

3.2 Site and Surroundings

- 3.2.1 The former St Lukes Woodside Hospital occupies a roughly rectangular site, and includes the Simmons House Adolescent Unit, though this falls outside the planning application red line boundary. The application site is 2.37ha.
- 3.2.2 The site is bounded to the south by Woodside Avenue, to the east by Muswell Hill Road (Nos. 73-97), to the north by Grand Avenue (Nos. 10-50) and to the west by TreeHouse School. The application site includes the tennis court associated with the hospital, situated on the southern side of Woodside Avenue.
- 3.2.3 There are four access points to the application site, three from Woodside Avenue (one shared with Simmons House) and one from Grand Avenue.
- 3.2.4 The application site includes three heritage buildings fronting Woodside Avenue, two of which (Roseneath and Norton Lees) are locally listed, whilst the central one (the Administration Block) is a Grade II listed building. In addition the site includes a number of the original hospital buildings (kitchens, treatment block, mortuary block and two east and west ward blocks), together with a number of more modern buildings located to the north of Simmons House (namely Duston, Willow and Hazel Wood Houses).
- 3.2.5 The site falls within the Muswell Hill Conservation Area, specifically 'Sub Area 4' (Midhurst Avenue to Hillfield Park). The sub area is predominantly residential, developed at the turn of the 20th Century (with the exception of the former 19th Century villas within the hospital site fronting Woodside Avenue). Muswell Hill Road to the east of the site is a heavily trafficked, tree lined road that rises from Woodside Avenue to Grand Avenue (a change in levels of 7 metres). Grand Avenue to the north of the site is relatively flat, with a homogeneous nature arising from the uniform height of properties – constructed predominantly from red brick, with standard elevational treatment and pitched slate roofs – the exception is at the eastern end of the street where there is a two storey telephone exchange and a group of 1930s properties.
- 3.2.6 The hospital site differs in character from the surrounding residential streets being more open in character, with buildings sited around a central garden (included in the Council's List of Parks and Gardens of Local Historic Interest). In addition the frontage to the two villas and the Administration Block is landscaped, with these buildings being set back from Woodside Avenue. There are also a considerable number of mature trees across the site, protected by virtue of being within the conservation area.
- 3.2.7 Opposite the site on Woodside Avenue is the St James' Primary School, together with the hospital's tennis court (part of the application site) and the Fortis Green Pumping Station. Further educational facilities are located to the west of the site, with TreeHouse School forming the western boundary. This is a specialist school

for children with autism. Adjacent to TreeHouse School is Tetherdown Primary School, accessed from Grand Avenue.

3.3 Relevant Planning History

- HGY/2015/2702 - Listed Building Consent for the conversion and refurbishment of the existing Grade 2 listed administration building into five dwellings with associated landscaping – approved 11/11/2015
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Design Officer
- LBH Housing Renewal Service Manager
- LBH Arboricultural Manager
- LBH EHS - Noise & Pollution
- LBH EHS - Contaminated Land
- LBH Cleansing
- LBH Policy
- LBH Conservation Officer
- LBH Nature Conservation
- LBH Economic Development
- LBH Building Control
- LBH Education
- LBH Transportation
- London Fire Brigade
- Designing Out Crime Officer
- Fortis Green Community Allotments Trust

- Transport For London
- Environment Agency
- Natural England
- Greater London Authority
- Thames Water
- Historic England
- Greater London Archaeology Advisory Service Historic England
- L. B. Barnet

The following responses were received:

Internal:

- 1) Conservation: No objection subject to the imposition of conditions on any grant of planning permission for matching and detailed materials conditions.
- 2) Transportation: No objection providing the Parking Management Plan is revised to reflect the proposed variations to the development. (Officer Comment: Details of the PMP will be secured by the imposition of a condition)
- 3) Housing: No objections to reword condition 41 or reconfiguring of the affordable units. However, an objection to the amendment of clauses 4.41.and 4.4.3 as they would like to see the wording of the original clauses retained intact.

External:

- 4) Historic England: No comments.
- 5) Thames Water: No comments.
- 6) Environment Agency: No comments.
- 7) Transport for London: No comments.
- 8) Natural England: No comments.
- 9) Greater London Authority Stage 1 Response: No objection as the proposal does not raise any new strategic planning issues and they do not need to be consulted further on this application and the Council can proceed to determine the application without further reference to the GLA.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 385 Neighbouring properties

- 4 Residents Association (Muswell Hill & Fortis Green Residents Association The Highgate Society, Muswell Hill/Fortis Green/Rookfield CAAC & Cranley Gardens Residents' Association)
- 7 site notices were erected close to the site
- 2 press notices affecting the setting of a Listed Building and a conservation area dated 21st August 2015 and 6th November 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: 31

Objecting: 31

Supporting: 0

5.3 The following local groups/societies made representations

- Muswell Hill and Fortis Green Association
- The Highgate Society

5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Loss of over 55 units
- Increase in no. of family units will bring additional pressure on local schools and GP services
- Additional parking, traffic and on-site parking required for the family units
- Review mechanism for uplift in the market value of the units (Officer comments: This was secured under the original S106)
- The relocation of the affordable housing will undermine the 'pepper-potted' design

6 MATERIAL PLANNING CONSIDERATIONS

6.1 This is a Section 73 planning application therefore only the individual planning merits affected by the proposed amendments are considered under this application. All the other material considerations were considered in the original planning application and as such will not be reassessed and considered in the following assessment.

6.2 The main planning issues raised by the proposed development under this Section 73 planning application are:

1. Principle of the variations to the approved development reference HGY/2013/2379
2. The impact of the proposed development on the character and appearance of the conservation area and setting of a listed building

3. The impact on the amenity of adjoining occupiers
4. Parking and highway safety

6.3 Principle of the variations to the approved development reference HGY/2013/2379 (changes in arrangements of the affordable housing and age related restriction)

- 6.3.1 Planning permission - reference HGY/2013/2379 and Listed Building Consent (- Reference HGY/2013/2380 for, '*Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site*', were approved by Members of the Planning Sub-Committee on 13th January 2014, subject to the signing of a section 106 legal agreement. The legal agreement was signed on 24th April 2014.

Proposed Variations:

To omit age related limitation of Co-Housing Units WH4 to WH7 inclusive

- 6.3.2 The applicant is seeking to lift the age related limitation of 4 Co-Housing Units (WH4 to WH7 inclusive) and for these to be re-classified as general family units. It is important to note that none of the other three storey town houses have an age restriction applied to them.
- 6.3.3 Officers do not have any concerns regarding the 'reclassification' of the 4 family units from over 55's but did advise that these houses remain as Co-Housing following pre-application discussions with the applicants.
- 6.3.4 The rewording to Condition 41 is because the design of the 4 units (WH4 to WH7) as three storey town houses is more appropriate to families rather than those for the over 55's as proposed in the original scheme. The new units will remain as Co-Housing Units. The applicant has explained that it is likely that any over 55 purchaser of such a unit within the development would look to remain in occupation into their later years when accessibility issues such as climbing stairs will become an issue. As such, it is more likely that a move to the development would be a down-sizing process where a smaller and a single level flat would be considered more practical for the over 55's.
- 6.3.5 Officers recognise the need for over 55 housing provision, and this was strongly promoted in the original planning application by the applicants as a significant benefit to the borough due to underlying housing need. However, these 4 units will be maintained as Co-Housing units. The removal of the over 55's restriction

would only apply to 4 units of a total of 132 or 3% of the total number of units allocated to over 55 occupation. An additional education contribution of £31,451.48 has been secured in relation to the 4 additional family units to ensure that any uplift in child yield will not place any additional pressures on local schools. The reclassification of these 4 dwellings as family units would therefore be acceptable in this regard and would also contribute to the Boroughs much needed family housing stock.

S106 Deed of Variation for the occupation of the Market Housing (Paragraphs 4.1.1 and 4.4.3)

- 6.3.6 The existing Section 106 Legal Agreement prevents the occupation of any Market Housing until such time as all the 78 Affordable Housing Units are ready for occupation. This restriction places a large financial burden on the project as the applicants will be unable to obtain any receipts from the sale of the provide units until virtually all the blocks are completed.
- 6.3.7 The applicant's construction programme identifies Blocks WB1, WB2 and WB3 as the first three blocks to be completed, in December 2016, February 2017 and January 2017 respectively. These three blocks will deliver 44 or 56% of affordable housing units out of a total of 78 on-site
- 6.3.8 On this basis it is proposed to vary the Section 106 Legal Agreement which states that the Market Housing can be occupied once Blocks WB1, WB2 and WB3 have been constructed and have been made ready for residential occupation. The remaining 34 affordable units are scheduled for completion by August 2017 at which point only Blocks EB5, EH1-EH13 and Norton Lees building remain to be completed. At this stage all 78 affordable units will be ready for occupation with 34 market units still to be completed.
- 6.3.9 The applicants therefore now propose the following revision to the text of clauses 4.4.1 and 4.4.3:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until all of the Affordable Housing Units have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

PROPOSED WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until Blocks WB1, WB2 and WB3 have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

PROPOSED WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units within WB1, WB2 and WB3 have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

6.3.10 These amendments would allow for some of the market sale units to be occupied prior to completion of all of the affordable units. Such an amendment does not normally comply with the Council's housing requirements outlined in the Section 106 that state that the affordable units are to be built out in accordance to the planning permission and transferred to a registered provider with units ready for residential occupation and prior to the market Housing being occupied.

6.3.11 Notwithstanding the above, it is common for developers to request the release of a limited number of private sale units to improve their cash flow. In this case, the applicant would be able to obtain sales from the market housing units once the affordable housing units within Blocks WB1, WB2 and WB3 have been occupied by January 2017 which at this stage will deliver 44 affordable units or 56% of all the affordable units on-site. Officers consider this amendment acceptable as the remaining 34 affordable units (44%) within Blocks EB2, EB3, EB4, and WH will be ready for occupation by August 2017, and as such the delivery of all the affordable housing units on the site will not be compromised.

S106 Deed of Variation for the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5

6.3.12 Originally the applicant proposed to vary the consent by consolidating the affordable housing blocks.

6.3.13 Where this was objected to, the applicants has reviewed its approved tenure location and propose a much simplified re-allocation which involves the relocation of 4 affordable units with 4 private units within Blocks EB1, EB2, EB4 and EB5. This represents 8 units out of a total of 66, and result in Blocks EB1

and EB5 being wholly Market Units with Blocks EB2, EB3 and EB5 being a mix of Market and Affordable. The Market Units and Affordable Units sharing the same front door will still be maintained.

6.3.14 The ‘tenure blind’ and ‘pepper-potting’ of affordable units across the site is retained with the Co-Housing Units remaining as affordable units. The applicant has set out the reasons for the proposed re-location of the affordable housing units as follows:

- i. The management of the affordable units by Hanover is simplified by locating the affordable units within three blocks rather than five.
- ii. The site retains a spread of tenures across the site, affordable and market, with the design of units being tenure blind.
- iii. The movement of residents across the site doesn’t change with access from the basement parking being retained through Block WB2 with access to all other Blocks being at ground level.
- iv. The desire to create a community within the site is not diminished by the re-locating of eight units out of a total of 161.
- v. Hanover’s continuing commitment to delivering a ‘pepper-potted’ scheme is maintained albeit with minor amendments to tenure location.

6.3.15 Officers have reviewed these changes and take the view this is acceptable. It is recognised that the existing ground floor affordable units will be relocated on the first floor and the amenity provision will still be provided. However, this will be mitigated to an extent where there is access to a lift in the block. Officers generally support the relocation of the affordable housing units as the original ‘pepper potted’ scheme will not be undermined and can still be achieved and delivered on this site in creating mixed, sustainable and cohesive communities.

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

6.4.1 Section 72(1) of the Listed Buildings Act 1990 provide, *“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 case of 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 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 of conservation area

- 6.4.5 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.*'
- 6.4.6 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’.

- 6.4.7 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
- 6.4.8 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.
- 6.4.9 Emerging and draft Policy DM 9 of Haringey Development Management Policies DPD (Proposed Submission Version), November 2015, supports development that sustains and enhances the significance of a heritage asset and its setting. It also goes on to say that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- 6.4.10 Part of this Section 73 planning application is a revision to the earlier planning permission given as part of the wider redevelopment of the former St Luke’s hospital site. The site comprises two locally listed buildings, namely: Roseneath and Norton Lees. Roseneath House is a two storey house with loft accommodation within its steeply pitched roof. Norton Lees is a 3 storeys high villa in an elaborate Victorian style with a relatively plain 3 storey side brickwork extension in stock facing brickwork adjacent of no architectural or historic interest, and with floor levels which do not correspond to the original building. Both the buildings are locally listed and fall within the Muswell Hill Conservation Area and are considered to be non-designated heritage assets.
- 6.4.11 The external and internal works proposed to the Roseneath and Norton Lees locally listed buildings are set out below:
- Roseneath*
- Existing East Extension – Proposal to Demolish & Rebuild ‘To Match Existing’*
- 6.4.12 The original planning permission proposed (but does not actually identify) the retention of the north and east elevations of the existing East Extension as part of

the works. However, the approved drawing shows a basement footprint which does not match that of the actual existing basement surveyed on the site. This discrepancy makes it extremely difficult to retain the existing north and east external walls as digging out the basement to the footprint shown would undermine them. It is therefore proposed that these existing north and east walls be demolished and rebuilt like-for-like.

Dwelling Internal Layouts

- Unit RN1: adjustment of Bedroom and Kitchen/Living/Dining to permit double bedroom minimum area of 12.0m²
- Unit RN2: provision of more storage to Basement & services cupboard to Ground Floor
- Unit RN3: existing living room retained in its entirety apart from new partitions & kitchen area; retention with relocation of existing double doors & frame between Bedroom & Kitchen/Living/Dining (fire & acoustic lining on one side); introduction of building services cupboard
- Unit RN4: reconfiguration of dwelling to provide sleeping accommodation on the First Floor with Living & Dining accommodation on Ground & Basement floors
- Unit RN5: Ground Floor Shower omitted for WC & Utility area
- Unit RN6: First Floor Bathroom converted to Shower to permit better Bedroom 2 plan; Second Floor Shower omitted for Bathroom
- Unit RN7: dwelling re-planned to permit existing window to be retained (Bathroom relocated & Bedrooms reconfigured with new En-suite to Bedroom 1)
- Unit RN8: First Floor Bathroom revised to WC & Utility area; Second Floor Bedroom 1 Shower revised to Bathroom; additional storage provided
- Unit RN9: dwelling re-planned to match Unit RN7 under; two existing dormer windows omitted for three new dormer windows to match existing but wider so as to permit better use of space due to raking ceilings
- All existing fireplaces are to be retained

6.4.13 It is Officers' opinion that the alterations to the windows and chimneys would allow for usable and better internal spaces. The two storey extension to Roseneath is proposed to be rebuilt. The principle to demolish the front wall of this extension has already been agreed with Officers. The proposal seeks to demolish the flank and rear wall of the extension and rebuild it like-for-like. This is based on the structural issues imposed by the retention of the remaining walls. Officers consider that this will lead to some harm as it would require the loss of some historic fabric. However, this harm is considered 'less than substantial', and the proposal would rebuild the extension using the salvaged bricks and with new bricks to match existing. As per the Council's statutory duty, great weight has been given to the less than substantial harm caused due to the loss of the later extension but it is considered that to ensure the structural stability of the extension and the sustainable use of the building, this relatively small intervention

would be necessary and would be satisfactory in this instance and is considered to be balanced by heritage benefit of the reuse of the building. As such, the proposed works to Roseneath is acceptable in principle.

Norton Lees

Dwelling Internal Layouts

- Ground Floor Common Entrance Hall: existing lobby and entrance hall (the first two spaces) retained in their entirety
- Unit NL1: Bedroom 2 En-suite relocated within bedroom area; Shower given over to Store & new Bathroom located adjacent stair; Home Cinema area reconfigured with additional storage; existing original door & frame to Living/Dining retained fixed-closed with fire & acoustic lining within opening; Living/Dining room retained in its entirety except for new opening to new kitchen area
- Unit NL2: Basement storage reconfigured to permit retention of existing door opening; Living/Dining area retained in its entirety
- Unit NL3: double-height living space omitted; dwelling re-planned to provide sleeping accommodation on Mezzanine level with living accommodation on Ground Floor
- Unit NL4: Hall extended and larger Store provided; Bedroom 3 enlarged
- Unit NL8: Hall & Store reconfigured; originally separate Living/Dining & Kitchen combined
- Unit NL9: storage reconfigured
- Unit NL10: Utility/Store enlarged
- Unit NL11: Bathroom relocated to permit new Utility/Store
- Unit NL15: Kitchen/Living/Dining rearranged & 2 no. existing later windows bricked up; Bedroom 1 En-suite reduced in size & storage increased; Bedroom 3 En-suite omitted for general use Bathroom; Bedroom 1 & En-suite omitted for new Study; Sun Room fenestration revised
- Unit NL16: storage reconfigured
- Unit NL17: Utility/Store enlarged
- All existing fireplaces are to be retained

East Addition External Works/Landscaping

6.4.14 The applicant has reviewed the original arrangement of the large terrace to each dwelling, contained within surrounding retaining walls. It was considered unattractive as an external space because it was confined to the lower ground level of the new addition. Instead, it is proposed for a perimeter path around the new addition at lower ground floor level.

6.4.15 Officers consider the alterations relate to mainly internal remodelling and partitions and the introduction of slightly bigger light wells to allow for better lit

internal spaces. This would be considered to be an enhancement to the heritage asset causing no harm and would therefore be acceptable in this regard.

Impact on the setting of a listed building

6.4.16 The Administration Block is a Grade II listed building and is located in between the Roseneath and Norton Lees locally listed buildings. It has been subject to a separate Listed Building Consent (reference HGY/2015/27020) for further works to the existing Grade 2 listed administration which was approved by the Council on 11th November 2015. Although works are proposed to the adjacent locally listed building, these are mainly limited to rebuilding of the existing walls and extension using reclaimed bricks, and as such Officers take the view that the proposal would not cause any impact on The Administration Block.

Heritage conclusion

6.4.17 Overall, the changes proposed to the Roseneath and Norton Lees buildings, by virtue of its minor nature would preserve the significance of the locally listed buildings and the conservation area as a whole. Some works, such as the demolition and rebuilding of the two storey extension to Roseneath would cause some harm due to the loss of some historic fabric. Officers have given this harm great weight in the balancing exercise and consider that the resulting rebuilt structure would be of a high quality and would be constructed of salvaged bricks and new bricks to match existing. The resulting accommodation would also be to a higher quality and would enable the building's conversion to residential use and as such the harm is outweighed by the heritage benefit of the reuse of the existing building. There is no harm to the listed building, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.5.2 Part of the proposal is for works limited to the Roseneath and Norton Lees buildings such as the rebuilding of external walls and chimneys, internal

remodelling of the buildings and basement works. The proposal will not introduce alterations or extensions that would extend beyond the building envelopes of the consented scheme and as such, it will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties in accordance to saved UDP Policy UD3 and London Plan Policy 7.6.

6.6 Parking and highway safety

6.6.1 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.

6.6.2 The total number of 133 on-site parking spaces offered in the original application which equated to a provision of 0.83 spaces per unit was considered acceptable by Officers and in accordance to the London Plan parking standards. The number of spaces remains unchanged.

6.6.3 The original planning application was acceptable on transportation grounds subject to the imposition of planning conditions and certain mitigation measures secured through the Section 106 agreement. These measures included:

- dedicating the development as 'car restricted development'
- a contribution of £40,000 towards the cost of a feasibility study for the implementation of a controlled parking zone
- provision and funding for car club spaces and for the first two years of residents membership (equivalent to £8,050)
- a travel plan and site management parking plan including £3,000 for monitoring of the travel plan
- contributions toward pedestrian and road safety improvements (£52,300) and bus stop accessibility measures (£12,500)

6.6.4 The Council's Transportation Team has been consulted and advised that they do have any objections to the proposal as it will have no significant parking demand and major transport implications. Officers consider the reclassification of the 4 properties from over 55's to general family housing is likely to increase the level of car ownership associated with these units. However, the development includes off-street car parking and therefore any additional demand for parking can be absorbed within the off-street car parking capacity. In addition, the future Parking Management Plan will be revised to reflect the proposed changes of this application and these details will be secured by condition. The proposal therefore will not prejudice the existing parking conditions of the surrounding highway network in meeting Local Plan Policy SP7 and London Plan Policy 6.3.

6.7 Section 106

6.7.1 This S73 application will be subject to a deed of variation to the original S106 legal agreement to capture the text revision to clauses 4.4.1 and 4.4.3 and the amendments proposed.

6.7.2 The following heads of terms were agreed under the original legal agreement:

- Education contribution of £671,464.35
- On-site affordable housing provision including a review mechanism
- Local employment and training contribution of £31,465
- General public access between Woodside Avenue and Grand Avenue, and to the gardens and communal open areas within the development
- General public use of the Woodside Avenue tennis club
- 'Car Capped Development'
- Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- £52,300 towards local safety improvements by way of a S278 agreement
- £40,000 towards future implementation of a CPZ
- £12,500 towards bus stop measures on Muswell Hill Road

6.7.3 Local residents have objected to the proposal as they consider the increase in the number of family units on the site will bring additional pressures on local services. Officers have calculated the child yield of the 4 family units using the GLA formula and this will result in a child yield of 2.64 in total which equates to a contribution of £31,451.48. This will be added to the original education sum giving a total education contribution of £702,915.93 sought for this development.

6.8 Conclusion

6.8.1 This is a Section 73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and Deed of Variation to the Section 106 Legal Agreement.

6.8.2 The proposed amendments are:

- To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
- Roseneath: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase.
- Norton Lees: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells; and
- Occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5.
- Changes in the distribution of affordable housing in the scheme and changes to the restriction of occupation of market units from all affordable housing

units are occupied to when the affordable housing units have been completed.

- 6.8.3 The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured to ensure that any uplift in child yield will not place any additional pressures on local schools.
- 6.8.4 The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation rather than more widely distributed as previously approved. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.
- 6.8.5 The relocation of the 4 affordable units with 4 private units within Blocks EB1, EB2, EB4 and EB5 represents 8 units of out of total of 66. This is acceptable as the original 'tenure blind' and 'pepper potted' scheme will be maintained in creating mixed, sustainable and cohesive communities. There would be no loss or reduction of affordable housing as a result of this variation.
- 6.8.6 The works proposed to Roseneath will result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme and the reuse of the existing building.
- 6.8.7 The alterations proposed to the Roseneath and Norton Lees buildings will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties
- 6.8.8 The proposal will likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.
- 6.8.9 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

6.9 CIL

- 6.8.1 Haringey CIL was adopted in July 2014 and implemented in November 2014. It should be noted that Section 73 planning applications only trigger CIL on any additional floor space over a pre-CIL parent application. In this case, the original planning application was decided pre-Haringey CIL adoption and the current application does not result in any increase in floor space. Therefore the

development under this Section 73 planning application will not be liable to the Haringey CIL charge. However, the application will still be liable to Mayoral CIL as the original application was chargeable.

6.8.2 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7. RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to the variation of the terms of the original section 106 Legal Agreement

Applicant's drawing No.(s)

Subject to the following condition(s)

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

- | | |
|---------------------|-------------------------------------|
| • PL002 Rev D | Proposed Site Location Plan |
| • 13006/RO/E/01A-02 | Roseneath Elevational Survey |
| • 13006/RO/E/02A-02 | Roseneath Elevational Survey |
| • 14849/F/01-03 | Floor Plans Admin Block |
| • 14849/F/02-03 | Floor Plans Admin Block |
| • 14849/R/01-01 | Floor Plans Admin Block |
| • 14849/FP/01-04 | Floor Plans Roseneath Block |
| • 14849/FP/02-04 | Floor Plans Roseneath Block |
| • 14849/FP/03-04 | Floor Plans Roseneath Block |
| • 14849/FP/04-04 | Floor Plans Roseneath Block |
| • 463-PL_RN_099 | Roseneath Basement Plan |
| • 463-PL_RN_100 | Roseneath Ground Floor Plan |
| • 463-PL_RN_101 | Roseneath First Floor Plan |
| • 463-PL_RN_102 | Roseneath Second Floor Plan |
| • 463-PL_RN_103 | Roseneath Roof Plan |
| • 463-PL_RN_300 | Roseneath South Elevation |
| • 463-PL_RN_301 | Roseneath North Elevation |
| • 463-PL_RN_302 | Roseneath East Elevation |
| • 463-PL_RN_303 | Roseneath West Elevation |
| • 463-PL_NL_099 | Norton Lees Basement Plan |
| • 463-PL_NL_100 | Norton Lees Lower Ground Floor Plan |
| • 463-PL_NL_100_m | Norton Lees Ground/Mezzanine Plan |

- 463-PL_NL_101 Norton Lees First Floor Plan
- 463-PL_NL_102 Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- Approved Accommodation Schedule, dated September 2012
- Proposed Accommodation Schedule Rev R, dated 17 November 2015
- Approved Tenure Location Plan ref. Tenure 1, dated 22 May 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

2. No development shall take place until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be provided to the Local Planning Authority prior to any works being carried out on the site. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

3. No excavation shall take place until a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the remediation recommendations set out in the Desk Study and Ground Investigation Report prepared by Conisbee (November 2012), has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation works shall then be carried out in accordance with the Method Statement approved by the Local Planning Authority.

Upon completion of remediation, 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. Once approved by the Local Planning Authority the planning condition can be discharged.

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

4. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. Loading and unloading of plant and materials
 - iii. Storage of plant and materials used in construction and development
 - iv. Routes for construction traffic (including temporary traffic restrictions)
 - v. Measures, controls and sanctions to minimise disruption to vehicular and pedestrian traffic on Woodside Avenue and Muswell Hill Road
 - vi. Details to ensure that construction vehicle movements are carefully planned and co-ordinated to avoid the AM and PM peak hours and school drop off and pick up periods
 - vii. Hours of operation
 - viii. Method of prevention of mud being carried onto the highway (including wheel washing and road sweeping)
 - ix. Measures to control the emissions of dust and dirt during construction
 - x. The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing in appropriate locations, and
 - xi. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network and in the interests of the safe operation of the highway.

5. No development shall take place until a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall be implemented in full.

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

6. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, measures to restrict disturbance, timing and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

7. In relation to Roseneath and Norton Lees all works hereby approved should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

8. Prior to commencement of the relevant part of the works to Roseneath and Norton Lees, all external materials including bricks, mortar, chimneys, windows, tiles and dormers and any other metal, joinery and masonry work should be submitted to, and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

9. In relation to the Listed Building all existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

10. In relation to the Listed Building all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

11. No development (including demolition) shall take place until a scheme for the re-use of sections of the covered walkway (including the roof) have been submitted to an approved in writing by the Local Planning Authority. The scheme shall include detailed plans showing the re-use of at least 10 sections of the covered walkway for a variety of purposes (including covered seating areas, covered

refuse recycling areas, covered bicycle storage areas, pergolas) and in various locations within the development, together with details of how the walkways will be dismantled and safely stored during the development and subsequently reassembled. The scheme shall be implemented prior to occupation of the development and thereafter permanently retained.

Reason: In order to ensure that the historic design and fabric of the walkways is sufficiently recognised and reused within the development and safeguard the historic character of this element of the Listed Building.

12. There shall be no increase in the depth of the basement light wells on the Listed Buildings, nor shall they be extended to form patios/external amenity areas.

Reason: In order to protect the architectural integrity of this Listed Building.

13. a) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.
b) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (a).
c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (a), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in the NPPF.

14. No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with the NPPF, and publication of results, in accordance with Section 12 of the NPPF.

15. No development shall take place until samples of all materials to be used for all external finishes of buildings (including bricks, tiles, renders, pointing, fenestration, balconies, hardwood slatted screens, rainwater goods) areas of

hard landscaping and boundary walls/fences have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the buildings are occupied.

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.

16. The hardwood slatted screens shown on block WB1 facing Simmons House and also on block WB3 facing TreeHouse school shall be constructed prior to occupation of the development and thereafter permanently retained.

Reason: In order to protect the amenities of adjoining occupiers.

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

Reason: In order to protect the amenities of the locality.

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

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

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

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

20. No development shall take place until details of the photovoltaic panels (including their position, layout, appearance, angle, performance and appropriate screening) proposed for the roofs of various blocks in the Energy Strategy (EB1, EB2, EB4 and EB5) have been submitted to and approved in writing by the local planning authority. The panels should cover 100 sq.m. and meet the carbon reduction saving as set out in the approved energy statement. The photovoltaic

panels as approved shall be installed as approved and thereafter permanently retained.

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

21. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

22. At least sixteen of the units within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings.

23. The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been submitted to the Local Planning Authority certifying that Code Level 4 has been achieved and the Local Planning Authority has approved this in writing.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

24. Prior to the occupation of the first residential unit, a scheme for the provision of artificial nest/roosting boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include some boxes that are to be incorporated into the design of the buildings and others that shall be attached to suitable trees within the site. The approved scheme shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To support the provision of habitat on the adjacent railway corridor, in accordance with Haringey's Biodiversity Action Plan.

25. Prior to the commencement of superstructure works, full details of the extensive vegetated green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs submission must provide/comprise of the following information:

a) biodiversity based with extensive/semi-intensive soils

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

The green roofs must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity.

26. No development shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Detailed site plans shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with those approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

27. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed St Luke's Hospital Flood Risk Assessment and Sustainable Drainage Strategy (by Conisbee, Ref 120416/TG, Dated 11 November 2013, Rev 1.2) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to 27.2 l/s and surface water storage on site as outlined in the FRA.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

28. The development shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

29. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, 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.); 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]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

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.

30. No development shall take place (including demolition) until details of protective fencing for all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The protective fencing / ground protection must be installed prior to commencement of development and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction. A pre-commencement site meeting must be organised not less than two weeks before commencement of works on the site involving all relevant parties (including Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. The approved measures shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

31. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including play areas and ecological areas), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure communal areas are maintained and managed in the interests of providing a high quality environment.

32. No development shall take place until details of the proposed 'doorstep playable space' and 'local playable space' (including layout, play equipment and other furniture) within the development including details and specification for its future

management shall be submitted to and approved by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the first residential unit and thereafter, shall be maintained for such purpose.

Reason: In the interests of providing a high quality residential environment and to ensure adequate facilities are provided for the benefit of future residents having regard to the Council' adopted amenity space standards.

33. Notwithstanding the provisions of Classes A-E of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected to the houses, or within their curtilage, hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: in order to safeguard the appearance of the development and to preserve adequate levels of residential amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no satellite dishes shall be affixed to the external elevations of any of the blocks of flats.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

35. Details of a strategy for providing a communal satellite telecommunications system, for the benefit of all residents, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with this approved strategy.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

36. The parking areas shall be laid out in accordance with the details shown on the approved plans and shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

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

37. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces (including disabled scooter parking) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle and disabled scooter parking.

Reason: To ensure the provision of cycle parking and disabled scooter spaces in line with the Council's adopted standards.

38. Prior to the occupation of the first residential unit a minimum of 13 disabled car parking spaces shall be provided on site in accordance with the approved plans, with provision made for up to an additional five disabled car parking spaces to be provided subject to demand by future disabled residents. The disabled car parking spaces shall thereafter be permanently retained.

Reason: In order to ensure well designed and adequate parking for disabled and mobility impaired.

39. The development shall not commence until a Parking Management Plan, including the allocation of each parking space, the provision and use of the car club spaces, and any charging system for car parking, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, which shall remain in effect thereafter.

Reason: To ensure the most effective use of the approved parking to minimise the impact to on street parking in the area.

40. Details regarding the provision of on site electric vehicle charging points at a ratio of 1 electric vehicle charging point per 5 car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. In addition provision should also be made for a further 20% of the parking spaces to be available for electric parking points. The electric charging points shall be installed prior to the occupation of the units and thereafter retained.

Reason: In the interests of the sustainability of the development

41. The apartments within Buildings WB1 (other than those identified as "general needs" family units in the Schedule of Accommodation Rev O dated 8/11/13), WB2, WB3, (~~WH4, WH5, WH6, WH7~~), WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02-Rev D) shall be occupied only by

- a. individuals who are over 55 years of age; or
- b. persons living as a single household with such a person or persons; or
- c. an individual who was living within the development whose partner has since died.

Informatives:

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the

form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: The applicant is advised that Condition 2 (Management of dust), Condition 4 (CMP), Condition 15 (Materials), Condition 13, (Archaeological evaluation), Condition 14 (Programme of building), Condition 18 (Boilers), Condition 24 (Ecology – bats) and Condition 30 (Tree protection) of this permission have been previously discharged by the Council.

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

INFORMATIVE: Surface Water Drainage -With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. 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.

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.

Piling - The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

INFORMATIVE: Archaeology - The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). 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: With regard to condition 28 (Trees and Landscaping - hard and soft landscape) the applicant is requested to consult with residents of properties in Grand Avenue that back onto the site over the design of the shade tolerant gardens proposed to the new properties to be built on the northern boundary of the site.

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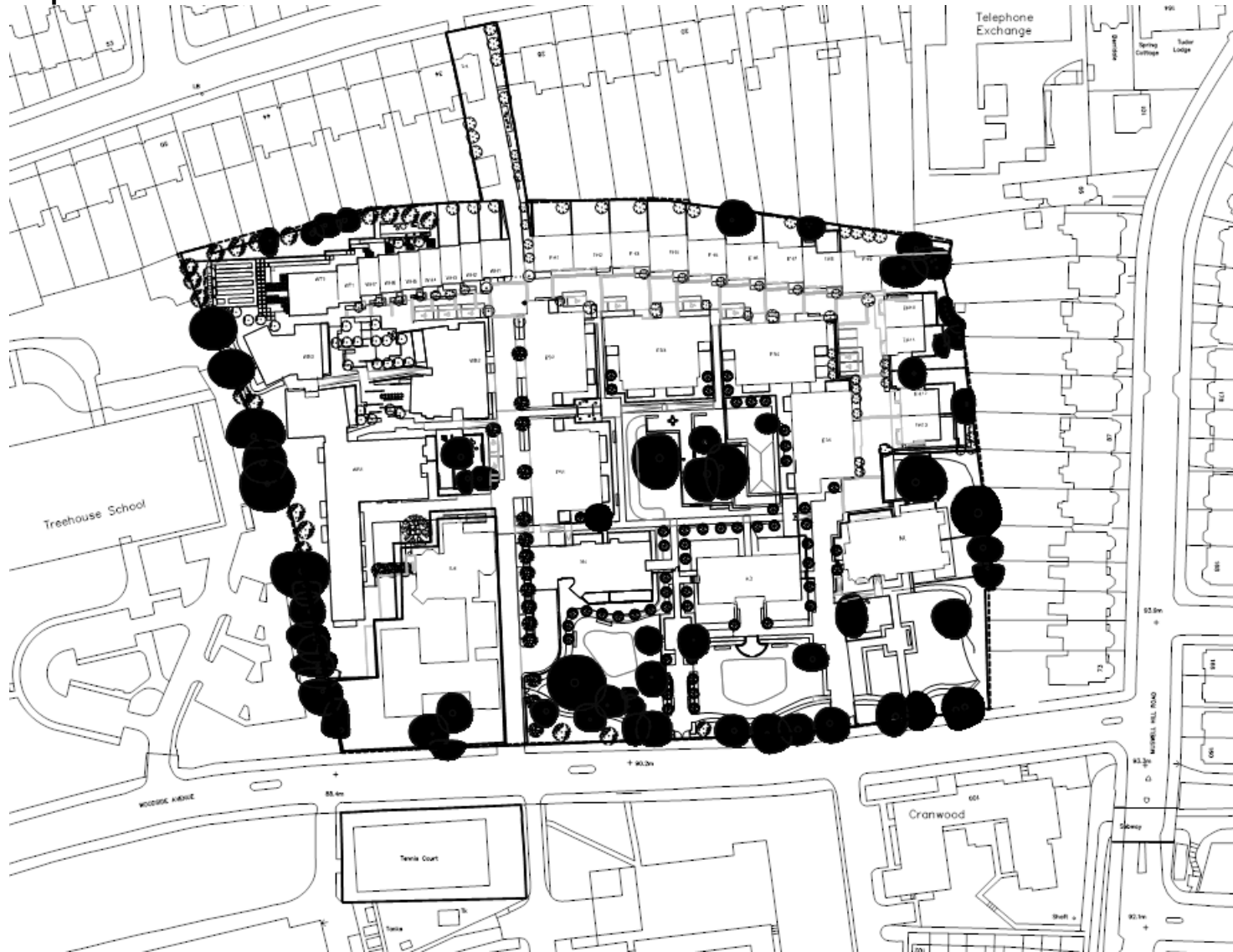
Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL	<p>Conservation: No objection subject to matching and detailed materials conditions.</p> <p>Transportation: No objection providing the Parking Management Plan is revised to reflect the proposed variations to the development.</p> <p>Housing: No objections to reword condition 41 or reconfiguring of the affordable units. However, an objection to the amendment of clauses 4.4.1.and 4.4.3 as they would like to see the wording of the original clauses retained intact.</p>	<p>Noted and imposed under conditions 9 and 10</p> <p>Noted and details of the PMP under condition 39</p> <p>Noted. Officers accept the amendments to clauses 4.4.1 and 4.4.3 as it would not impact on the wider delivery of the affordable units on the site</p>
EXTERNAL	<p>Historic England: No comments.</p> <p>Thames Water: No comments.</p> <p>Environment Agency: No comments.</p> <p>Transport for London: No comments.</p> <p>Natural England: No comments.</p> <p>Greater London Authority Stage 1 Response: No objection.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
NEIGHBOURING	Loss of over 55 units	The Co-Housing will be maintained and the

Stakeholder	Question/Comment	Response
PROPERTIES	<p>Increase in no. of family units will bring additional pressure on local schools and GP services</p> <p>Additional parking, traffic and on-site parking required for the family units</p> <p>Review mechanism for uplift in the market value of the units</p> <p>The relocation of the affordable housing will undermine the 'pepper-potted' design</p>	<p>re-classification of the 4 units as general family use will not affect the affordable provision.</p> <p>An extra education contribution of £31,451.48 has been sought in the legal agreement.</p> <p>Officers are satisfied that any additional cars generated by the 4 family units can be accommodated within the off-site parking of the development. The revised Parking Management Plan has been secured by condition</p> <p>This was secured under the original S106 and will be carried forward.</p> <p>The 'pepper-potted' scheme will still be maintained following the relocation of the affordable housing units.</p>

Appendix 2 Plans and Images

Proposed Site Location Plan



Approved tenure mix

TENURE LOCATION PLAN PLANNING APPROVED MIX



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Rev No. Date Assessment Initial

KEY:

- EB1.1 (Aff-1B) swapped with EB2.5 (Market-1B)
- EB1.4 (Aff-1B) swapped with EB2.6 (Market-1B)
- EB5.2 (Aff-2B) swapped with EB2.7 (Market-2B)
- EB5.3 (Aff-1B) swapped with EB4.1 (Market-1B)

- PRIVATE SALE
- AFFORDABLE RENTED
- SHARED OWNERSHIP
- CO-HOUSING UNITS
- ★ OVER 55'S RESTRICTION



Client
Hill Residential Limited
The Courtyard, Abbey Barns,
Ickleton, CB10 1SX
Project
St Lukes
Muswell Hill
London
Drawing
Tenure Type Location Plan

Scale
NTS
Drawn By
BSc
CAD Ref

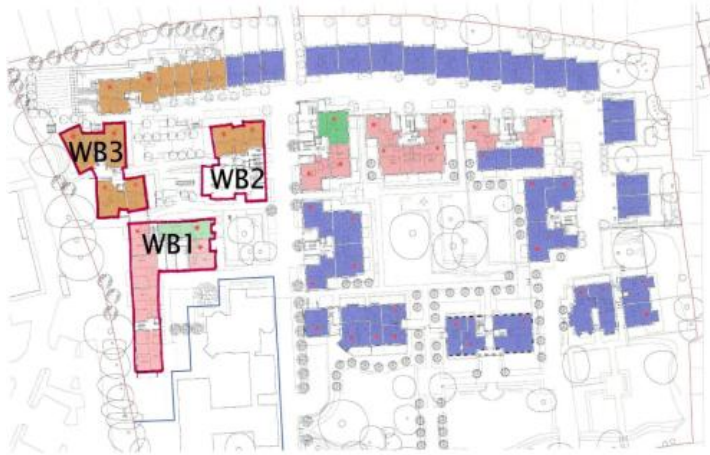
Date
22.05.15
Drawing No.
TENURE 01
Rev. No.

THIS DRAWING IS A COPYRIGHT
All dimensions to be checked on site or in the workshop before work commences.
Only signed dimensions to be worked to. Any discrepancies to be reported to the architect.

PRELIMINARY

Proposed tenure mix

TENURE LOCATION PLAN PROPOSED MIX



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

KEY:
 EB1.1 (AF-1B) swapped with EB2.5 (Market-1B)
 EB1.4 (AF-1B) swapped with EB2.6 (Market-1B)
 EB5.2 (AF-2B) swapped with EB2.7 (Market-2B)
 EB5.3 (AF-1B) swapped with EB4.1 (Market-1B)

- PRIVATE SALE
- AFFORDABLE RENTED
- SHARED OWNERSHIP
- CO-HOUSING UNITS
- ★ OVER 55'S RESTRICTION



Client:
 Hill Residential Limited
 The Courtyard, Abbey Bams,
 Ickleton, CB10 1SX

Project:
 St Lukes
 Muswell Hill
 London

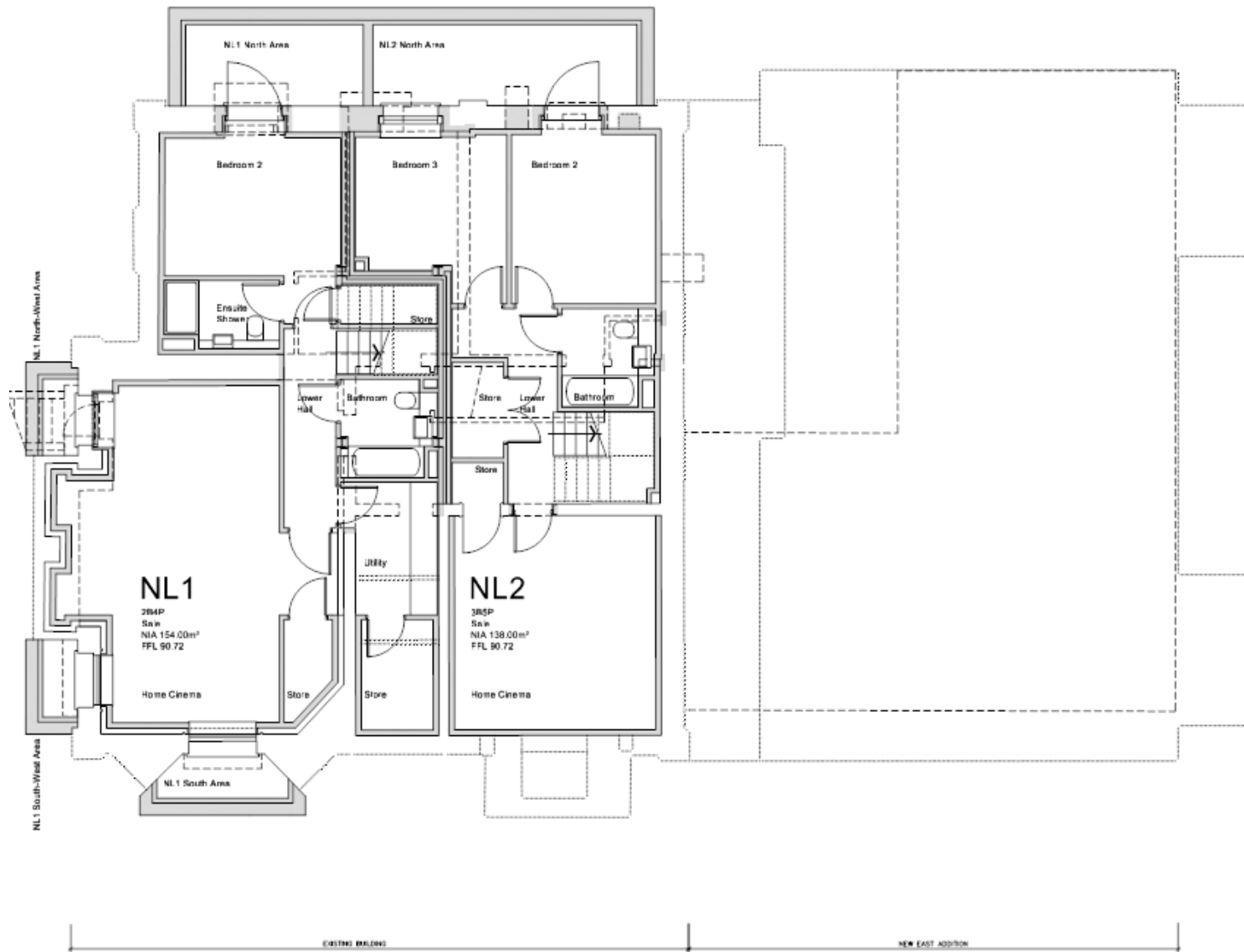
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 Tenure Location Plan **PLANNING**

Scale:
 NTS
 Drawn By:
 BSc

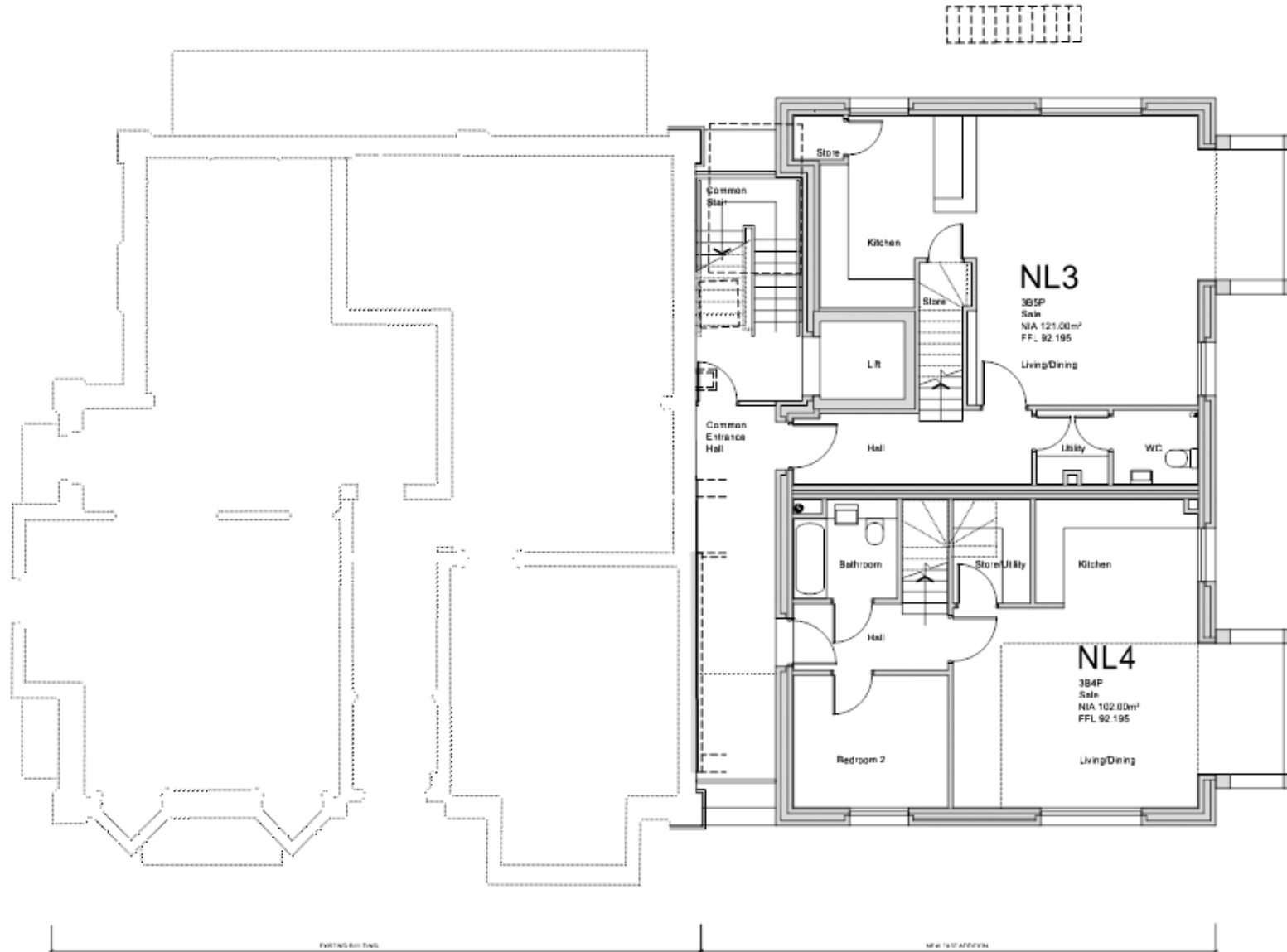
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 22.05.15
 Drawing No:
 TENURE 02

Rev: 1

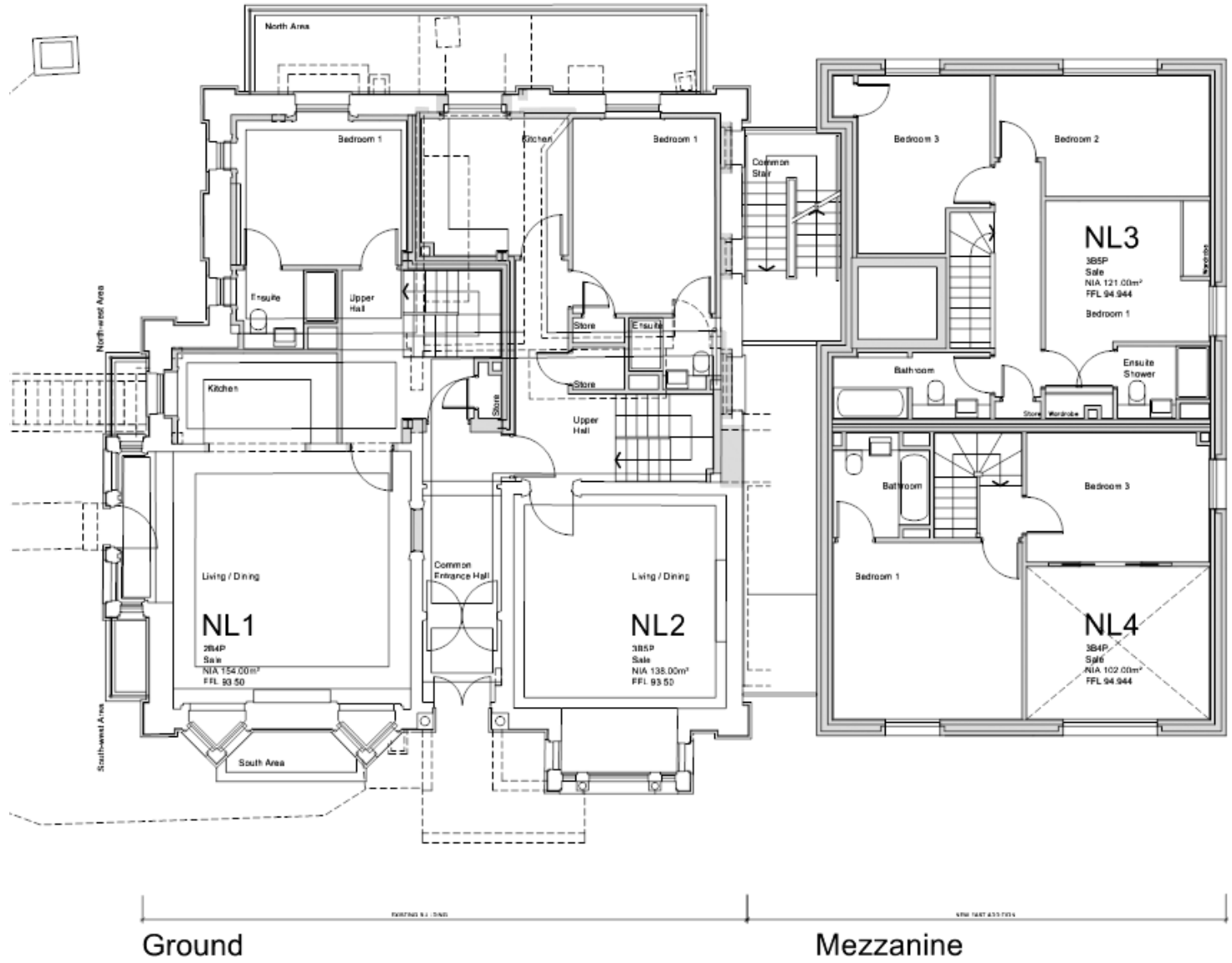
Norton Lees Basement Plan



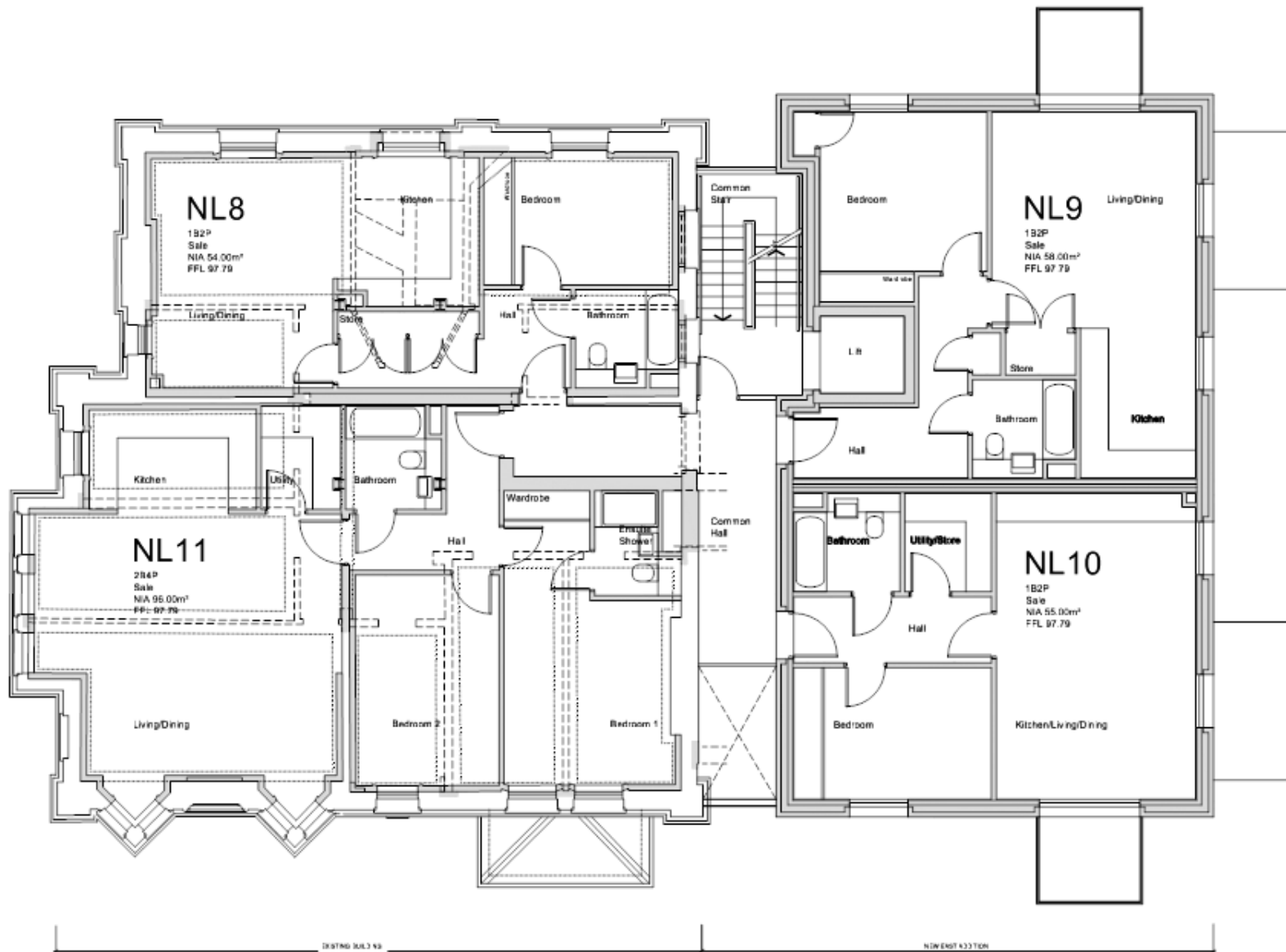
Norton Lees Lower Ground Floor Plan



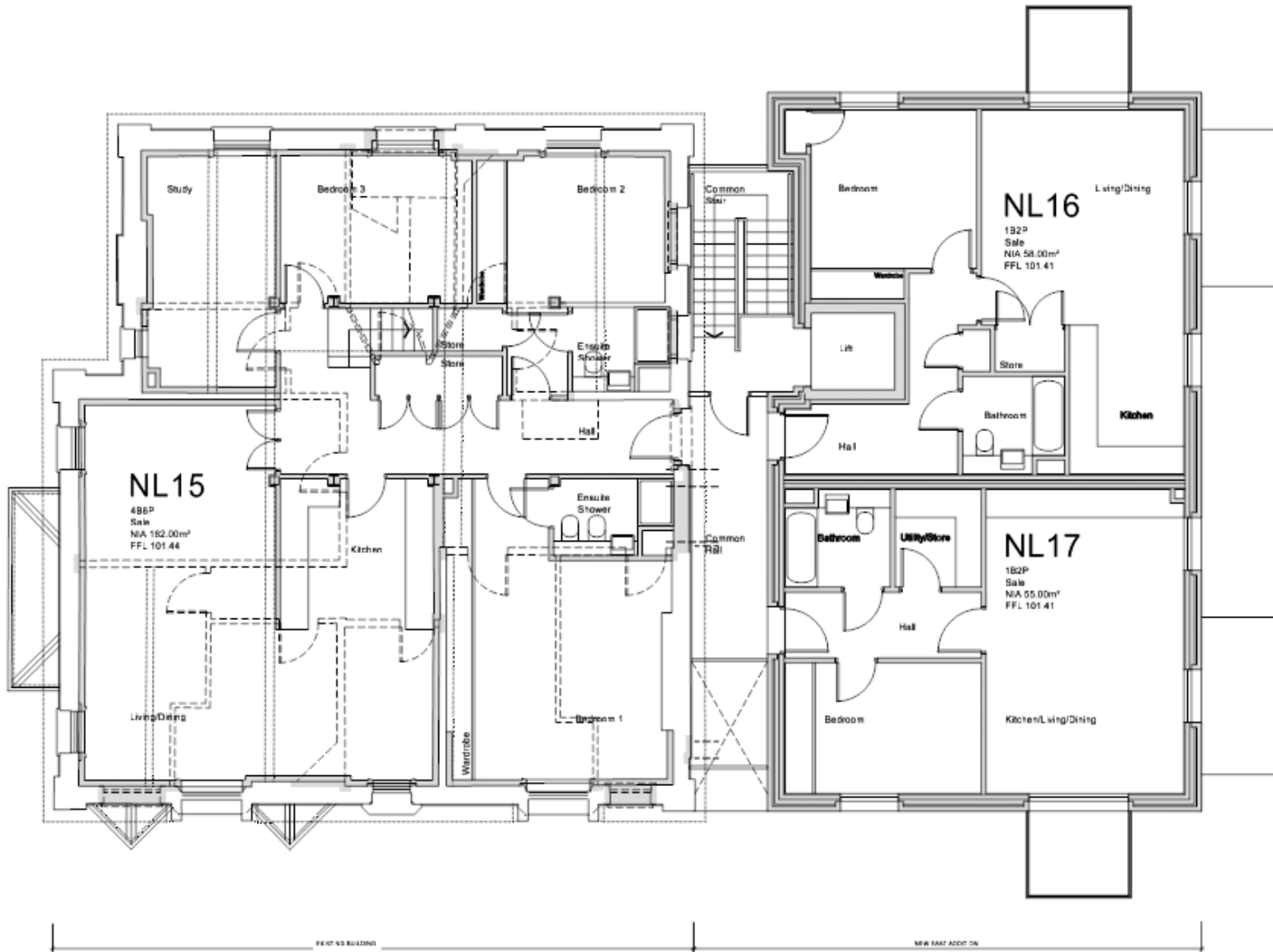
Norton Lees Ground/Mezzanine Floor Plan



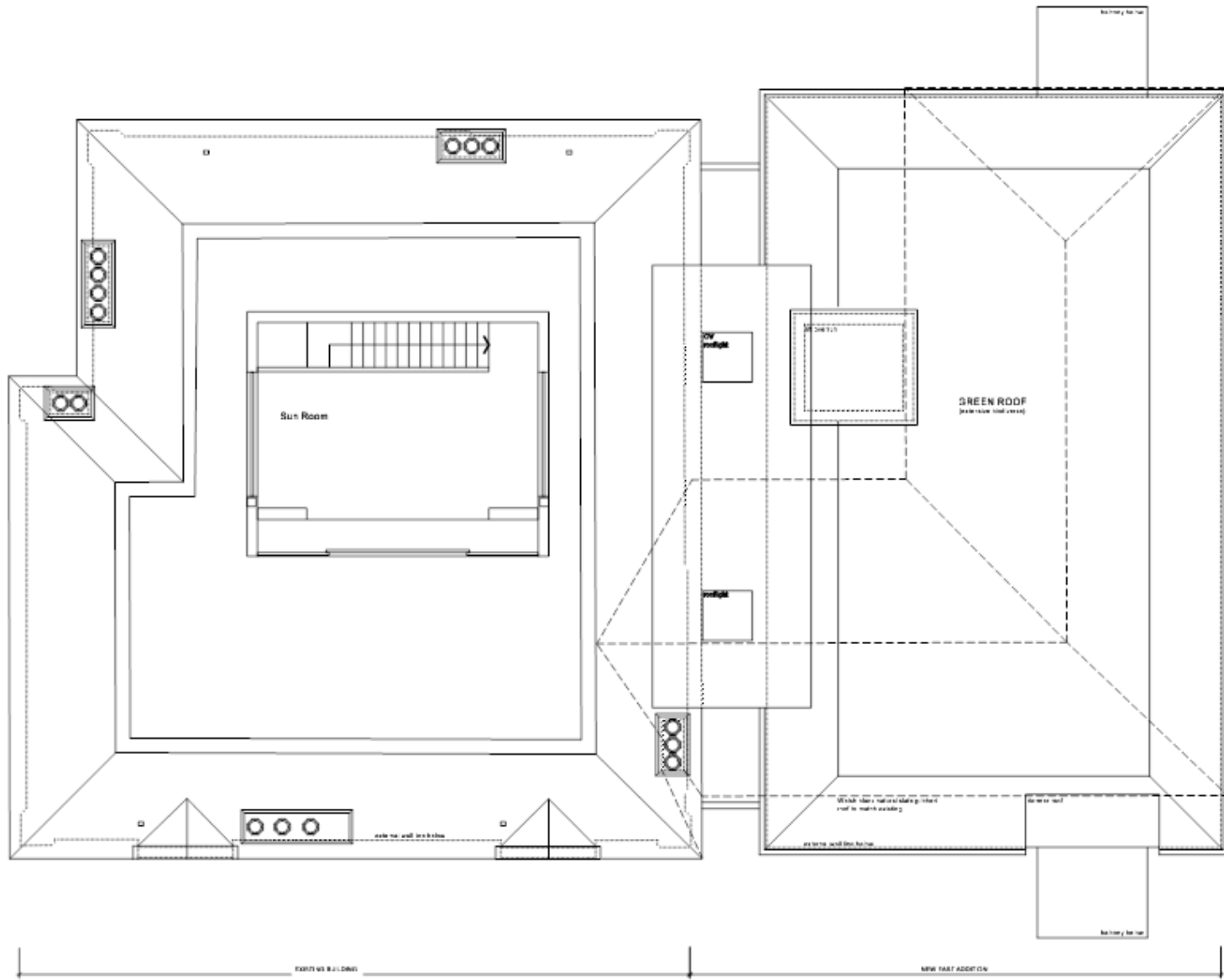
Norton Lees First Floor Plan



Norton Lees First Floor Plan



Norton Lees Roof Plan



Norton Lees South Elevation



Norton Lees North Elevation



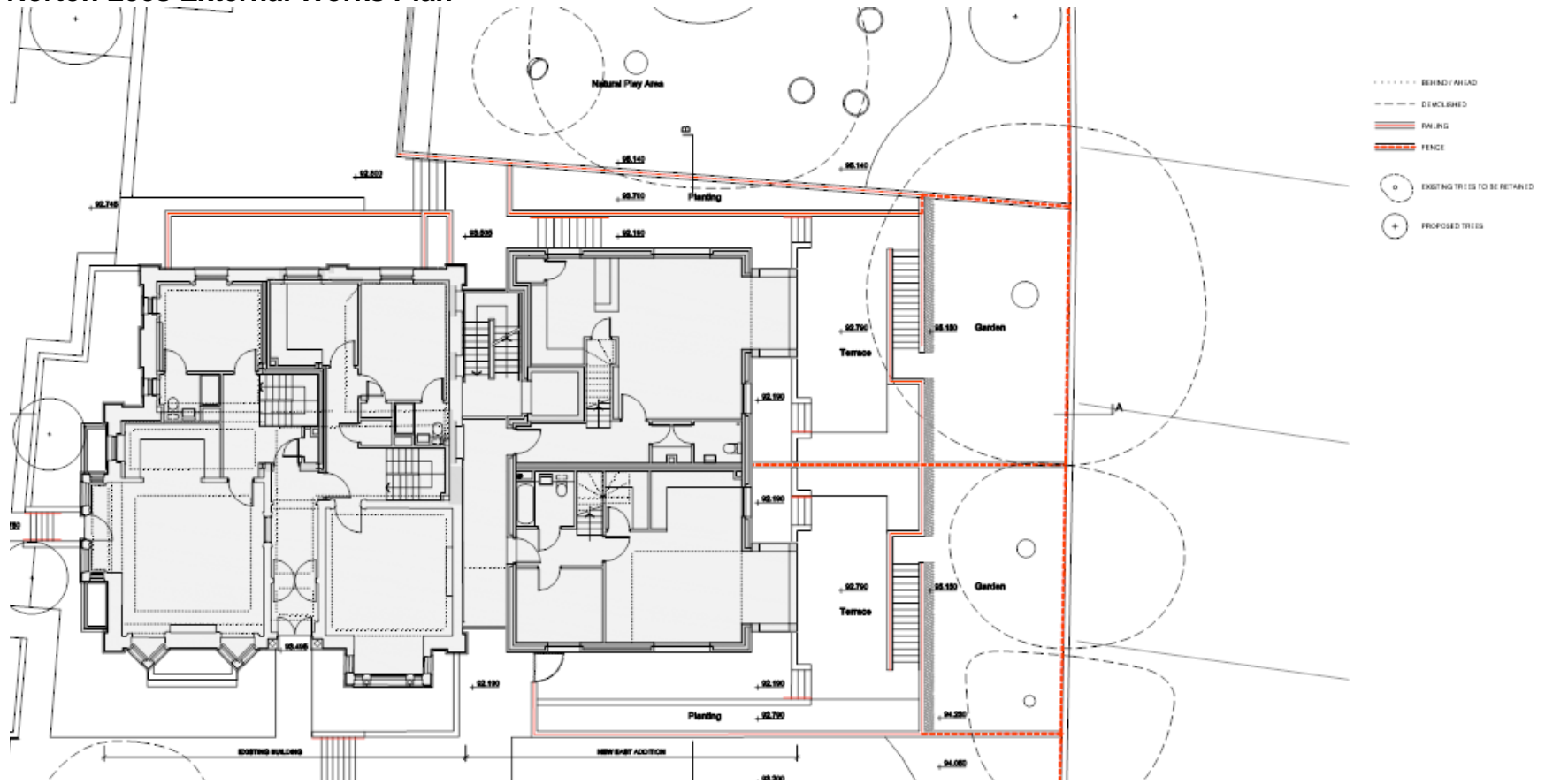
Norton Lees East Elevation



Norton Lees West Elevation



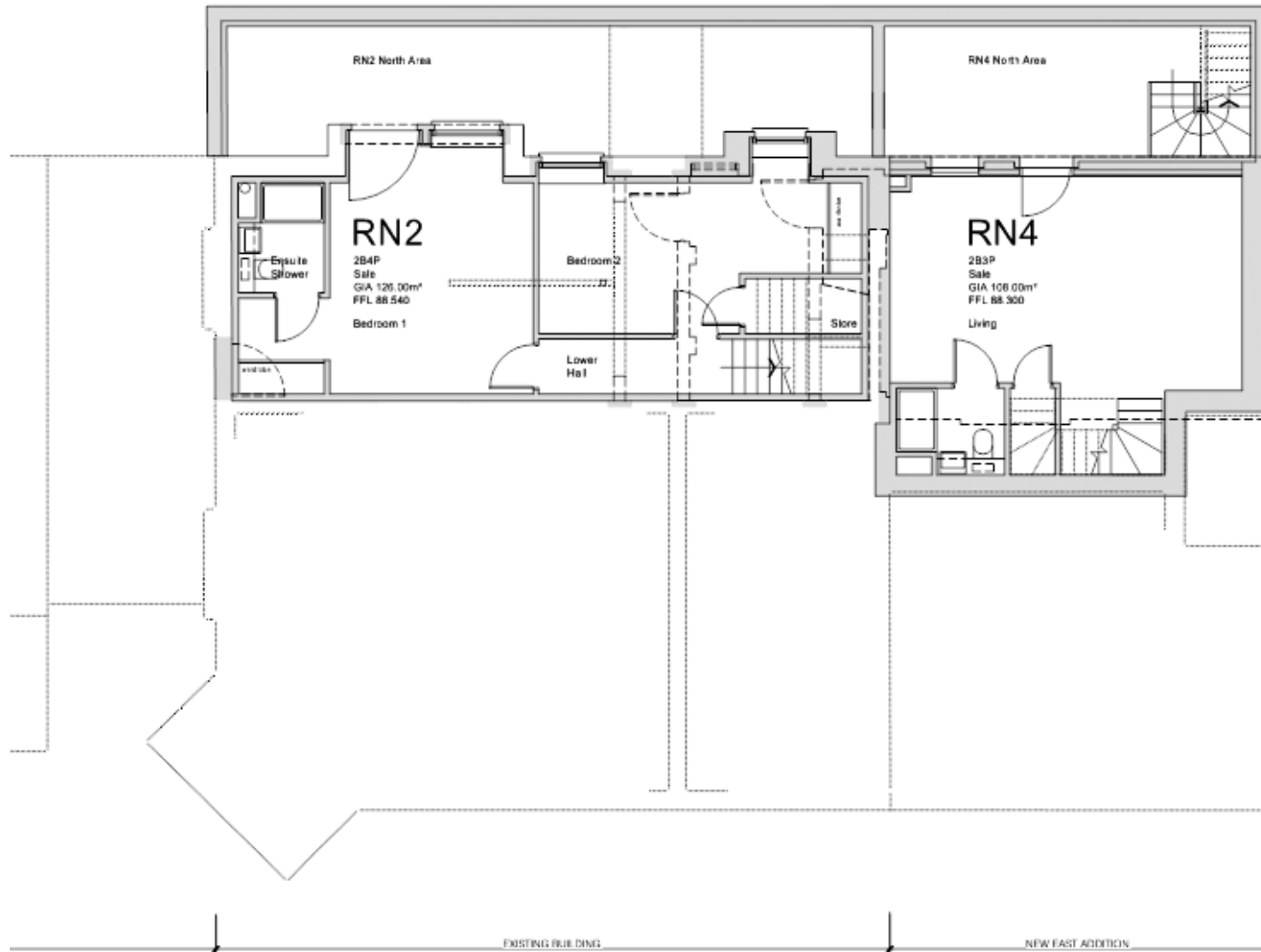
Norton Lees External Works Plan



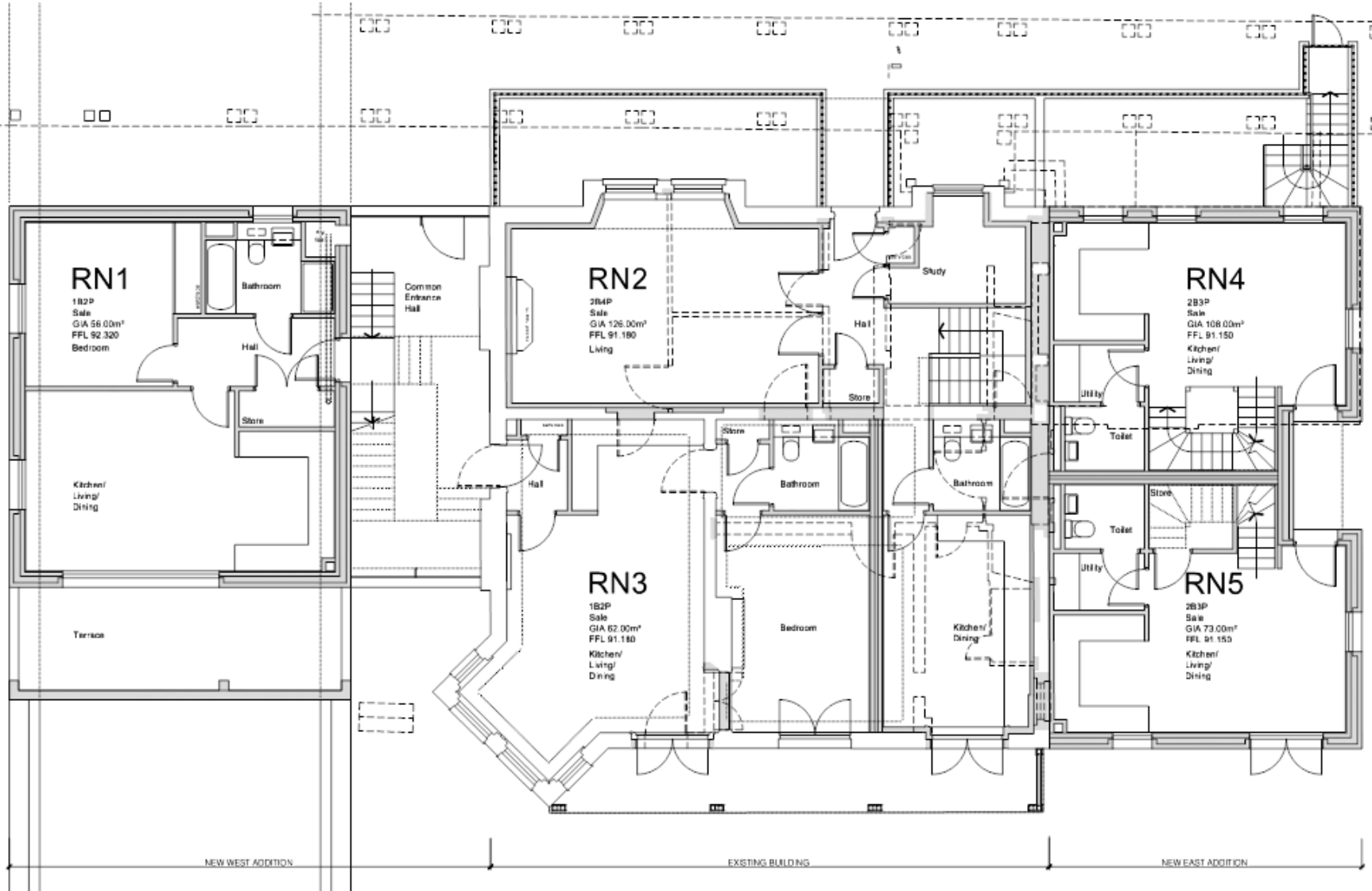
Norton Lees External Works Sections



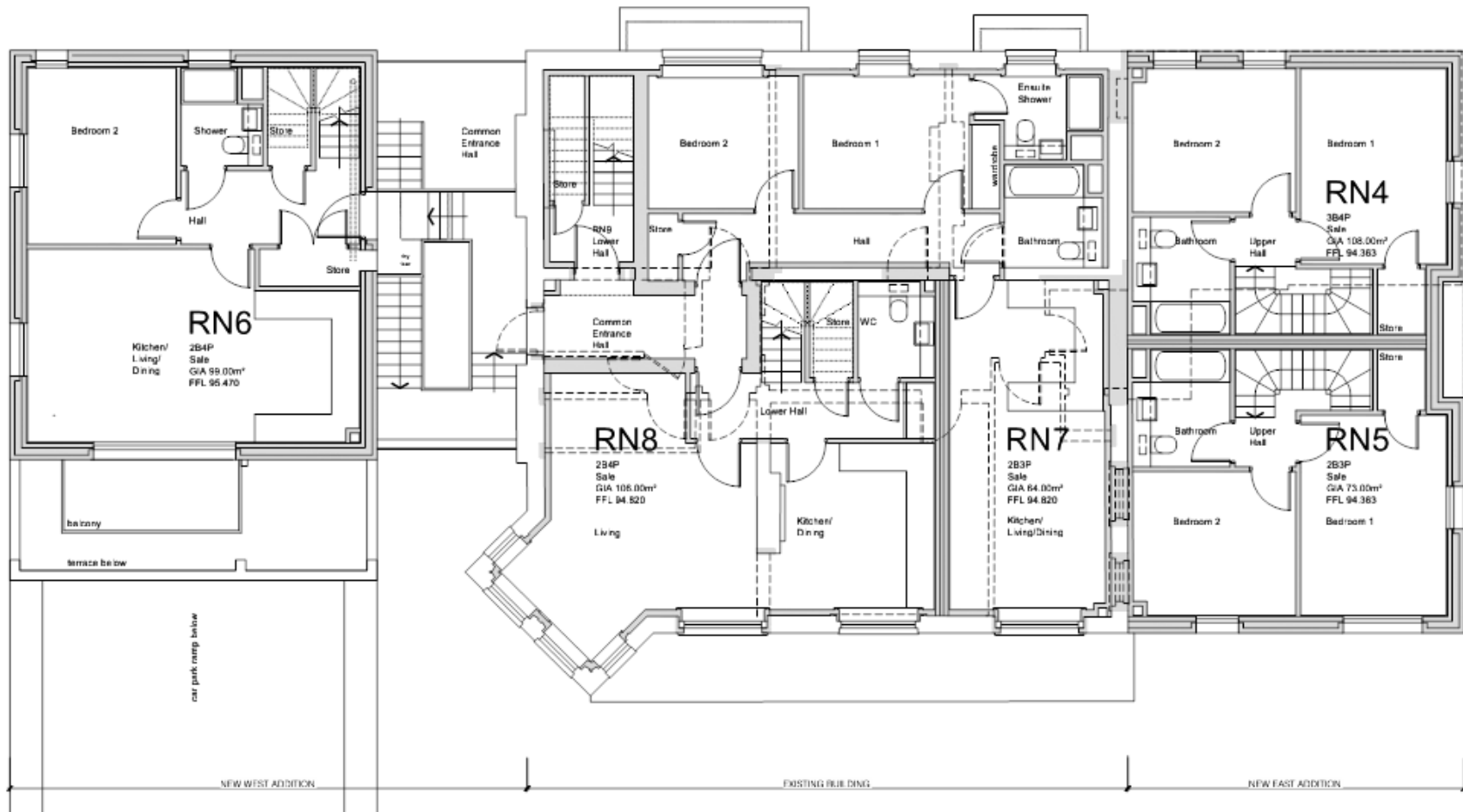
Roseneath Basement Plan



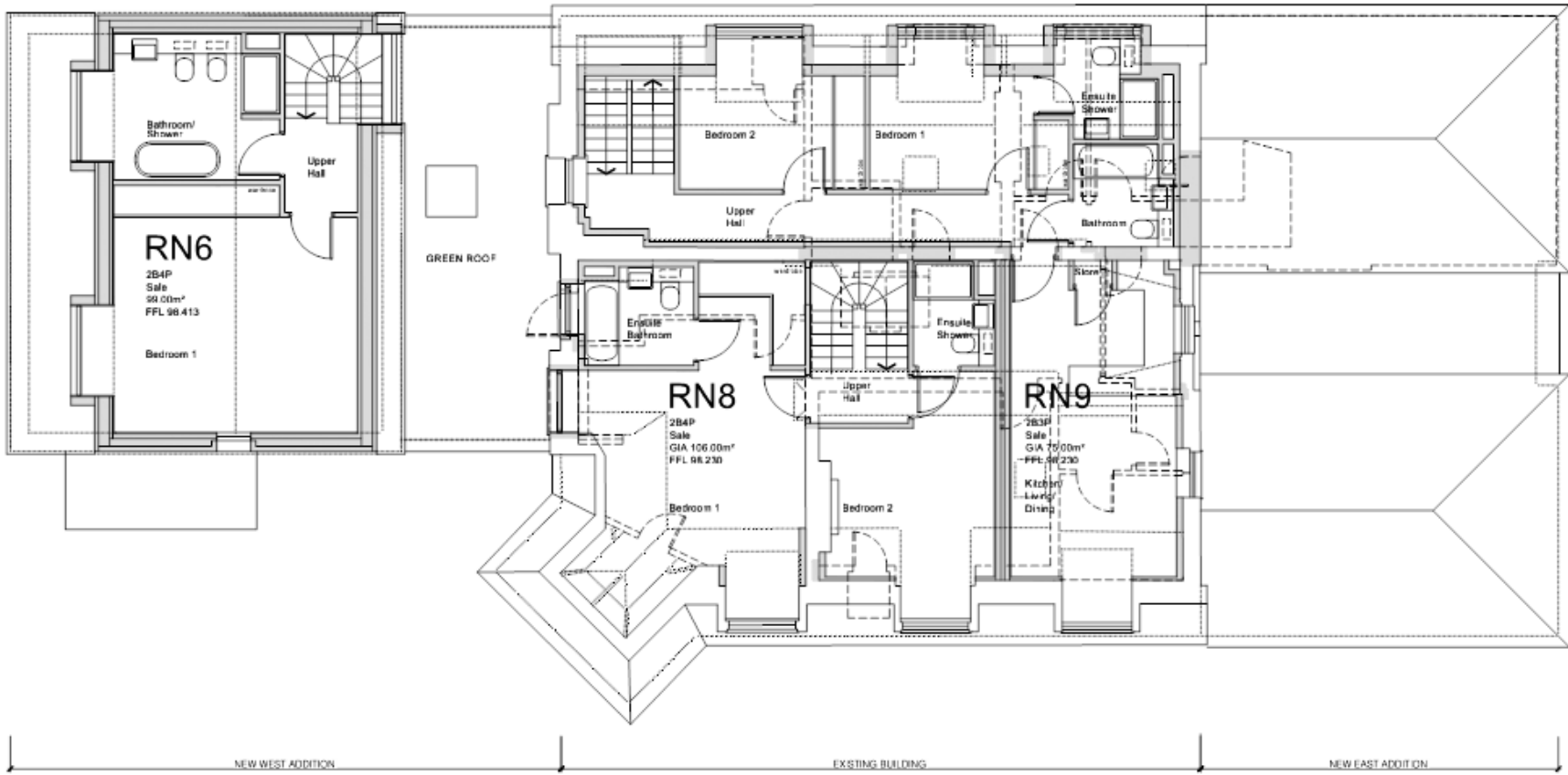
Roseneath Ground Floor Plan



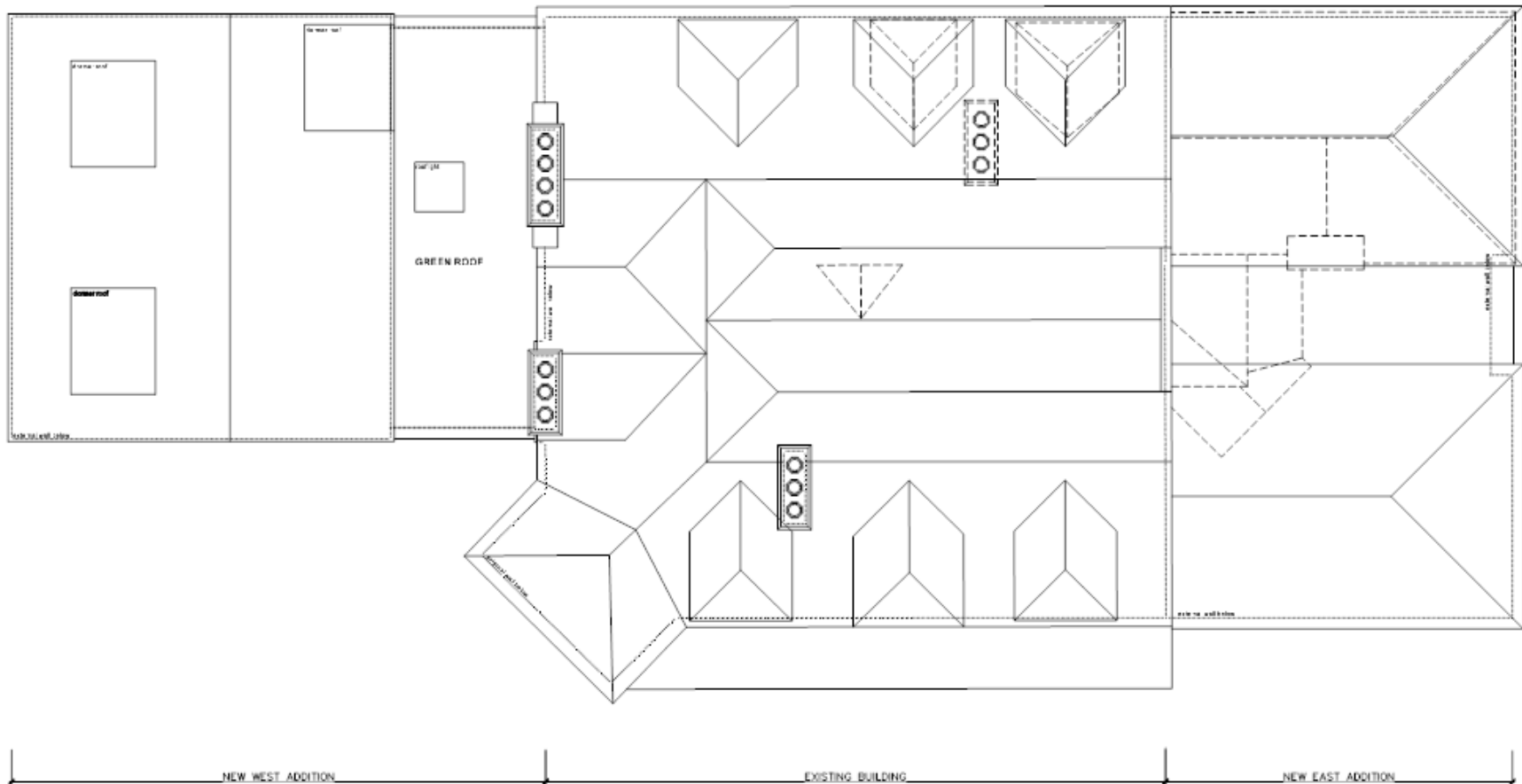
Roseneath First Floor Plan



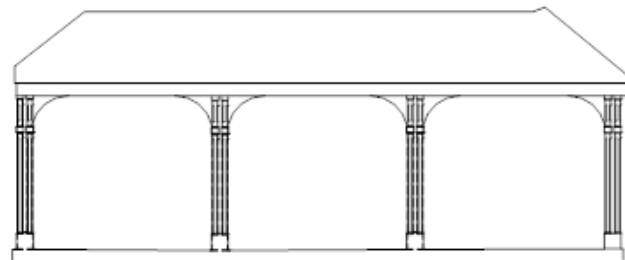
Roseneath Second Floor Plan



Roseneath Roof Plan



Roseneath South Elevation



Verandah South Elevation

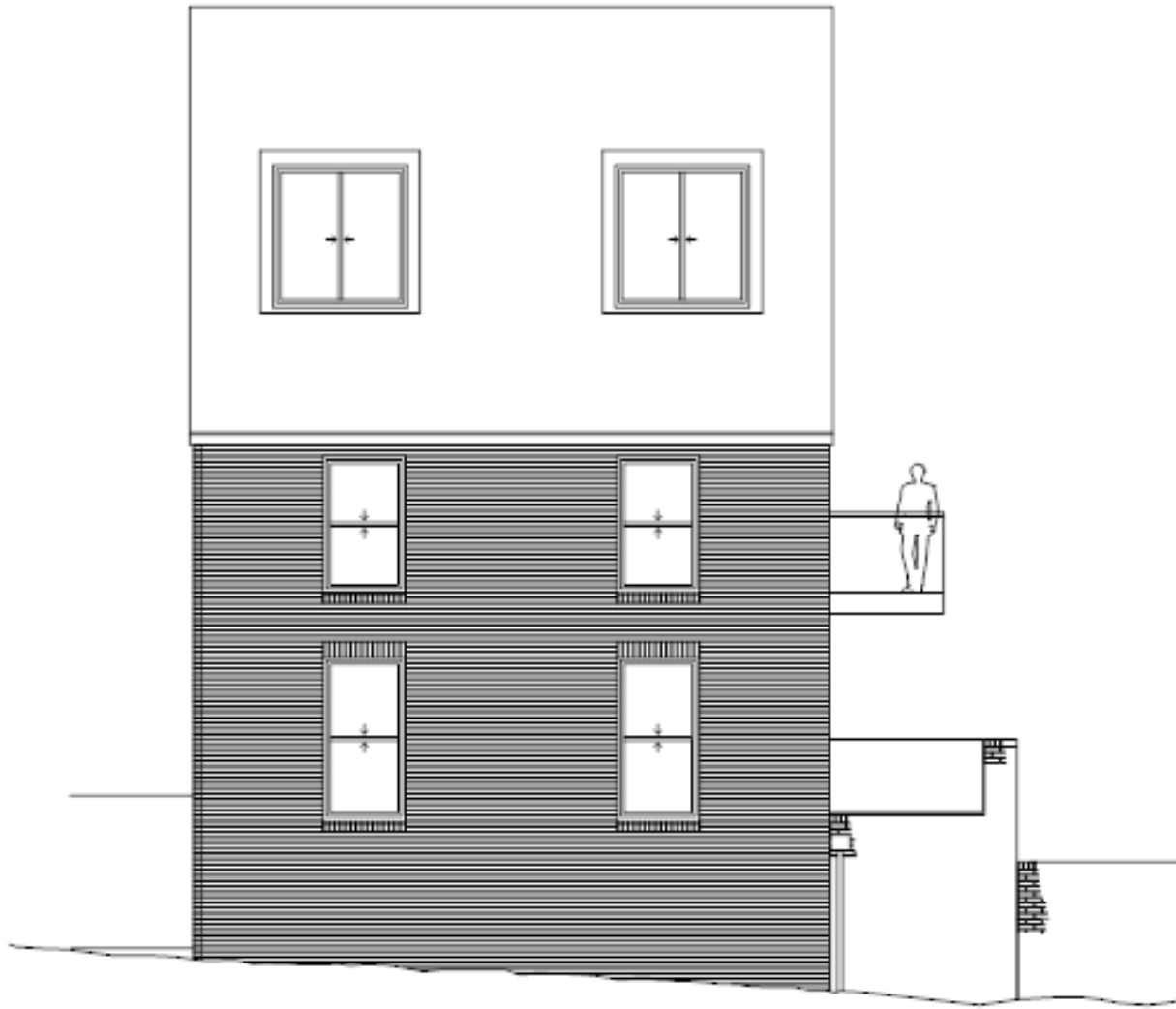
Roseneath North Elevation



Roseneath East Elevation



Roseneath West Elevation



Accommodation Schedule Block EB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB1.1 and EB1.4 changed to Private Sale

Doc. Ref.: S(00)01 EB1

Rev S - Minor up-date to correct unit numbers / type - 17.11.15

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB1

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age restriction
EB1.1	PS	G	1B/2P	2	64.5	Over 55
EB1.2	PS	G	2B/4P	3	76.5	Over 55
EB1.3	PS	G	2B/4P	3	76.5	Over 55
EB1.4	PS	G	1B/2P	2	61.5	Over 55
EB1.5	PS	1	2B/4P	3	81.5	Over 55
EB1.6	PS	1	2B/4P	3	76.5	Over 55
EB1.7	PS	1	2B/4P	3	76.5	Over 55
EB1.8	PS	1	2B/4P	3	84.0	Over 55
EB1.9	PS	2	2B/4P	3	81.5	Over 55
EB1.10	PS	2	2B/4P	3	76.5	Over 55
EB1.11	PS	2	2B/4P	3	76.5	Over 55
EB1.12	PS	2	2B/4P	3	84.0	Over 55
EB1.13	PS	3	3B/5P	4	117.0	Over 55
EB1.14	PS	3	3B/5P	4	119.5	Over 55
Total			14	42	1153	

Mix	1B/2P	2B/3P	2B/4P	3B/5P
	2	0	10	2

Accommodation Schedule Block EB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB2.5, 2.6 and 2.7 changed to Affordable Rented

Doc. Ref.: S(00)01 EB2

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB2

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
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EB2.1	SO	G	2B/3P	3	76.0	Over 55
EB2.2	AR	G	1B/2P	2	55.5	Over 55
EB2.3	AR	G	1B/2P	2	63.5	Over 55
EB2.4	PS	1	2B/4P	3	78.0	Over 55
EB2.5	AR	1	1B/2P	2	55.5	Over 55
EB2.6	AR	1	1B/2P	2	55.5	Over 55
EB2.7	AR	1	2B/4P	3	84.0	Over 55
EB2.8	PS	2	2B/4P	3	81.5	Over 55
EB2.9	AR	2	1B/2P	2	55.5	Over 55
EB2.10	AR	2	1B/2P	2	55.5	Over 55
EB2.11	PS	2	2B/4P	3	84.0	Over 55
EB2.12	PS	3	3B/5P	4	122.0	Over 55
EB2.13	PS	3	3B/5P	4	117.0	Over 55

Total	13	35	984
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Mix	1B/2P	2B/3P	2B/4P	3B/5P
	6	1	4	2

Accommodation Schedule Block EB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EB3

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB3

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB3.1	AR	G	1B/2P	2	64.5	Over 55
EB3.2	AR	G	2B/4P	3	76.5	Over 55
EB3.3	AR	G	2B/4P	3	76.5	Over 55
EB3.4	AR	G	1B/2P	2	64.5	Over 55
EB3.5	PS	1	2B/4P	3	81.5	Over 55
EB3.6	SO	1	2B/4P	3	76.5	Over 55
EB3.7	SO	1	2B/4P	3	76.5	Over 55
EB3.8	PS	1	2B/4P	3	87.5	Over 55
EB3.9	PS	2	2B/4P	3	81.5	Over 55
EB3.10	PS	2	2B/4P	3	76.5	Over 55
EB3.11	PS	2	2B/4P	3	76.5	Over 55
EB3.12	PS	2	2B/4P	3	85.0	Over 55
EB3.13	PS	3	3B/5P	4	115.5	Over 55
EB3.14	PS	3	3B/5P	4	124.5	Over 55
Total			14	42	1164	

Mix	1B/2P	2B/3P	2B/4P	3B/5P
	2	0	10	2

Accommodation Schedule Block EB4

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB1.4 changed to Affordable Rented

Doc. Ref.: S(00)01 EB4

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB4

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB4.1	AR	G	1B/2P	2	64.5	Over 55
EB4.2	PS	G	1B/2P	2	55.5	Over 55
EB4.3	PS	G	1B/2P	2	55.5	Over 55
EB4.4	AR	G	1B/2P	2	61.5	Over 55
EB4.5	AR	1	2B/4P	3	81.5	Over 55
EB4.6	AR	1	1B/2P	2	55.5	Over 55
EB4.7	AR	1	1B/2P	2	55.5	Over 55
EB4.8	AR	1	2B/4P	3	84.0	Over 55
EB4.9	AR	2	2B/4P	3	81.5	Over 55
EB4.10	AR	2	1B/2P	2	55.5	Over 55
EB4.11	AR	2	1B/2P	2	55.5	Over 55
EB4.12	AR	2	2B/4P	3	84.0	Over 55
EB4.13	AR	3	2B/4P	3	99.0	Over 55
EB4.14	PS	3	3B/5P	4	117.0	Over 55

Total	14	35	1006
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Mix	1B/2P	2B/3P	2B/4P	3B/5P
	8	0	5	1

Accommodation Schedule Block EB5

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB5.2 and EB5.3 changed to Private Units

Doc. Ref.: S(00)01 EB5

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB5

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB5.1	PS	G	2B/4P	3	107.5	Over 55
EB5.2	PS	G	2B/4P	3	83.5	Over 55
EB5.3	PS	G	1B/2P	2	62.0	Over 55
EB5.4	PS	1	3B/6P	4	119.5	Over 55
EB5.5	PS	1	2B/4P	3	83.5	Over 55
EB5.6	PS	1	2B/4P	3	84.5	Over 55
EB5.7	PS	2	3B/6P	4	119.5	Over 55
EB5.8	PS	2	2B/4P	3	83.5	Over 55
EB5.9	PS	2	2B/4P	3	84.5	Over 55
EB5.10	PS	3	3B/5P	4	118.5	Over 55
EB5.11	PS	3	3B/5P	4	123.0	Over 55

Total	11	36	1070
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Mix	1B/2P	2B/4P	3B/5P	3B/6P
	1	6	2	2

Accommodation Schedule Block EH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EH

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

EH - EAST HOUSES

House REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EH1	PS	G, 1 & 2	4B/7P	7	247.5	None
EH2	PS	G, 1 & 2	4B/7P	7	247.5	None
EH3	PS	G, 1 & 2	4B/7P	7	247.5	None
EH4	PS	G, 1 & 2	4B/7P	7	247.5	None
EH5	PS	G, 1 & 2	4B/7P	7	247.5	None
EH6	PS	G, 1 & 2	4B/7P	7	247.5	None
EH7	PS	G, 1 & 2	4B/8P	7	263.0	None
EH8	PS	G, 1 & 2	4B/8P	7	263.0	None
EH9	PS	G, 1 & 2	4B/8P	7	263.0	None
EH10	PS	G, 1 & 2	4B/6P	6	225.0	None
EH11	PS	G, 1 & 2	3B/5P	5	214.5	None
EH12	PS	G, 1 & 2	3B/5P	5	214.5	None
EH13	PS	G, 1 & 2	4B/6P	6	225.0	None
Gatehouse	PS	G, 1 & 2	4B/7P	7	187.0	None
Total				14	92	3340

Mix	3B/5P	4B/6P	4B/7P	4B/8P
	2	2	7	3

Accommodation Schedule Block WH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 CW

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

WH - WEST HOUSES/DUPLEX/FLAT (CO-HOUSING and 3 PS)

House REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
WH1	PS	G,1 & 2	3B/5P	5	147	None
WH2	PS	G,1 & 2	3B/5P	5	130.5	None
WH3	PS	G,1 & 2	3B/5P	5	130.5	None
WH4	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH5	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH6	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH7	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH8	CH	1 & 2	2B/3P	3	92.5	Over 55
WH9	CH	1 & 2	2B/3P	3	82.0	Over 55
WH10	CH	1 & 2	2B/3P	3	82.0	Over 55
WT1	CH	G	2B/3P	3	68.5	Over 55
WT2	CH	G	2B/3P	3	69.5	Over 55
Total				12	50	1325

Mix	1B/2P	2B/3P	3B/5P	3B/6P
	0	5	7	0

Accommodation Schedule Block WB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB1

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/13 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK WB1

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction	
WB1.1	AR	G	1B/2P	2	61.0	Over 55	
WB1.2	SO	G	2B/4P	3	83.5	Over 55	
WB1.3	AR	G	1B/2P	2	58.0	Over 55	
WB1.4	GNF*	AR	G	2B/3P	3	73.0	None
WB1.5	GNF*	AR	G	2B/3P	3	69.0	None
WB1.6	GNF*	AR	G	3B/5P	5	91.4	None
WB1.8	SO	1	2B/4P	3	83.5	Over 55	
WB1.9	AR	1	1B/2P	2	61.0	Over 55	
WB1.10	AR	1	1B/2P	2	55.0	Over 55	
WB1.11	AR	1	1B/2P	2	55.5	Over 55	
WB1.12	GNF*	SO	1	2B/3P	3	73.0	None
WB1.13	GNF*	SO	1	2B/3P	3	69.0	None
WB1.14	GNF*	AR	1	3B/5P	5	91.4	None
WB1.16	GNF*	SO	2	2B/4P	3	83.5	None
WB1.17	SO	2	1B/2P	2	61.0	Over 55	
WB1.18	SO	2	1B/2P	2	55.0	Over 55	
WB1.19	GNF*	AR	2 & 3	3B/4P	4	102.0	None
WB1.20	GNF*	AR	2 & 3	3B/6P	4	116.5	None
WB1.21	GNF*	AR	2 & 3	3B/6P	4	107.5	None
WB1.22	GNF*	AR	2 & 3	3B/6P	5	111.5	None
WB1.24	GNF*	SO	3	2B/4P	3	65.5	None
WB1.25	SO	3	1B/2P	3	59.5	Over 55	
WB1.26	SO	3	1B/2P	2	52.0	Over 55	

*GNF = General Needs Family unit

			23	70	1738	
Mix	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P
	9	4	4	1	2	3

Accommodation Schedule Block WB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB2

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

First issued: September 2012

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK WB2

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
WB2.1	CH	G	3B/5P	4	122.0	Over 55
WB2.2	CH	1	3B/6P	2	130.5	Over 55
WB2.3	CH	1	2B/4P	3	80.0	Over 55
WB2.4	CH	1	2B/3P	3	66.5	Over 55
WB2.5	CH	2	3B/6P	2	130.5	Over 55
WB2.6	CH	2	2B/4P	3	80.0	Over 55
WB2.7	CH	2	2B/3P	3	66.5	Over 55
WB2.8	CH	3	3B/6P	4	110.5	Over 55
WB2.9	CH	3	3B/6P	4	110.0	Over 55
Total				9	28	897
Mix	1B/2P	2B/3P	2B/4P	3B/5P	3B/6P	
		2	2	1	4	

Accommodation Schedule Block WB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB3

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK WB3

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
WB3.1	CH	G	1B/2P	2	55.0	Over 55
WB3.2	CH	G	2B/4P	3	75.0	Over 55
WB3.3	CH	G	2B/4P	3	74.5	Over 55
WB3.4	CH	G	3B/6P	4	100.0	Over 55
WB3.5	CH	1	1B/2P	2	55.0	Over 55
WB3.6	CH	1	2B/4P	3	75.0	Over 55
WB3.7	CH	1	2B/4P	3	74.5	Over 55
WB3.8	CH	1	3B/6P	4	100.0	Over 55
WB3.9	CH	2	1B/2P	2	55.0	Over 55
WB3.10	CH	2	2B/4P	3	75.0	Over 55
WB3.11	CH	2	2B/4P	3	74.5	Over 55
WB3.12	CH	2	3B/6P	4	100.0	Over 55
Total				12	36	914

Mix	1B/2P	2B/4P	3B/6P
	3	6	3

Accommodation Schedule Block Norton Lees

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 NL

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK - Norton Lees

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
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NL.1	PS	B & G	2B/4P	4	164.5	Over 55
NL.2	PS	B & G	3B/5P	6	146.0	Over 55
NL.3	PS	G + Mezz	3B/5P	4	99.5	Over 55
NL.4	PS	G + Mezz	3B/4P	4	94.0	Over 55
NL.8	PS	1	1B/2P	2	58.5	Over 55
NL.9	PS	1	1B/2P	2	57.5	Over 55
NL.10	PS	1	1B/2P	2	55.5	Over 55
NL.11	PS	1	2B/4P	3	102.5	Over 55
NL.15	PS	2	4B/6P	5	184.0	Over 55
NL.16	PS	2	1B/2P	2	57.5	Over 55
NL.17	PS	2	1B/2P	2	55.5	Over 55

2B/3P				11	36	1075
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Mix	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P	4B/6P
	5	0	2	1	2	0	1

Accommodation Schedule Block Admin Block

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 AD

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

ADMIN. BLOCK

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
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AD.1	PS	B & G	2B/4P	4	101.0	Over 55
AD.2	PS	B & G	3B/6P	4	139.5	Over 55
AD.3	PS	G	2B/4P	4	113.0	Over 55
AD.4	PS	G & 1	2B/4P	3	95.0	Over 55
AD.5	PS	G & 1	3B/6P	5	208.0	Over 55

Total			5	20	657	
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Mix		2B/4P	3B/6P
		3	2

Accommodation Schedule Block Roseneath

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 RN

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK Roseneath

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
		FLOOR	TYPE			
RN.1	PS	G	1B/2P	2	54.5	Over 55
RN.2	PS	B & G	2B/4P	4	132.5	Over 55
RN.3	PS	G	1B/2P	2	62.0	Over 55
RN.4	PS	B, G & 1	3B/4P	5	114.5	Over 55
RN.5	PS	G & 1	2B/3P	3	74.0	Over 55
RN.6	PS	1 & 2	2B/4P	3	88.5	Over 55
RN.7	PS	1	2B/3P	3	70.5	Over 55
RN.8	PS	1 & 2	2B/4P	3	109.0	Over 55
RN.9	PS	2	2B/3P	3	82.5	Over 55
Total				9	28	788
Mix	1B/2P	2B/3P	2B/4P	3B/4P		
	2	3	3	1		

Accommodation Schedule Summary

Accommodation schedule - all unit listing SUMMARY SHEET

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 SUMMARY

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 rejoined and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

SUMMARY SHEET

BLOCK REF.	TENURE	FLOOR	NO. UNITS	HAB RMS	SQM
EB1	PS/AR	G,1,2,3	14	42	1153
EB2	PS/SO/AR	G,1,2,3	13	35	984
EB3	PS/SO/AR	G,1,2,3	14	42	1164
EB4	PS/AR	G,1,2,3	14	35	1006
EB5	PS/AR	G,1,2,3	11	36	1070
EH	PS	G,1,2	14	92	3340
WH	PS/CH	G,1,2	12	50	1325
WB1	SO/AR	G,1,2,3	23	70	1738
WB2	CH	G,1,2,3	9	28	897
WB3	CH	G,1,2,3	12	36	914
NL	PS	B,G,1,2	11	36	1075
AD	PS	B,G,1	5	20	657
RN	PS	B,G,1,2	9	28	788
Total			161	550	16107

Unit type summary

	AR	SO	PS	CH	Total
1B/2P	19	4	12	3	38
2B/3P	2	3	3	7	15
2B/4P	8	6	33	8	55
3B/4P	1	0	2	0	3
3B/5P	2	0	11	1	14
3B/5P House	0	0	5	4	9
3B/6P	3	0	4	7	14
4B/5P	0	0	0	0	0
4B/6P	0	0	1	0	1
4B/6P House	0	0	2	0	2
4B/7P House	0	0	7	0	7
4B/8P House	0	0	3	0	3
Total	35	13	83	30	161

KEY

AR = Affordable Rent

SO = Shared Ownership

PS = Private Sale

CH = Cohousing Woodside Tenure TBC

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, with a position statement as for November (as deferred from the last meeting) and December. The reports cover those applications 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 reports 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 becontacted 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.	<p>Planning application has been submitted and is currently at consultation stage.</p> <p>PPA has been signed.</p> <p>DM Forum has been conducted on 12th October.</p> <p>Possible planning sub-committee in December</p>	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

	<p>-Provision of 25 new residential dwellings</p> <p>-Provision of circa 975 sqm of mixed commercial floor space</p>	<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	<p>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>	<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	<p>S73 to omit age related limitation of co-housing</p>	<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)	<p>Proposed replacement of Ashley Road Depot.</p>	<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 McNaugher	Neil McClellan
555 White Hart Lane, N17	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	The proposal is acceptable in principle subject to more detail regarding the uses and transport issues. However, the retail aspect is unacceptable. Response sent reflecting this stance.	Malachy McGovern	John McRory
Steel Yard Station Approach, Hampden Road	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	The site has been sold and acquired by Fairview. Pre-application meeting taken place – response sent stating that the principle of a residential led mix use development is acceptable subject to re-provision of existing employment space and height, scale, bulk	Valerie Okeiyi	John McRory

		and massing development.		
30 Chester House, Pages Lane	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a conservation area and a SINC site. Pre-application note to be sent.	Malachy McGovern	John McRory
Car wash Site, Broad Lane	A new build 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 Okeyi	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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Update on progress of proposals for Major Sites

December 2015

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS SUBMITTED TO BE DECIDED				
Tottenham Hotspur Stadium Redevelopment and 44 White Hart Lane	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. Works site including concrete batching plant at 44 White Hart Lane.	A programme of weekly meetings has begun. Club have agreed PPA. Club have submitted the planning application with an EIA. 8 December Planning committee targeted.	Neil McClellan	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. Viability report still being discussed. Possible planning sub-committee in January	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 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 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	Aaron Lau	John McRory

	<p>-Provision of 25 new residential dwellings</p> <p>-Provision of circa 975 sqm of mixed commercial floor space</p>	<p>assessed.</p> <p>Meeting with Councillor Morris has taken place on site.</p> <p>Application was reported to Members at November planning sub-committee. Item deferred as the sunlight and daylight report not accurate.</p> <p>Likely to be reported to Members at the January sub-committee.</p>		
255 Lordship Lane	<p>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>	<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.</p> <p>The viability report is currently being discussed.</p> <p>Likely to be reported to Members at the January sub-committee.</p>	<p>Robbie McNaugher</p>	<p>John McRory</p>
St Lukes	<p>S73 to omit age related limitation of co-housing</p>	<p>Planning application submitted. Implications Being assessed.</p> <p>To be reported to Members at the December</p>	<p>Aaron Lau</p>	<p>John McRory</p>

		sub-committee.		
Marsh Lane (replacement of Ashley Road depot)	Proposed replacement of Ashley Road Depot.	Planning Performance Agreement signed and meetings taking place. To be reported to Members at the December sub-committee.	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.	Planning application submitted Series of PPA meetings underway. Pre-app committee meeting was held on 10 th March. QRP was held on the 13 th May and 20 August. DM Forum 27 May. Submission expected early October. January committee targeted.	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	Two pre-application meetings have taken place Planning application submitted.	Samuel Uff	John McRory

	HGY/2009/1532.	Possible January / February planning sub committee.		
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. Application has been submitted and is at consultation stage	Tobias Finlayson	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.	In pre-application discussions. Is EIA development. PPA meeting was held. Application likely to be submitted in late 2015.	Robbie McNaugher	Neil McClellan
Infill garage site, 52 Templeton Road	Demolition of buildings and erection of a four storey buiding to provide 12 residential units	In pre-application discussions; The scheme has been presented to the QRP, who are supportive; Scheme was presented to sub-committee members on 29 th October as part of the pre-application process; DM Forum held in November Scheme to be submitted in November. Likely February / March sub committee	Samuel Uff	John McRory

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 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.	Pre-application meeting held and more information required on the type of units and living accommodation before a principle on such a proposal is established.	Tobias Finlayson	John McRory
Raglan Hall	Conversion of hotel into 4 x 3 bed,	Scheme acceptable in principle.	Valerie Okeiyi	John McRory

	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.	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.		
47,49 and 63 Lawrence Road	Redevelopment 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. PPA to be sent – application to be submitted in January / February	Valerie Okeiyi	John McRory
67 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use but issues with regards to small amount of commercial proposed.	Valerie Okeiyi	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting to take place.	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 Tower,	Revised proposal for a 28 storey	Initial pre-app meeting held on the 8 th June.	Adam Flynn	Neil McClellan

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.		
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 who support the revisions. December / January submission.	Aaron Lau	John McRory
IN PRE-APPLICATION DISCUSSIONS				
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	1 meeting held. Proposal under discussion. December/January submission	Neil McClellan	Emma Williamson
109 Fortis Green,	Re-development to provide 9	Principle acceptable subject to robustly	Valerie Okeiyi	John McRory

N2	residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit for use as a local gym	<p>justifying loss of employment land.</p> <p>Also requirement to illustrate how the basement aspect of the development would work.</p> <p>PPA being negotiated.</p>		
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Discussions currently taking place with the regeneration team.	Robbie McNaugher	Neil McClellan
555 White Hart Lane, N17	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	<p>The proposal is acceptable in principle subject to more detail regarding the uses and transport issues.</p> <p>However, the retail aspect is unacceptable. Response sent reflecting this stance.</p>	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.	<p>The site has been sold and acquired by Fairview.</p> <p>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 and massing development.</p>	Valerie Okeiyi	John McRory
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.	TBC	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
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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</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>	Gareth Prosser	John McRory

	domestic and office property outside of the School boundary to educational facilities.	Pre-application written response has been sent – officers support the principle of extensions but not the scheme which was tabled.		
MAJOR APPLICATION CONDITIONS				
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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 (deferred from last meeting) and 26 October-20 November 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

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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

Recomendation 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 carparks 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 2No 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 Date:	21/09/2015
Decision:	GTD				
Location:	4 Burlington Road N10 1NJ				
Proposal:	Erection of rear side extension (householder application)				
Application No:	HGY/2015/2212	Officer:	Valerie Okeiyi	Decision Date:	24/09/2015
Decision:	GTD				
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 Date:	28/09/2015
Decision:	GTD				
Location:	22 Twyford Avenue N2 9NJ				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2015/2250	Officer:	Aaron Lau	Decision Date:	28/09/2015
Decision:	GTD				
Location:	73 Fordington Road N6 4TH				
Proposal:	Erection of rear and side single storey extension				
Application No:	HGY/2015/2279	Officer:	Gareth Prosser	Decision Date:	30/09/2015
Decision:	GTD				
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 Date:	25/09/2015
Decision:	GTD				
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 Date:	06/10/2015
Decision:	GTD				
Location:	18 Coppetts Road N10 1JY				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2015/2350	Officer:	Adam Flynn	Decision Date:	07/10/2015
Decision:	GTD				
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 Date:	08/10/2015
Decision:	GTD				
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 Date:	02/10/2015
Decision:	GTD				
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 Date:	08/10/2015
Decision:	GTD				
Location:	19 Linzee Road N8 7RG				
Proposal:	Erection of rear ground floor kitchen extension				
Application No:	HGY/2015/2228	Officer:	Aaron Lau	Decision Date:	25/09/2015
Decision:	GTD				
Location:	133 Inderwick Road N8 9JR				
Proposal:	Erection of side extension with pitched roof				
Application No:	HGY/2015/2251	Officer:	Sarah Madondo	Decision Date:	28/09/2015
Decision:	GTD				
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 Date:	23/10/2015
Decision:	GTD				
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 Date:	01/10/2015
Decision:	GTD				
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 Date:	05/10/2015
Decision:	GTD				
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 Date:	08/10/2015
Decision:	GTD				
Location:	6 Oak Avenue N8 8LJ				
Proposal:	Extension of ground floor flat				
Application No:	HGY/2015/2405	Officer:	Tobias Finlayson	Decision Date:	15/10/2015
Decision:	GTD				
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 Date:	24/09/2015
Decision:	REF				
Location:	98 Chesterfield Gardens N4 1LR				
Proposal:	Erection of ground floor rear single storey extension				
Application No:	HGY/2015/2227	Officer:	Samuel Uff	Decision Date:	24/09/2015
Decision:	GTD				
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 Date:	29/09/2015
Decision:	GTD				
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 Date:	08/10/2015
Decision:	REF				
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 Date:	12/10/2015
Decision:	REF				
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 Date:	19/10/2015
Decision:	GTD				
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 Date:	20/10/2015
Decision:	GTD				
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 Date:	24/09/2015
Decision:	GTD				
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 Date:	02/10/2015
Decision:	REF				
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 Date:	13/10/2015
Decision:	GTD				
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 Date:	29/09/2015
Decision:	REF				
Location:	1 Lockmead Road N15 6BX				
Proposal:	Erection of Type 3 loft conversion				
Application No:	HGY/2015/2457	Officer:	Neil Collins	Decision Date:	19/10/2015
Decision:	GTD				
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 Date:	20/10/2015
Decision:	REF				
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 Date:	21/10/2015
Decision:	GTD				
Location:	57 Wellington Avenue N15 6AX				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2015/2510	Officer:	Sarah Madondo	Decision Date:	23/10/2015
Decision:	GTD				
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 Date:	25/09/2015
Decision:	PN NOT REQ				
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 Date:	01/10/2015
Decision:	PN REFUSED				
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: 12WARD: **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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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 26/10/2015 AND 20/11/2015

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****CLUP Applications Decided: 1**

Application No: **HGY/2015/2775** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 13/11/2015
 Location: 23 Maya Place N11 2EZ
 Proposal: Certificate of Lawfulness for a rear dormer extension

FUL Applications Decided: 7

Application No: **HGY/2015/2550** Officer: Neil Collins
 Decision: GTD Decision Date: 28/10/2015
 Location: 49 Princes Avenue N22 7SB
 Proposal: Formation of loft conversion including rear roof extension, rear roof extension above rear addition, and front roof lights

Application No: **HGY/2015/2603** Officer: Gareth Prosser
 Decision: REF Decision Date: 02/11/2015
 Location: 129 Muswell Avenue N10 2EN
 Proposal: Erection of rear dormer extension with roof lights to front roof slope and Juliet balcony and a single storey rear extension

Application No: **HGY/2015/2631** Officer: Adam Flynn
 Decision: GTD Decision Date: 05/11/2015
 Location: 34 The Avenue N10 2QL
 Proposal: Installation of internal and external wall thermal insulation. Replacement of existing external windows and doors with triple glazed units and installation of new triple glazed windows in new external openings

Application No: **HGY/2015/2643** Officer: Adam Flynn
 Decision: GTD Decision Date: 04/11/2015
 Location: 17 Clyde Road N22 7AD
 Proposal: Erection of single storey ground floor side extension

Application No: **HGY/2015/2692** Officer: Adam Flynn
 Decision: GTD Decision Date: 10/11/2015
 Location: 254 Alexandra Park Road N22 7BG
 Proposal: Erection of lift to rear of building, new stairs and ramp, and external canopy

Application No: **HGY/2015/2693** Officer: Eoin Concannon
 Decision: GTD Decision Date: 10/11/2015
 Location: 368 Alexandra Park Road N22 7BD
 Proposal: Erection of a single storey rear extension and first floor balcony enclosure

Application No: **HGY/2015/2724** Officer: Gareth Prosser
 Decision: REF Decision Date: 11/11/2015
 Location: 61 Grove Avenue N10 2AL
 Proposal: Partial hip to gable roof alterations, rear dormer window and front velux windows to facilitate loft conversion, single storey rear extension and alterations to garage

RES Applications Decided: 4

Application No:	HGY/2015/2832	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	06/11/2015
Location:	Garages at Anderton Court Alexandra Park Road N22 7BE		
Proposal:	Approval of details pursuant to condition 6 (cycle parking facilities) attached to planning permission HGY/2014/3507		
Application No:	HGY/2015/2835	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/10/2015
Location:	Garages at Anderton Court Alexandra Park Road N22 7BE		
Proposal:	Approval of details pursuant to condition 9 (management of demolition and construction dust) attached to planning permission HGY/2014/3507		
Application No:	HGY/2015/2836	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/10/2015
Location:	Garages at Anderton Court Alexandra Park Road N22 7BE		
Proposal:	Approval of details pursuant to condition 12 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2014/3507		
Application No:	HGY/2015/2837	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	30/10/2015
Location:	Garages at Anderton Court Alexandra Park Road N22 7BE		
Proposal:	Approval of details pursuant to condition 14 (Tree Protection Method Statement) attached to planning permission HGY/2014/3507		

Total Applications Decided for Ward: 12WARD: **Bounds Green****ADV Applications Decided: 1**

Application No:	HGY/2015/2642	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	04/11/2015
Location:	Garage Pinkham Way N11 2UU		
Proposal:	Display od 1no. single sided 48-sheet LED media display following removal of 1no. internally illuminated 48-sheet advertising hoarding		

CLUP Applications Decided: 2

Application No:	HGY/2015/2574	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	29/10/2015
Location:	5 Hillside Gardens N11 2NH		
Proposal:	Cetificate of lawfulness for construction of single storey rear extension		
Application No:	HGY/2015/2676	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	09/11/2015
Location:	21 Eastern Road N22 7DD		
Proposal:	Certificate of lawfulness for formation of loft conversion and erection of single storey rear extension		

FUL Applications Decided: 8

Application No:	HGY/2015/1825	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/11/2015
Location:	20 Commerce Road N22 8ED		
Proposal:	Change of use from vacant office (B1) to Cafe (A3/A5) with installation of ESP Kitchen Extraction System exiting at rear		
Application No:	HGY/2015/2398	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	06/11/2015
Location:	Trinity Primary Academy Bounds Green Road N22 8ES		
Proposal:	Revised boundary fencing to improve safeguarding and security, including removal of existing wire mesh fencing		
Application No:	HGY/2015/2418	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/11/2015
Location:	455 High Road N22 8JD		
Proposal:	Formation of dormer at attic level to accommodate 2 additional habitable rooms for approved application HGY/2014/3516		
Application No:	HGY/2015/2552	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	29/10/2015
Location:	38 Thorold Road N22 8YE		
Proposal:	Loft conversion with rear dormer extension		
Application No:	HGY/2015/2684	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	20/11/2015
Location:	33 Maidstone Road N11 2TR		
Proposal:	Erection of ground floor rear extension		
Application No:	HGY/2015/2733	Officer:	Samuel Uff
Decision:	REF	Decision Date:	12/11/2015
Location:	2 Imperial Road N22 8DE		
Proposal:	Demolition of existing shed and replacement with a smaller garden storage shed and new timber fence.		
Application No:	HGY/2015/2737	Officer:	Neil Collins
Decision:	GTD	Decision Date:	16/11/2015
Location:	Milton Court Trinity Road N22 8XY		
Proposal:	New roof incorporating 2 x 1-bed self contained flats		
Application No:	HGY/2015/2771	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	17/11/2015
Location:	29a Eastern Road N22 7DD		
Proposal:	Erection of first floor extension above single storey extension to rear of property		

LCD Applications Decided: 1

Application No:	HGY/2015/2716	Officer:	Adam Flynn
Decision:	REF	Decision Date:	11/11/2015
Location:	Marlborough House Marlborough Road N22 8ND		
Proposal:	Replacement of timber windows and doors with UPVC windows and doors		

RES Applications Decided: 2

Application No: **HGY/2015/2703** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 11/11/2015

Location: 22 Trinity Road N22 8LB

Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2015/0062

Application No: **HGY/2015/2821** Officer: Wendy Robinson

Decision: GTD Decision Date: 28/10/2015

Location: Parking Area to rear of Barnes Court Clarence Road N22 8PJ

Proposal: Approval of details pursuant to Condition 11 (risk assessment) attached to planning permission HGY/2014/2556

Total Applications Decided for Ward: 14

WARD: **Bruce Grove**

CLUP Applications Decided: 1

Application No: **HGY/2015/2707** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 11/11/2015

Location: 41 Moorefield Road N17 6PU

Proposal: Certificate of lawfulness for a loft conversion with rear dormer projecting over outrigger

FLEX Applications Decided: 1

Application No: **HGY/2015/3221** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 12/11/2015

Location: 105 Bruce Grove N17 6UR

Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 02/12/2015: Existing Use Class A3 - Proposed Use Class A2.

FUL Applications Decided: 6

Application No: **HGY/2015/1897** Officer: Wendy Robinson
 Decision: GTD Decision Date: 12/11/2015

Location: 545 High Road N17 6SB

Proposal: Erection of mansard roof with re-modelling of the layout of 3 x self-contained flats to create 3 x 1-bed self-contained flats

Application No: **HGY/2015/2566** Officer: Sarah Madondo

Decision: REF Decision Date: 28/10/2015

Location: 545 High Road N17 6SB

Proposal: Retrospective application for the installation of an automated metal gate in the alley way adjacent 545 and 545 A, B and C High Road.

Application No: **HGY/2015/2659** Officer: Sarah Madondo

Decision: GTD Decision Date: 06/11/2015

Location: 102 The Avenue N17 6TG

Proposal: Replacement of existing timber windows with double glazed timber sash sliding windows including replacement of existing timber doors with double glazed doors.

Application No: **HGY/2015/2661** Officer: Samuel Uff
 Decision: GTD Decision Date: 06/11/2015
 Location: 18 Elsdon Road N17 6RY
 Proposal: Window replacement

Application No: **HGY/2015/2755** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/11/2015
 Location: 24 Dongola Road N17 6EE
 Proposal: Replacement of existing timber sash windows/doors with timber double glazed sash windows/doors

Application No: **HGY/2015/2759** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 16/11/2015
 Location: 547 High Road N17 6SB
 Proposal: Erection of single storey extension and extensions over ground and first floor to form a four-storey building, and creation of 6 x 2 bed flats and 2 x 1 bed flats

LCD Applications Decided: 3

Application No: **HGY/2015/2667** Officer: Eoin Concannon
 Decision: GTD Decision Date: 04/11/2015
 Location: 34 Bruce Grove N17 6RG
 Proposal: Replacement of windows and doors

Application No: **HGY/2015/2668** Officer: Eoin Concannon
 Decision: GTD Decision Date: 06/11/2015
 Location: 62 Bruce Grove N17 6RN
 Proposal: Replacement of windows and doors

Application No: **HGY/2015/2719** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/11/2015
 Location: 35 + 35A Bruce Grove N17 6RG
 Proposal: Replacement of timber windows /doors with white double glazed timber vertical sliding windows/doors to front elevation and white PVCu windows/doors to rear elevation.

PNE Applications Decided: 1

Application No: **HGY/2015/2641** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 26/10/2015
 Location: 154 The Avenue N17 6JL
 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: 1

Application No: **HGY/2015/2939** Officer: Tobias Finlayson
 Decision: REF Decision Date: 28/10/2015
 Location: 5 Bruce Grove N17 6RA
 Proposal: Approval of details pursuant to condition 6 (details of all joinery) attached to planning permission HGY/2014/1042

Total Applications Decided for Ward: 13

WARD: Crouch End**ADV Applications Decided: 1**

Application No: **HGY/2015/2682** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/11/2015
 Location: 46 The Broadway N8 9SU
 Proposal: Installation of 1 x externally illuminated menubox sign and 1 x externally illuminated projecting sign

CLDE Applications Decided: 1

Application No: **HGY/2014/3304** Officer: Wendy Robinson
 Decision: REF Decision Date: 16/11/2015
 Location: 44-50 Coleridge Road N8 8ED
 Proposal: Certificate of lawfulness for use of flat roof to rear as a roof terrace

COND Applications Decided: 1

Application No: **HGY/2015/2545** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/10/2015
 Location: 46 The Broadway N8 9SU
 Proposal: Variation of condition 3 (opening hours) attached to planning permission HGY/44332 to extend permitted opening hours of the restaurant to 0800 - 2300 Sundays to Thursdays and 0800 - 0000 (midnight) Fridays and Saturdays

FUL Applications Decided: 16

Application No: **HGY/2015/1281** Officer: Neil Collins
 Decision: GTD Decision Date: 04/11/2015
 Location: 45 Wolseley Road N8 8RS
 Proposal: Demolition of garages and erection of a three-storey three-bedroom dwelling, including basement excavation

Application No: **HGY/2015/1335** Officer: Wendy Robinson
 Decision: REF Decision Date: 18/11/2015
 Location: Flat 29 Oakfield Court Haslemere Road N8 9QY
 Proposal: Replacement of existing window with double glazed windows

Application No: **HGY/2015/1393** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2015
 Location: 33-35 Crouch End Hill N8 8DH
 Proposal: Change of use of existing upper floor and the creation of a part 2, part 3 storey extension to create 7no. dwellings, with improvements to principal façade

Application No: **HGY/2015/2396** Officer: Gareth Prosser
 Decision: GTD Decision Date: 02/11/2015
 Location: 42 Park Road N8 8TD
 Proposal: Erection of first floor extension over existing flat roof

Application No:	HGY/2015/2455	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/11/2015
Location:	1 Russell Road N8 8HN		
Proposal:	Part ground floor, first floor and lower ground floor extension and landscaping works to create a lower and upper terrace and garden area		
Application No:	HGY/2015/2513	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/11/2015
Location:	62 Shepherds Hill N6 5RN		
Proposal:	Demolition of the existing storage lock up garages and development of new two storey house (partially cut into site) with integral garage		
Application No:	HGY/2015/2582	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	29/10/2015
Location:	64 Crouch Hall Road N8 8HG		
Proposal:	Proposed one bedroom flat in basement of existing building, including new external entrance and two external light wells		
Application No:	HGY/2015/2615	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/11/2015
Location:	46 The Broadway N8 9SU		
Proposal:	Installation of external plant including kitchen extract and WC extract on roof of building, two air intake vents on Weston Park elevation and two condensers, pot wash extract, WC extract and boiler flue in approved refuse storage area to rear		
Application No:	HGY/2015/2669	Officer:	Neil Collins
Decision:	REF	Decision Date:	06/11/2015
Location:	18 Bryanstone Road N8 8TN		
Proposal:	Formation of loft conversion including rear dormer and front roof windows		
Application No:	HGY/2015/2681	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/11/2015
Location:	46 The Broadway N8 9SU		
Proposal:	Replacement of entrance doors and reinstatement of fan light windows		
Application No:	HGY/2015/2687	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/11/2015
Location:	77 Claremont Road N6 5BZ		
Proposal:	Erection of rear and side return extension		
Application No:	HGY/2015/2730	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	12/11/2015
Location:	47 Cecile Park N8 9AX		
Proposal:	Replacement of existing windows to front and left hand side elevations with new wood double glazed windows. Replacement of existing timber windows and door to rear elevations with new UPVC double glazed windows and door		
Application No:	HGY/2015/2779	Officer:	Adam Flynn
Decision:	REF	Decision Date:	18/11/2015
Location:	Garages rear of 13 Clifton Road N8 8HY		
Proposal:	Demolition of triple existing unused garages for the erection of one 5 bedroom 3 storey house spread over basement, ground and first floor		

Application No: **HGY/2015/2796** Officer: Tobias Finlayson
 Decision: REF Decision Date: 19/11/2015
 Location: 2 Shanklin Road N8 8TJ
 Proposal: Formation of rear dormer with roof lights to front

Application No: **HGY/2015/2840** Officer: Eoin Concannon
 Decision: GTD Decision Date: 20/11/2015
 Location: 27 Middle Lane N8 8PJ
 Proposal: Replacement of existing windows and doors

Application No: **HGY/2015/2845** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/11/2015
 Location: Flat 9 Kenilworth Lodge, 1 Waverley Road N8 9QW
 Proposal: Replacement of six casement windows with uPVC double-glazed windows

RES Applications Decided: 2

Application No: **HGY/2015/2699** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/11/2015
 Location: Garage 93 Park Road N8 8JN
 Proposal: Approval of details pursuant to condition 3 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2015/1381

Application No: **HGY/2015/3178** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/11/2015
 Location: 41 Mount View Road N4 4SS
 Proposal: Approval of details pursuant to condition 9 (Construction Management and Logistics Plan) attached to planning permission HGY/2014/2342

TPO Applications Decided: 3

Application No: **HGY/2015/2666** Officer: Sarah Madondo
 Decision: GTD Decision Date: 02/11/2015
 Location: Tor House 27 Shepherds Hill N6 5QL
 Proposal: Tree works to include reducing length of all branches of 1x Hornbeam, 2 x Chestnut, 1 x Beech, 1 (G1) 1 x Sycamore (T2), reduce to height of 2.5 group of Laurels (G3), reduce to previous reduction points by removal of up to 2 metres 1 x Sycamore (T4), fell as close to ground level 1 x Western Red Cedars (G5), lift over lawn area of Tor House to height of 4 metres 1 x Beech (T6), reduce lateral width by up to 2 metres 3 x Sycamore (G7) (option 1), fell close to ground level 3 x Sycamore (option 2), fell as close to ground level as possible 1 x Cypress (T8), cut back upper section overhanging 1 x Laurel (H9), sever ivy base to give 1.5 metre clearance 1 x Birch (T10) trees.

Application No: **HGY/2015/2690** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/11/2015
 Location: 118 Crouch Hill N8 9DY
 Proposal: Tree works to include reduction of crown by approximately 20% to 1 x Ash tree.

Application No: **HGY/2015/2718** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/11/2015
 Location: 17 Coolhurst Road N8 8EP
 Proposal: Tree works to include reduction of lower branch over garden of 19 Coolhurst Road by 4-5m of 1 x Cedar tree

Total Applications Decided for Ward: 24WARD: **Fortis Green****CLUP Applications Decided: 2**

Application No: **HGY/2015/2601** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 02/11/2015
 Location: 1 Greenham Road N10 1LN
 Proposal: Certificate of lawfulness for alterations to rear fenestration and existing side extension flat roof

Application No: **HGY/2015/2940** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 16/11/2015
 Location: 23 Sussex Gardens N6 4LY
 Proposal: Certificate of lawfulness for erection of rear extension

FUL Applications Decided: 7

Application No: **HGY/2015/1696** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 06/11/2015
 Location: Site rear of 115 Fortis Green N2 9HW
 Proposal: Demolition of existing single story outbuildings and redevelopment of the site to provide 3 x three storey dwellinghouses

Application No: **HGY/2015/2677** Officer: Adam Flynn
 Decision: GTD Decision Date: 09/11/2015
 Location: 9 Bancroft Avenue N2 0AR
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/2731** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/11/2015
 Location: 1 Pages Court Pages Hill N10 1PY
 Proposal: Loft conversion with front rooflights and rear dormer

Application No: **HGY/2015/2739** Officer: Gareth Prosser
 Decision: REF Decision Date: 13/11/2015
 Location: 61 Creighton Avenue N10 1NR
 Proposal: Erection of a two storey side / rear extension

Application No: **HGY/2015/2748** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/11/2015
 Location: Ground Floor Left Flat 2 13 Queens Avenue N10 3PE
 Proposal: Retrospective application for replacement of windows

Application No: **HGY/2015/2768** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/11/2015
 Location: 180 Creighton Avenue N2 9BJ
 Proposal: Replacement of six timber windows, and one timber side door and fanlight with double-glazed white aluminium polyamide units.

Application No: **HGY/2015/2804** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/11/2015
 Location: St James's Church of England Primary School Woodside Avenue N10 3JA
 Proposal: Extend the existing Assembly Hall with a brick block cavity wall to match existing to provide additional amenity and storage space.

PNE Applications Decided: 1

Application No: **HGY/2015/2742** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 03/11/2015
 Location: 42 Steeds Road N10 1JD
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.3/3.4m, for which the maximum height would be 3.68m and for which the height of the eaves would be 2.5m

RES Applications Decided: 4

Application No: **HGY/2015/2793** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/11/2015
 Location: 29/31 Aylmer Road N2 0BS
 Proposal: Approval of details pursuant to condition 3 (samples of all materials) attached to planning permission HGY/2012/0554

Application No: **HGY/2015/2794** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/11/2015
 Location: 29/31 Aylmer Road N2 0BS

Proposal: Approval of details pursuant to condition 5 (siting and design of all walls, gates, fencing, railings or other means of enclosure) attached to planning permission HGY/2012/0554

Application No: **HGY/2015/2795** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/11/2015
 Location: 29/31 Aylmer Road N2 0BS

Proposal: Approval of details pursuant to condition 10 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2012/0554

Application No: **HGY/2015/3074** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 18/11/2015
 Location: 9 Muswell Road N10 2BJ

Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2014 3453

Total Applications Decided for Ward: 14WARD: **Harringay****ADV Applications Decided: 1**

Application No: **HGY/2015/2736** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/11/2015
 Location: 105 Turnpike Lane N8 0DY
 Proposal: Display of 1 x non-illuminated ATM advertising collar sign

CLUP Applications Decided: 1

Application No: **HGY/2015/2754** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 12/11/2015
 Location: 81 Mattison Road N4 1BQ
 Proposal: Certificate of Lawfulness for L-shaped dormer and insertion of three velux roof lights into the front roof slope all to facilitate a loft conversion

FUL Applications Decided: 8

Application No: **HGY/2014/2970** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/11/2015
 Location: 1 The Mews N8 0EF
 Proposal: Erection of additional floor to provide one bedroom flat with mansard roof

Application No: **HGY/2014/2996** Officer: Adam Flynn
 Decision: NOT DET Decision Date: 03/11/2015
 Location: Jewson Ltd Wightman Road N4 1RD
 Proposal: Formation of vehicle crossover

Application No: **HGY/2014/3400** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 05/11/2015
 Location: 19 Willoughby Road N8 0JE
 Proposal: Demolition of existing single detached lock up garage (sui generis) and the construction of a part 1, part 2 storey dwelling (C3) with accommodation at basement level.

Application No: **HGY/2015/2485** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/10/2015
 Location: 94 Wightman Road N4 1RN
 Proposal: Demolition of existing rear extension and erection of new rear and side return extension with covering of existing rear courtyard to basement, repositioning of front access to the basement and 2m high boundary fence

Application No: **HGY/2015/2607** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 19/11/2015
 Location: 427 Green Lanes N4 1EY
 Proposal: Erection of second floor rear extension

Application No: **HGY/2015/2738** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2015
 Location: 67 Wightman Road N4 1RJ
 Proposal: Building a ramp from front door to gate

Application No: **HGY/2015/2798** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/11/2015
 Location: 167 Wightman Road N8 0BB
 Proposal: Erection of single storey rear extension, formation of basement, and creation of rear window at lower ground level

Application No: **HGY/2015/2816** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/11/2015
 Location: 105 Turnpike Lane N8 0DY
 Proposal: Installation of an ATM

NON Applications Decided: 1

Application No: **HGY/2015/3035** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/11/2015
 Location: Park View Cafe Green Lanes N4 1BZ
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0290 to include a stretch material/ fabric screen on the inside of horizontal pergola joints.

PNC Applications Decided: 1

Application No: **HGY/2015/2757** Officer: Gareth Prosser
 Decision: PN NOT REQ Decision Date: 16/11/2015
 Location: 595 - 597 Green Lanes N8 0RE
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwellinghouse)

PNE Applications Decided: 2

Application No: **HGY/2015/2660** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 26/10/2015
 Location: 5 Sydney Road N8 0ET
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3054** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/11/2015
 Location: 29 Hampden Road N8 0HX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2015/2711** Officer: Eoin Concannon
 Decision: GTD Decision Date: 17/11/2015
 Location: 50A Park Road N15 3HR
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2015/1740

Application No: **HGY/2015/2712** Officer: Eoin Concannon
 Decision: GTD Decision Date: 11/11/2015
 Location: 50A Park Road N15 3HR
 Proposal: Approval of details pursuant to condition 5 (desk top study) attached to planning permission HGY/2015/1740

Application No: **HGY/2015/2713** Officer: Eoin Concannon
 Decision: GTD Decision Date: 11/11/2015
 Location: 50A Park Road N15 3HR
 Proposal: Approval of details pursuant to condition 8 (management of demolition dust) attached to planning permission HGY/2015/1740

TPO Applications Decided: 1

Application No: **HGY/2015/2769** Officer: Eoin Concannon
 Decision: GTD Decision Date: 17/11/2015
 Location: 26 Cavendish Road N4 1RT
 Proposal: Tree works to include reduction of extension growth by approx. 1m, reduction of remaining over-long branches and thinning by 15% of 1 x Walnut tree

Total Applications Decided for Ward: 18WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2015/2519** Officer: Gareth Prosser
 Decision: REF Decision Date: 27/10/2015
 Location: 172 Archway Road N6 5BB
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign

CLDE Applications Decided: 1

Application No: **HGY/2015/3262** Officer: Neil Collins
 Decision: GTD Decision Date: 17/11/2015
 Location: 156 Archway Road N6 5BH
 Proposal: Use of property as 8 self-contained flats

COND Applications Decided: 2

Application No: **HGY/2015/0566** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/11/2015
 Location: Winchester Hall Tavern 206 Archway Road N6 5BA

Proposal: Variation of condition (accordance with plans and specifications) attached to planning permission HGY/2014/1710, to alter alignment of rear fenestration and introduce new flat roof with rooflights

Application No: **HGY/2015/1719** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/11/2015
 Location: Highgate Synagogue North Road N6 4BJ

Proposal: Variation of Condition 2 (approved plans) attached to planning permission HGY/2014/1496 to demolish Rabbi's Cottage and rebuild as per the approved drawings to provide a modern standard of construction using as far as practicable reclaimed bricks, roof tiles and details from the current cottage (with exception of northern elevation of the Cottage and party wall).

FUL Applications Decided: 16

Application No: **HGY/2015/1147** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/11/2015
 Location: Highgate School North Road N6 4AY

Proposal: Installation of temporary accommodation cabins during the construction works for the Dining Hall project [which is the subject of a separate but related planning application] with associated road access and pavement crossing, and subsequent reinstatement of pavement and garden landscaping.

Application No: **HGY/2015/1148** Officer: Gareth Prosser
 Decision: GTD Decision Date: 19/11/2015
 Location: Highgate School North Road N6 4AY

Proposal: Part demolition, extension and alterations to the Highgate School Dining Hall

Application No:	HGY/2015/1424	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	13/11/2015
Location:	Land to the rear of 22 Broadlands Road N6 4AG		
Proposal:	Construction of a new part single, part two-storey family home with basement		
Application No:	HGY/2015/1984	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/11/2015
Location:	Heathways Courtenay Avenue N6 4LR		
Proposal:	Construction of new external glass box		
Application No:	HGY/2015/2283	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/11/2015
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Retention of an existing works access, with improvements and enhancement as a permanent means of occasional service access to the school via Cholmeley Park, incorporating the provision of entrance gates, bollards, on-site hard-standing/manouvering space and associated landscaping		
Application No:	HGY/2015/2518	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	27/10/2015
Location:	172 Archway Road N6 5BB		
Proposal:	Alterations to existing shopfront		
Application No:	HGY/2015/2576	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	30/10/2015
Location:	22 Gaskell Road N6 4EB		
Proposal:	Demolishing the existing conservatory and re-building a single story rear extension, using the same footprint		
Application No:	HGY/2015/2618	Officer:	Robbie McNaugher
Decision:	REF	Decision Date:	03/11/2015
Location:	2 Bloomfield Road N6 4ET		
Proposal:	Erection of single storey extension to Garden Flat with landscaping including the front garden with a canopy and dedicated recycling and waste area		
Application No:	HGY/2015/2696	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	10/11/2015
Location:	24 Yeatman Road N6 4DT		
Proposal:	Change of existing consented rear extension roof from flat to mono-pitch and increase in consented rear dormer width up to 3.2m		
Application No:	HGY/2015/2708	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	11/11/2015
Location:	92 Talbot Road N6 4RA		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/2709	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	11/11/2015
Location:	Flat A 435 Archway Road N6 4HT		
Proposal:	Erection of single storey rear and side infill extension to ground floor flat		

Application No:	HGY/2015/2714	Officer:	Gareth Prosser	Decision Date:	11/11/2015
Decision:	REF				
Location:	Flat A 435 Archway Road N6 4HT				
Proposal:	Erection of two storey rear extension				
Application No:	HGY/2015/2723	Officer:	Gareth Prosser	Decision Date:	12/11/2015
Decision:	GTD				
Location:	179 Archway Road N6 5BN				
Proposal:	Replacement of UPVC double glazed casement windows with double glazed sliding sash windows to the first floor				
Application No:	HGY/2015/2750	Officer:	Adam Flynn	Decision Date:	16/11/2015
Decision:	GTD				
Location:	94 Talbot Road N6 4RA				
Proposal:	Erection of a single storey side extension				
Application No:	HGY/2015/2770	Officer:	Gareth Prosser	Decision Date:	17/11/2015
Decision:	GTD				
Location:	19 Stormont Road N6 4NS				
Proposal:	Removal of existing front mono pitched extension and erection of new front two storey bay extension with pitched roof				
Application No:	HGY/2015/2788	Officer:	Tobias Finlayson	Decision Date:	19/11/2015
Decision:	GTD				
Location:	9 Gaskell Road N6 4DU				
Proposal:	Erection of rear dormer and insertion of 4 front roof lights				

LBC Applications Decided: 2

Application No:	HGY/2015/2604	Officer:	Gareth Prosser	Decision Date:	02/11/2015
Decision:	GTD				
Location:	8 Southwood Lane N6 5EE				
Proposal:	Listed Building Consent for alterations to internal wall at lower ground floor level, and replacement of casement window at Ground Floor Level				
Application No:	HGY/2015/2790	Officer:	Gareth Prosser	Decision Date:	18/11/2015
Decision:	GTD				
Location:	Flat 41 High Point 1 North Hill N6 4BA				
Proposal:	Listed building consent for new secondary glazing, removal of non-original railing, removal of non-original cornices, replacement of non-original doors and architraves, change of balcony door glazing for toughened glass.				

LCD Applications Decided: 1

Application No:	HGY/2015/2920	Officer:	Robbie McNaugher	Decision Date:	18/11/2015
Decision:	GTD				
Location:	60 Milton Park N6 5PZ				
Proposal:	Replacement of timber windows and doors				

NON Applications Decided: 3

Application No: **HGY/2014/2863** Officer: Wendy Robinson
 Decision: GTD Decision Date: 12/11/2015
 Location: 17 Bloomfield Road N6 4ET
 Proposal: Non material amendments following a grant of planning permission HGY/2014/2863 for shed to be set back 0.8m from neighbouring boundary of 16 Bishops Road

Application No: **HGY/2015/1718** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/11/2015
 Location: Highgate Synagogue North Road N6 4BJ
 Proposal: Non material amendment following a grant of planning permission HGY/2014/1496 to provide accommodation within approved planning envelope to provide natural ventilation, changes to the elevation pattern of the building and minor reconfiguration of internal spaces

Application No: **HGY/2015/2958** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 04/11/2015
 Location: Flat A 2 Hillside Gardens N6 5ST
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0073 to change the extension roof to flat roof and raise the rear elevation eaves / parapet

PNC Applications Decided: 1

Application No: **HGY/2015/2784** Officer: Robbie McNaugher
 Decision: PN GRANT Decision Date: 18/11/2015
 Location: 14 Muswell Hill Road N6 5UG
 Proposal: Prior approval for change of use from office (use class B1) to dwelling house (use class C3)

REN Applications Decided: 1

Application No: **HGY/2015/1973** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/10/2015
 Location: Land South of Sports Ground Hampstead Lane N6
 Proposal: Removal of existing 10m high Jupiter pole housing 3no. antennas within a shroud and replacing it with a new 10m high Elara pole housing 3no. antennas within a shroud. The removal of 2no. existing equipment cabinets and installing 1no. new equipment cabinet and ancillary works thereto

RES Applications Decided: 5

Application No: **HGY/2015/0943** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2015
 Location: Highgate Police Station 407 Archway Road N6 4NW
 Proposal: Approval of Details pursuant to condition 11 (Nox Emissions) attached to planning permission HGY/2014/2464

Application No: **HGY/2015/0944** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2015
 Location: Highgate Police Station 407 Archway Road N6 4NW
 Proposal: Approval of Details pursuant to condition 12 (Combustion Plant) attached to planning permission HGY/2014/2464

Application No: **HGY/2015/0945** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/11/2015
 Location: Highgate Police Station 407 Archway Road N6 4NW
 Proposal: Approval of Details pursuant to condition 13 (Desktop Study) attached to planning permission HGY/2014/2464

Application No: **HGY/2015/2697** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/11/2015
 Location: Highgate Synagogue North Road N6 4BJ
 Proposal: Approval of details pursuant to condition 7 (construction management plan) attached to planning permission HGY/2014/1496

Application No: **HGY/2015/2935** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/11/2015
 Location: 57 North Road N6 4BJ
 Proposal: Partial discharge of condition 3 (materials) attached to planning permission HGY/2014/1946

TPO Applications Decided: 4

Application No: **HGY/2015/1106** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/11/2015
 Location: Highgate Golf Club Denewood Road N6 4AH
 Proposal: Tree Works to include felling of 1 x Lombardy Poplar tree

Application No: **HGY/2015/2523** Officer: Neil Collins
 Decision: GTD Decision Date: 27/10/2015
 Location: Highgate Golf Club Denewood Road N6 4AH
 Proposal: Tree works to include re-pollarding back to most recent pollard points of 1 x Lombardy Poplar tree

Application No: **HGY/2015/2535** Officer: Gareth Prosser
 Decision: GTD Decision Date: 27/10/2015
 Location: 7 Tile Kiln Lane N6 5LG
 Proposal: Tree works to include crown thin by 20%, crown reduction by up to 10% and removal of dead, weakling and congesting growth to 1 x Turkey Oak tree

Application No: **HGY/2015/2573** Officer: Gareth Prosser
 Decision: GTD Decision Date: 29/10/2015
 Location: 89 Southwood Lane N6 5TB
 Proposal: Tree works to include crown thin overhang of 1x Copper Beech Tree

Total Applications Decided for Ward: 37WARD: **Hornsey****ADV Applications Decided: 1**

Application No: **HGY/2015/2638** Officer: Gareth Prosser
 Decision: GTD Decision Date: 04/11/2015
 Location: Unit 1-5 Cranford Way N8 9DG
 Proposal: Display of 1 x non-illuminated fascia sign and 1 x non-illuminated freestanding aluminium and steel sign

CLUP Applications Decided: 1

Application No: **HGY/2015/2617** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 04/11/2015
 Location: 18 Rathcoole Avenue N8 9NA
 Proposal: Certificate of Lawfulness for the construction of a dormer roof extension on the rear roof slope and the installation of four roof lights.

FUL Applications Decided: 5

Application No: **HGY/2015/2612** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/11/2015
 Location: 18 Rathcoole Avenue N8 9NA
 Proposal: Demolition of ground floor outhouses and rear wall of existing rear outrigger extension and construction of new replacement side extensions, infill of side passage way and extension from existing rear wall of outrigger extension.

Application No: **HGY/2015/2620** Officer: Neil Collins
 Decision: GTD Decision Date: 04/11/2015
 Location: 31 Priory Avenue N8 7RP
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2015/2679** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/11/2015
 Location: 33 Nightingale Lane N8 7RA
 Proposal: Formation of rear dormer rear dormer loft conversion and installation of 3 front rooflights.

Application No: **HGY/2015/2691** Officer: Neil Collins
 Decision: GTD Decision Date: 10/11/2015
 Location: 2 Rokesly Avenue N8 8NR
 Proposal: Proposed single storey free standing guest bedroom garden room

Application No: **HGY/2015/2706** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/11/2015
 Location: Ground Floor Flat 4 Hillfield Avenue N8 7DT
 Proposal: Conversion and extension of existing basement to living space with the installation of lightwells and associated windows and doors

PNC Applications Decided: 1

Application No: **HGY/2015/2546** Officer: Gareth Prosser
 Decision: PN NOT REQ Decision Date: 28/10/2015
 Location: 4/7 Palace Gates Mews The Campsbourne N8 7PN
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house)

RES Applications Decided: 2

Application No: **HGY/2015/2534** Officer: Adam Flynn
 Decision: GTD Decision Date: 02/11/2015
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 13 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2013/2168

Application No: **HGY/2015/2584** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2015
 Location: St Marys Church of England Junior School Rectory Gardens N8 7QN
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/1265

Total Applications Decided for Ward: 10

WARD: **Muswell Hill**

ADV Applications Decided: 3

Application No: **HGY/2015/2593** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/11/2015
 Location: Everyman Cinema Fortis Green Road N10 3HP
 Proposal: Display of 2 x internally illuminated fascia signs, 1 x non-illuminated fascia sign and 1 x non-illuminated interchangeable perspex letters / steel rail sign

Application No: **HGY/2015/2773** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/11/2015
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Display of 1 x externally-illuminated fascia sign and 1 x non-illuminated hanging sign

Application No: **HGY/2015/2789** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/11/2015
 Location: 163 Priory Road N8 8NB
 Proposal: Display of 1 x non illuminated hanging sign

CLUP Applications Decided: 2

Application No: **HGY/2015/2658** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 06/11/2015
 Location: 59 Farrer Road N8 8LD
 Proposal: Certificate of lawfulness for proposed hip to gable, rear dormer loft conversion and side extension with roof light

Application No: **HGY/2015/2774** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 17/11/2015
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Certificate of lawfulness for the proposed use of part of the existing retail unit as an ancillary dog grooming facility

FUL Applications Decided: 14

Application No: **HGY/2014/1043** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/11/2015
 Location: 173 Priory Road N8 8NB
 Proposal: Rebuilding of existing timber structure

Application No:	HGY/2015/2461	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/11/2015
Location:	94 Barrington Road N8 8QX		
Proposal:	Single storey rear and side extension, and internal alterations		
Application No:	HGY/2015/2526	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	13/11/2015
Location:	185 Cranley Gardens N10 3AG		
Proposal:	Extension to garden annexe to improve living facilities for disabled family member		
Application No:	HGY/2015/2540	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	27/10/2015
Location:	66 Priory Road N8 7EX		
Proposal:	Rear extension to lower ground floor flat		
Application No:	HGY/2015/2600	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	02/11/2015
Location:	12 Palace Road N8 8QJ		
Proposal:	Erection of single storey ground floor rear extension		
Application No:	HGY/2015/2648	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/11/2015
Location:	5 Danvers Road N8 7HH		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/2657	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	06/11/2015
Location:	59 Farrer Road N8 8LD		
Proposal:	Erection of ground and first floor rear extension with roof lights		
Application No:	HGY/2015/2678	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/11/2015
Location:	Flat B 53 Onslow Gardens N10 3JY		
Proposal:	Rear loft conversion with steel staircase to provide access to garden		
Application No:	HGY/2015/2705	Officer:	Neil Collins
Decision:	GTD	Decision Date:	10/11/2015
Location:	28 Priory Avenue N8 7RN		
Proposal:	Excavation of front light well with associated steps and the installation of sash window on the front elevation; construction of a rear/side single-storey extension		
Application No:	HGY/2015/2710	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/11/2015
Location:	32 Priory Avenue N8 7RN		
Proposal:	Erection of single storey side and rear extensions; excavation of basement in existing cellar with new window and lightwell to front elevation		

Application No: **HGY/2015/2763** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/11/2015
 Location: Flat 1, The Mission Hall 49 The Grove N8 8ST
 Proposal: Erection of a double glazed lean to rear entrance porch.

Application No: **HGY/2015/2772** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/11/2015
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Alterations to existing shopfront

Application No: **HGY/2015/2787** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/11/2015
 Location: 163 Priory Road N8 8NB
 Proposal: Change of shop front, repositioning of entrance door, and providing a small access ramp

Application No: **HGY/2015/2808** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/11/2015
 Location: 126 Muswell Hill Broadway N10 3RU
 Proposal: Installation of 2no. (20ft) temporary refrigerated storage containers (between 1st November and 31st January annually)

LBC Applications Decided: 2

Application No: **HGY/2015/2148** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 12/11/2015
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Listed building consent for the change of use from staff room facility to a three bedroom flat

Application No: **HGY/2015/2702** Officer: Aaron Lau
 Decision: GTD Decision Date: 11/11/2015
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Listed Building Consent for the conversion and refurbishment of the existing Grade 2 listed administration building into five dwellings with associated landscaping

PNE Applications Decided: 1

Application No: **HGY/2015/2728** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 30/10/2015
 Location: 86 Redston Road N8 7HE
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 3.75m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m.

RES Applications Decided: 6

Application No: **HGY/2015/2241** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/11/2015
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to Condition 8 (Construction Controls - Piling) attached to planning permission HGY/2013/2379)

Application No:	HGY/2015/2799	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	19/11/2015
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of details pursuant to condition 15 (samples of materials) attached to planning permission HGY/2013/2379		
Application No:	HGY/2015/2811	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	19/11/2015
Location:	Land between 10-12 Muswell Hill Place N10 3RR		
Proposal:	Approval of Details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/2555		
Application No:	HGY/2015/2812	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	19/11/2015
Location:	Land between 10-12 Muswell Hill Place N10 3RR		
Proposal:	Approval of Details pursuant to condition 11 (risk assessment) attached to planning permission HGY/2014/2555		
Application No:	HGY/2015/2813	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	19/11/2015
Location:	Land between 10-12 Muswell Hill Place N10 3RR		
Proposal:	Approval of Details pursuant to condition 12 (cycle parking) attached to planning permission HGY/2014/2555		
Application No:	HGY/2015/2841	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	20/11/2015
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of details pursuant to condition 18 (boiler details) attached to planning permission HGY/2013/2379		

TPO Applications Decided: 1

Application No:	HGY/2015/2695	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	09/11/2015
Location:	Bishops View Court 24A Church Crescent N10 3NQ		
Proposal:	Tree works to include reduce overall crown size by 25% of 1 x Weeping Willow tree.		

Total Applications Decided for Ward: 29WARD: **Noel Park****ADV Applications Decided: 3**

Application No:	HGY/2015/2549	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2015
Location:	McDonald's Restaurant 180 High Road N22 6EJ		
Proposal:	Display of 1 x internally illuminated fascia sign		
Application No:	HGY/2015/2605	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/11/2015
Location:	42 High Road N22 6BX		
Proposal:	Display of 1 x internally illuminated fascia sign		

Application No: **HGY/2015/2653** Officer: Sarah Madondo
 Decision: REF Decision Date: 06/11/2015
 Location: 205-207 High Road N22 6DR
 Proposal: Display of 1 x internally illuminated fascia sign

CLUP Applications Decided: 1

Application No: **HGY/2015/2651** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 26/10/2015
 Location: 3 Gladstone Avenue N22 6JU
 Proposal: Certificate of lawfulness for formation of loft conversion

FUL Applications Decided: 15

Application No: **HGY/2014/2376** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/11/2015
 Location: 673 Lordship Lane N22 5LA
 Proposal: Installation of roof mounted air handling unit

Application No: **HGY/2014/3331** Officer: Neil McClellan
 Decision: GTD Decision Date: 06/11/2015
 Location: 47 Westbury Avenue N22 6BS
 Proposal: Extension of basement and reconfiguration of ground floor to allow the conversion of the property from an existing 7-bed HMO (with permission for conversion to 2x1-bed and 2x2-bed flats) to 3x1-bed and 2x2 bed flats.

Application No: **HGY/2015/1924** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/10/2015
 Location: 12 Hewitt Avenue N22 6QD
 Proposal: Installation of velux roof window to rear roof slope

Application No: **HGY/2015/2286** Officer: Gareth Prosser
 Decision: GTD Decision Date: 06/11/2015
 Location: 10 Hornsey Park Road N8 0JP
 Proposal: Demolition of three domestic car garages to create one three bedroom, four person house

Application No: **HGY/2015/2305** Officer: Aaron Lau
 Decision: REF Decision Date: 18/11/2015
 Location: 69 Russell Avenue N22 6QB
 Proposal: Proposed loft extension and rear dormer together with internal alterations, and replacement of all non-original windows to the front and rear

Application No: **HGY/2015/2538** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/10/2015
 Location: 1 Bury Road N22 6HX
 Proposal: Erection of first floor front extension

Application No:	HGY/2015/2541	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/10/2015
Location:	659 Lordship Lane N22 5LA		
Proposal:	Conversion of single dwelling into 2 self contained flats (1x 1 bed & 1 x 3 bed) and erection of first floor rear extension		
Application No:	HGY/2015/2548	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2015
Location:	McDonald's Restaurant 180 High Road N22 6EJ		
Proposal:	Refurbishment of shopfront		
Application No:	HGY/2015/2561	Officer:	Neil Collins
Decision:	GTD	Decision Date:	28/10/2015
Location:	74 High Road N22 6HL		
Proposal:	Replacement of timber sashes to the residential units at first and second floors.		
Application No:	HGY/2015/2654	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	06/11/2015
Location:	205-207 High Road N22 6DR		
Proposal:	Installation of new shopfront incorporating new out door seating area.		
Application No:	HGY/2015/2672	Officer:	Samuel Uff
Decision:	REF	Decision Date:	09/11/2015
Location:	159 Russell Avenue N22 6PY		
Proposal:	External wall insulation to gable wall only		
Application No:	HGY/2015/2698	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	05/11/2015
Location:	78 Farrant Avenue N22 6PJ		
Proposal:	Infill side extension and loft conversion with rooflights		
Application No:	HGY/2015/2725	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	11/11/2015
Location:	Petrol Filling Station 573-575 Lordship Lane N22 5LE		
Proposal:	Replacement and relocation of existing 15m pole and antennas with a new 16m pole and antennas, relocation of 300mm diameter dish antenna, relocation of 3no. equipment cabinets, the addition of 2no. stacked equipment cabinets and development ancillary thereto		
Application No:	HGY/2015/2792	Officer:	Samuel Uff
Decision:	REF	Decision Date:	18/11/2015
Location:	104 Farrant Avenue N22 6PE		
Proposal:	Erection of rear single storey extension		
Application No:	HGY/2015/2802	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	20/11/2015
Location:	81 Hewitt Avenue N22 6QH		
Proposal:	Erection of single storey rear extension		

LCD Applications Decided: 8

Application No: **HGY/2015/2157** Officer: Eoin Concannon
 Decision: GTD Decision Date: 20/11/2015
 Location: 48 Darwin Road N22 6PH
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/2627** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: 300 & 300a Lymington Avenue N22 6JN
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2628** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: 235 + 235A Lymington Avenue N22 6JL
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2632** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: 35, 58, 140, 193, 223, 230, 232 Lymington Avenue N22
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2015/2633** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: Various Properties On Lymington Avenue N22
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2015/2634** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: 65, 67, 74, 87, 119, 186, 202, 207, 231, 262, 278, 296 Lymington Avenue N22
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/2635** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/11/2015
 Location: 237 Lymington Avenue N22 6JL
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2015/2717** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/11/2015
 Location: 101 + 103 Lymington Avenue N22 6JE
 Proposal: Replacement of timber windows and doors

NON Applications Decided: 1

Application No: **HGY/2015/3072** Officer: Neil Collins
 Decision: GTD Decision Date: 13/11/2015
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 3 in order to include a list of the approved plans

PNE Applications Decided: 2

Application No: **HGY/2015/2732** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 02/11/2015
 Location: 78 Hornsey Park Road N8 0JY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2015/2746** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 04/11/2015
 Location: 28 Whymark Avenue N22 6DJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

Total Applications Decided for Ward: 30WARD: **Northumberland Park****CLDE Applications Decided: 5**

Application No: **HGY/2015/2592** Officer: Samuel Uff
 Decision: REF Decision Date: 19/11/2015
 Location: Unit 4 822 High Road N17 0EY
 Proposal: Certificate of lawfulness for use of Unit 4 as a residential unit

Application No: **HGY/2015/2594** Officer: Samuel Uff
 Decision: REF Decision Date: 19/11/2015
 Location: Unit 5 822 High Road N17 0EY
 Proposal: Certificate of lawfulness for use of Unit 5 as a residential unit

Application No: **HGY/2015/2595** Officer: Samuel Uff
 Decision: REF Decision Date: 19/11/2015
 Location: Unit C 820 High Road N17 0EY
 Proposal: Certificate of lawfulness for use of Unit C as a residential unit

Application No: **HGY/2015/2596** Officer: Samuel Uff
 Decision: REF Decision Date: 19/11/2015
 Location: Unit C Ground Floor Flat 822 High Road N17 0EY
 Proposal: Certificate of lawfulness for use of Unit C as a residential unit

Application No: **HGY/2015/2597** Officer: Samuel Uff
 Decision: REF Decision Date: 19/11/2015
 Location: Unit 3 822 High Road N17 0EY
 Proposal: Certificate of lawfulness for use of Unit 3 as a residential unit

CLUP Applications Decided: 1

Application No: **HGY/2015/2622** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 05/11/2015
 Location: 57 St Pauls Road N17 0ND
 Proposal: Certificate of lawfulness for formation of rear dormers

FUL Applications Decided: 5

Application No: **HGY/2015/2129** Officer: Eoin Concannon
 Decision: GTD Decision Date: 13/11/2015
 Location: 48 Manor Road N17 0JJ
 Proposal: Erection of a part two storey/ part single storey rear extension.

Application No: **HGY/2015/2624** Officer: Eoin Concannon
 Decision: GTD Decision Date: 05/11/2015
 Location: 57 St Pauls Road N17 0ND
 Proposal: Erection of part two storey / part single storey rear extension

Application No: **HGY/2015/2761** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/11/2015
 Location: 20-46 Thornley Close N17 0TQ
 Proposal: Replacement of existing windows with new white colour UPVC double-glazed windows and renewal of communal entrance door

Application No: **HGY/2015/2778** Officer: Sarah Madondo
 Decision: REF Decision Date: 18/11/2015
 Location: Unit 2 66 Northumberland Park N17 0TT
 Proposal: Erection of a single storey rear extension and first floor "L shape" extension

Application No: **HGY/2015/2782** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/11/2015
 Location: 12 Foyle Road N17 0NL
 Proposal: Erection of ground floor rear extension and first floor rear extension to rear addition

Total Applications Decided for Ward: 11

WARD: **St Anns**

CLDE Applications Decided: 1

Application No: **HGY/2015/2675** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/11/2015
 Location: 1 Vicarage Parade West Green Road N15 3BL
 Proposal: Use of property as 1 x 2 bedroom flat and 2 x 1 bedroom flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 1

Application No: **HGY/2015/2721** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 12/11/2015
 Location: 101 Avondale Road N15 3SR
 Proposal: Certificate of lawfulness for formation of loft conversion with rear dormer and front rooflights

FUL Applications Decided: 13

Application No: **HGY/2015/2399** Officer: Neil Collins
 Decision: GTD Decision Date: 06/11/2015
 Location: 39 Abbotsford Avenue N15 3BT
 Proposal: Erection of single storey extensions to rear of ground floor flat.

Application No: **HGY/2015/2416** Officer: Eoin Concannon
 Decision: GTD Decision Date: 13/11/2015
 Location: 113 Stanhope Gardens N4 1HY
 Proposal: Loft conversion with box dormer and double storey side / single storey rear extension

Application No: **HGY/2015/2547** Officer: Eoin Concannon
 Decision: REF Decision Date: 28/10/2015
 Location: 110 Chesterfield Gardens N4 1LR
 Proposal: Formation of loft conversion with rear dormer

Application No: **HGY/2015/2583** Officer: Eoin Concannon
 Decision: GTD Decision Date: 29/10/2015
 Location: 9 Cissbury Road N15 5PU
 Proposal: Install insta clad robust external solid wall insulation of rear elevation only excluding wall where extension is being constructed

Application No: **HGY/2015/2758** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/11/2015
 Location: Beaminster Court South Grove N15 5QH
 Proposal: Replacement of existing windows with new basement colour UPVC double glazed windows and removal of communal entrance doors.

Application No: **HGY/2015/2805** Officer: Eoin Concannon
 Decision: GTD Decision Date: 20/11/2015
 Location: Windsor Court 24 Avenue Road N15 5JQ
 Proposal: Replacement of existing windows with new rosewood colour uPVC double-glazed windows and renewal of communal entrance doors

Application No: **HGY/2015/2838** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2015
 Location: 27A, B and C Salisbury Road N4 1JY
 Proposal: Replacement of existing windows and doors

Application No: **HGY/2015/2842** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/11/2015
 Location: 31 Warwick Gardens N4 1JD
 Proposal: Replacement of existing single glazed timber sash casement windows and timber doors with double glazed white UPVC casement windows / doors.

Application No: **HGY/2015/2844** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/11/2015
 Location: 27A and B Warwick Gardens N4 1JD

Proposal: Replacement of existing single glazed timber sash casement windows and timber doors with double glazed white UPVC casement windows / doors.

Application No: **HGY/2015/2846** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/11/2015
 Location: 20A, B and C Salisbury Road N4 1JZ
 Proposal: Replacement of existing windows and doors

Application No: **HGY/2015/2849** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2015
 Location: 44 A and B Salisbury Road N4 1JZ
 Proposal: Replacement of existing windows and doors

Application No: **HGY/2015/2850** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/11/2015
 Location: 9 Salisbury Road N4 1JY
 Proposal: Replacement of existing windows and doors

Application No: **HGY/2015/2851** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/11/2015
 Location: 5A, B and C Salisbury Road N4 1JY
 Proposal: Replacement of existing windows and doors

PNE Applications Decided: 1

Application No: **HGY/2015/2959** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/11/2015
 Location: 21 Clinton Road N15 5BH
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.5m.

RES Applications Decided: 1

Application No: **HGY/2015/2810** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/11/2015
 Location: 18 Avenue Road N15 5JH
 Proposal: Approval of detail pursuant to condition 5 (cycle parking facilities) attached to planning permission HGY/2014/2477

Total Applications Decided for Ward: 17

WARD: **Seven Sisters**

ADV Applications Decided: 1

Application No: **HGY/2015/2554** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/10/2015
 Location: Sainsbury's Supermarket Williamson Road N4 1UJ
 Proposal: Display of 4 x internally-illuminated fascia signs and 10 x non-illuminated aluminium / vinyl offer board signs

CLUP Applications Decided: 1

Application No: **HGY/2015/2587** Officer: Eoin Concannon
 Decision: PERM REQ Decision Date: 30/10/2015
 Location: 145 Fairview Road N15 6TS
 Proposal: Certificate of lawfulness for erection of rear dormer extension with rooflights to front roofslope

FUL Applications Decided: 23

Application No: **HGY/2014/2787** Officer: Wendy Robinson
 Decision: REF Decision Date: 04/11/2015
 Location: 63 Gladesmore Road N15 6TL
 Proposal: Retention of a first floor rear extension and top floor roof apex to make a type 3 loft extension

Application No: **HGY/2015/2423** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/11/2015
 Location: 78 Wellington Avenue N15 6BB
 Proposal: Excavation to provide a basement

Application No: **HGY/2015/2520** Officer: Samuel Uff
 Decision: REF Decision Date: 27/10/2015
 Location: 61 Ferndale Road N15 6UG
 Proposal: Erection of front and rear dormer roof extension (householder application)

Application No: **HGY/2015/2521** Officer: Samuel Uff
 Decision: REF Decision Date: 27/10/2015
 Location: 63 Ferndale Road N15 6UG
 Proposal: Erection of front and rear dormer roof extension

Application No: **HGY/2015/2536** Officer: Sarah Madondo
 Decision: REF Decision Date: 27/10/2015
 Location: 91 Leadale Road N15 6BJ
 Proposal: Erection of additional storey 'Type 3', 3m single storey rear ground floor extension, and first floor extension

Application No: **HGY/2015/2544** Officer: Eoin Concannon
 Decision: GTD Decision Date: 28/10/2015
 Location: 6 Barry Avenue N15 6AD
 Proposal: Erection of a new floor and pitched roof (householder application)

Application No:	HGY/2015/2553	Officer:	Samuel Uff	Decision Date:	29/10/2015
Decision:	GTD				
Location:	Sainsbury's Supermarket Williamson Road N4 1UJ				
Proposal:	Erection of a modular retail pod (Use Class A1)				
Application No:	HGY/2015/2586	Officer:	Sarah Madondo	Decision Date:	30/10/2015
Decision:	REF				
Location:	119 Craven Park Road N15 6BP				
Proposal:	Erection of ground and first floor extension				
Application No:	HGY/2015/2591	Officer:	Sarah Madondo	Decision Date:	30/10/2015
Decision:	REF				
Location:	38 Gladesmore Road N15 6TB				
Proposal:	Type 3 first floor alteration with new basement and front light well				
Application No:	HGY/2015/2636	Officer:	Sarah Madondo	Decision Date:	05/11/2015
Decision:	GTD				
Location:	134 Fairview Road N15 6TR				
Proposal:	Erection of additional storey 'Type 3'				
Application No:	HGY/2015/2646	Officer:	Sarah Madondo	Decision Date:	06/11/2015
Decision:	GTD				
Location:	145 Fairview Road N15 6TS				
Proposal:	Erection of additional storey 'Type 3'				
Application No:	HGY/2015/2665	Officer:	Sarah Madondo	Decision Date:	06/11/2015
Decision:	GTD				
Location:	113 Craven Park Road N15 6BL				
Proposal:	Erection of rear extension to existing retail unit and creation of new front door to front elevation for the first floor flat				
Application No:	HGY/2015/2680	Officer:	Samuel Uff	Decision Date:	20/11/2015
Decision:	GTD				
Location:	21 Vartry Road N15 6PR				
Proposal:	Conversion of dwelling into 1 x 3 bedroom maisonette and 2 x studio flats				
Application No:	HGY/2015/2743	Officer:	Wendy Robinson	Decision Date:	13/11/2015
Decision:	REF				
Location:	4 Wargrave Avenue N15 6UD				
Proposal:	Erection of single storey rear extension (6m deep) to an existing dwelling				
Application No:	HGY/2015/2744	Officer:	Wendy Robinson	Decision Date:	13/11/2015
Decision:	GTD				
Location:	4 Wargrave Avenue N15 6UD				
Proposal:	Proposed subterranean extension to an existing dwelling				

Application No: **HGY/2015/2745** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/11/2015
 Location: 56 Lealand Road N15 6JS
 Proposal: Erection of ground Floor (infill) extension.

Application No: **HGY/2015/2760** Officer: Samuel Uff
 Decision: REF Decision Date: 16/11/2015
 Location: 10 Cadoxton Avenue N15 6LB
 Proposal: Loft conversion with dormer extension and roof lights to front roof slope

Application No: **HGY/2015/2762** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/11/2015
 Location: 101-103 Crowland Road N15 6UR
 Proposal: Erection of a fully glazed conservatory to the rear of the property

Application No: **HGY/2015/2776** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/11/2015
 Location: 111 Vartry Road N15 6QD
 Proposal: Proposed ground floor alterations including decking and fences

Application No: **HGY/2015/2791** Officer: Samuel Uff
 Decision: REF Decision Date: 18/11/2015
 Location: 67 Wellington Avenue N15 6AX
 Proposal: Erection of rear first floor extension

Application No: **HGY/2015/2797** Officer: Eoin Concannon
 Decision: GTD Decision Date: 19/11/2015
 Location: 73 Gladesmore Road N15 6TL
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2015/2843** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/11/2015
 Location: 112 Craven Park Road N15 6AB
 Proposal: Erection of second floor and attic floor extension

Application No: **HGY/2015/2847** Officer: Samuel Uff
 Decision: REF Decision Date: 20/11/2015
 Location: 57 Wellington Avenue N15 6AX
 Proposal: Erection of rear first floor extension

NON Applications Decided: 1

Application No: **HGY/2015/2911** Officer: Eoin Concannon
 Decision: GTD Decision Date: 02/11/2015
 Location: 95 Vartry Road N15 6QD
 Proposal: Non material amendment following a grant of planning permission HGY/2015/2013 to centre the dormer 500mm from each other

PNE Applications Decided: 2

Application No: **HGY/2015/2734** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 02/11/2015
 Location: 78 Crowland Road N15 6UU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.78m

Application No: **HGY/2015/2809** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 09/11/2015
 Location: 21 Hillside Road N15 6LU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 5.335m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 28WARD: **Stroud Green****CLDE Applications Decided: 1**

Application No: **HGY/2015/2720** Officer: Neil Collins
 Decision: REF Decision Date: 12/11/2015
 Location: Flat B 18 Lorne Road N4 3RT
 Proposal: Certificate of lawfulness for residential roof terrace over existing flat roof

CLUP Applications Decided: 1

Application No: **HGY/2015/2537** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 27/10/2015
 Location: 6 Scarborough Road N4 4LT
 Proposal: Certificate of lawfulness for a single storey rear extension

FUL Applications Decided: 5

Application No: **HGY/2015/2070** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/10/2015
 Location: 51A Ridge Road N8 9LJ
 Proposal: Formation of front and rear dormer loft conversion and flat roof terrace to rear

Application No: **HGY/2015/2606** Officer: Adam Flynn
 Decision: GTD Decision Date: 03/11/2015
 Location: 22D Albany Road N4 4RJ
 Proposal: Replacement of wooden doors to front and rear of basement flat with white-finished aluminium doors

Application No: **HGY/2015/2619** Officer: Neil Collins
 Decision: GTD Decision Date: 03/11/2015
 Location: 9 Addington Road N4 4RP
 Proposal: Formation of loft conversion with rear dormer and front rooflights

Application No: **HGY/2015/2656** Officer: Adam Flynn
 Decision: GTD Decision Date: 06/11/2015
 Location: 51 Lorne Road N4 3RU
 Proposal: Erection of single storey rear and side extensions

Application No: **HGY/2015/2729** Officer: Neil Collins
 Decision: GTD Decision Date: 12/11/2015
 Location: 93 Woodstock Road N4 3EU
 Proposal: Replacement of existing windows to front and left hand side elevations with new wood double glazed window. Replacement of existing windows and doors to rear elevations with new UPVC double glazed window and doors

NON Applications Decided: 2

Application No: **HGY/2014/1982** Officer: Wendy Robinson
 Decision: REF Decision Date: 18/11/2015
 Location: 59 Stapleton Hall Road N4 3QF
 Proposal: Non-material amendment following a grant of planning permission HGY/2007/2259 to omit door between existing flat and annex as per supplied drawing

Application No: **HGY/2015/1235** Officer: Wendy Robinson
 Decision: GTD Decision Date: 18/11/2015
 Location: Flat A 33 Cornwall Road N4 4PH
 Proposal: Non material amendments following a grant of planning permission HGY/2014/2067 to change the windows / doors at the back of the flat

RES Applications Decided: 6

Application No: **HGY/2015/2570** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/10/2015
 Location: 41 Quernmore Road N4 4QP
 Proposal: Approval of details pursuant to Condition 3 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/2417

Application No: **HGY/2015/2616** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/11/2015
 Location: 8 Lorne Road N4 3RT
 Proposal: Approval of details pursuant to condition 6 (noise insulation) attached to planning permission HGY/2015/1185

Application No: **HGY/2015/2824** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/10/2015
 Location: Ednam House Florence Road N4 4DH
 Proposal: Approval of details pursuant to condition 10 (risk assessment) attached to planning permission HGY/2014/2558

Application No: **HGY/2015/2827** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 06/11/2015
 Location: Garages Adjacent Connaught Lodge Connaught Road N4 4NR
 Proposal: Approval of Details pursuant to Condition 5 (construction management plan and construction logistics plan) attached to planning permission HGY/2014/3508

Application No: **HGY/2015/2830** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 12/11/2015
 Location: Garages Adjacent Connaught Lodge Connaught Road N4 4NR
 Proposal: Approval of Details pursuant to Condition 8 (hard and soft landscaping) attached to planning permission HGY/2014/3508

Application No: **HGY/2015/2896** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/11/2015
 Location: Second Floor Flat 26 Lancaster Road N4 4PR
 Proposal: Approval of details pursuant to Condition 3 (privacy screen) attached to planning permission HGY/2012/1265

TPO Applications Decided: 1

Application No: **HGY/2015/2555** Officer: Neil Collins
 Decision: GTD Decision Date: 18/11/2015
 Location: Units 9-10 Cranford Way N8 9DG
 Proposal: Tree works to include felling of 2 x Plane Trees and replant 2 x smaller species of Birch Tree.

Total Applications Decided for Ward: 16WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2015/2700** Officer: Eoin Concannon
 Decision: GTD Decision Date: 11/11/2015
 Location: Tottenham Green Leisure Centre 1 Philip Lane N15 4JA
 Proposal: Display of 1 x internally illuminated fascia sign

CLDE Applications Decided: 1

Application No: **HGY/2015/2783** Officer: Wendy Robinson
 Decision: REF Decision Date: 17/11/2015
 Location: 65 Seaford Road N15 5DU
 Proposal: Use of property as 2 self contained flats

CLUP Applications Decided: 1

Application No: **HGY/2015/2839** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 20/11/2015
 Location: 87 Roslyn Road N15 5JB
 Proposal: Certificate of lawfulness for demolition of existing single storey rear extension and reconstruction on existing footprint

COND Applications Decided: 1

Application No: **HGY/2015/2752** Officer: Eoin Concannon
 Decision: GTD Decision Date: 16/11/2015
 Location: Land rear of 48 Antill Road N15 4BA
 Proposal: Variation of Condition 2 (accordance with plans and specifications) attached to planning permission HGY/2014/1594 in order to introduce roof level PV panels and partial first floor zinc roof, reduce skylight sizes, omit brick louvers and alter brickwork cladding pattern

FUL Applications Decided: 6

Application No: **HGY/2015/2402** Officer: Sarah Madondo
 Decision: REF Decision Date: 16/11/2015
 Location: 72 Springfield Road N15 4AZ
 Proposal: Retrospective application for the conversion of property into two flats

Application No: **HGY/2015/2630** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/11/2015
 Location: 57-59 West Green Road N15 5DA
 Proposal: Installation of external insulation to rear wall elevation including new render finish

Application No: **HGY/2015/2670** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/11/2015
 Location: 33 Lomond Close N15 5DF
 Proposal: Replacement of existing metal singled windows with PVC white double glazed windows

Application No: **HGY/2015/2701** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/11/2015
 Location: 13 Wakefield Road N15 4NJ
 Proposal: Erection of a single storey rear / side extension

Application No: **HGY/2015/2868** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/11/2015
 Location: Outside 265-267 High Road N15 4RR
 Proposal: Resite one kxplus style telephone kiosk

Application No: **HGY/2015/2869** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/11/2015
 Location: Outside 243-245 High Road N15 5BT
 Proposal: Resite one kxplus style telephone kiosk and one ATM kiosk

Total Applications Decided for Ward: 10

WARD: **Tottenham Hale**

CLUP Applications Decided: 1

Application No: **HGY/2015/3016** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 04/11/2015
 Location: 90 Campbell Road N17 0AX
 Proposal: Certificate of Lawfulness for a proposed front access porch

FUL Applications Decided: 2

Application No: **HGY/2015/2611** Officer: Neil Collins
 Decision: REF Decision Date: 03/11/2015
 Location: 46 Wycombe Road N17 9XP
 Proposal: Retrospective planning application for the rear dormer / extension

Application No: **HGY/2015/2674** Officer: Eoin Concannon
 Decision: GTD Decision Date: 13/11/2015
 Location: 64 Scotland Green N17 9TU
 Proposal: Erection of two storey side extension with materials to match existing house

NON Applications Decided: 1

Application No: **HGY/2015/2946** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 04/11/2015
 Location: Image House Station Road N17 9LR
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0498 in order to change the word "commencement" to the word "installation" in condition 11 of the permission

RES Applications Decided: 6

Application No: **HGY/2015/2187** Officer: Eoin Concannon
 Decision: GTD Decision Date: 12/11/2015
 Location: Holcombe Road Market, Holcombe Road N17 9AA
 Proposal: Approval of details pursuant to condition 2 (materials) attached to planning permission HGY/2013/1613

Application No: **HGY/2015/2765** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 16/11/2015
 Location: Image House Station Road N17 9LR
 Proposal: Approval of details pursuant to condition 14 (Flood Risk Management Plan) attached to planning permission HGY/2014/0498

Application No: **HGY/2015/2859** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/11/2015
 Location: Parking Area Whitbread Close N17
 Proposal: Approval of details pursuant to condition 6 (cycle parking facilities) attached to planning permission HGY/2014/3509

Application No: **HGY/2015/2860** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/11/2015
 Location: Parking Area Whitbread Close N17
 Proposal: Approval of details pursuant to condition 7 (desktop study) attached to planning permission HGY/2014/3509

Application No: **HGY/2015/2862** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/11/2015
 Location: Parking Area Whitbread Close N17
 Proposal: Approval of details pursuant to condition 9 (management of demolition and construction dust) attached to planning permission HGY/2014/3509

Application No: **HGY/2015/2863** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/11/2015
 Location: Parking Area Whitbread Close N17
 Proposal: Approval of details pursuant to condition 12 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2014/3509

Total Applications Decided for Ward: 10WARD: **West Green**

FUL Applications Decided: 3

Application No: **HGY/2015/2425** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 06/11/2015
 Location: 64 Downhills Park Road N17 6PB
 Proposal: Loft conversion including dormers and rooflights

Application No: **HGY/2015/2626** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/11/2015
 Location: 30 Carlingford Road N15 3EH
 Proposal: Installation of a roof terrace

Application No: **HGY/2015/2704** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 10/11/2015
 Location: 38 Keston Road N17 6PN
 Proposal: Change of use from C3 (dwelling house) to C4 (House in Multiple Occupation)

PNE Applications Decided: 1

Application No: **HGY/2015/2957** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 18/11/2015
 Location: 43 Sandringham Road N22 6RB
 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 3.77m and for which the height of the eaves would be 2.95m.

Total Applications Decided for Ward: 4WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No: **HGY/2015/3207** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 18/11/2015
 Location: 62 Courtman Road N17 7HU
 Proposal: Certificate of lawfulness for rear single storey extension

FUL Applications Decided: 7

Application No: **HGY/2015/2174** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/10/2015
 Location: 16 Henningham Road N17 7DT
 Proposal: Erection of part single / part two storey rear extension and single storey side extension

Application No: **HGY/2015/2265** Officer: Eoin Concannon
 Decision: GTD Decision Date: 03/11/2015
 Location: 190 Devonshire Hill Lane N17 7NR
 Proposal: Demolition of existing garage, replacement with single storey side and rear extension, and external insulation and replacement windows

Application No: **HGY/2015/2558** Officer: Neil Collins
 Decision: REF Decision Date: 27/10/2015
 Location: 17 Creighton Road N17 8JU
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2015/2652** Officer: Samuel Uff
 Decision: REF Decision Date: 06/11/2015
 Location: 19 Bedwell Road N17 7AH
 Proposal: Loft conversion and single storey rear extension

Application No: **HGY/2015/2694** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/11/2015
 Location: 60 Fenton Road N17 7JQ
 Proposal: Replacement of existing windows with PCVu double-glazed windows

Application No: **HGY/2015/2751** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/11/2015
 Location: 93 Great Cambridge Road N17 7LN
 Proposal: Erection of ground floor rear extension and front porch

Application No: **HGY/2015/2767** Officer: Wendy Robinson
 Decision: REF Decision Date: 17/11/2015
 Location: 306 White Hart Lane N17 8LA
 Proposal: Change of use from single family dwelling (C3) into HMO (C4)

PNE Applications Decided: 2

Application No: **HGY/2015/2655** Officer: Eoin Concannon
 Decision: PN NOT REQ Decision Date: 26/10/2015
 Location: 1 Mayfair Gardens N17 7LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/2800** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 04/11/2015
 Location: 318A White Hart Lane N17 8LA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall 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**

CLDE Applications Decided: 1

Application No: **HGY/2015/3062** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/11/2015
 Location: 4 Ewart Grove N22 5NX
 Proposal: Retention of rear dormer to single family dwelling (certificate of lawfulness for an existing use)

FUL Applications Decided: 11

Application No:	HGY/2015/0458	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	18/11/2015
Location:	8 New Road N22 5ET		
Proposal:	Retention of HMO		
Application No:	HGY/2015/1721	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	18/11/2015
Location:	87 Arcadian Gardens N22 5AG		
Proposal:	Formation of rear dormer and loft conversion, formation of rear dormer over back addition and insertion of front skylights		
Application No:	HGY/2015/1775	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/11/2015
Location:	72 Arcadian Gardens N22 5AD		
Proposal:	Formation of loft conversion to upper flat		
Application No:	HGY/2015/2512	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/10/2015
Location:	710 Lordship Lane N22 5JN		
Proposal:	Conversion of 7-bedroom single dwelling house into 2 self contained flats, alterations to the rear elevation including the creation of a terrace at first floor level, with new staircase to provide access to the rear garden for upper floor flat		
Application No:	HGY/2015/2581	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/10/2015
Location:	19 Berners Road N22 5NE		
Proposal:	Retrospective application for single storey rear extension of 1.7m addition to approved application HGY/2015/0417		
Application No:	HGY/2015/2585	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	30/10/2015
Location:	St Michaels Vicarage 39 Bounds Green Road N22 8HE		
Proposal:	Demolition of small side conservatory, and construction of single storey side extension		
Application No:	HGY/2015/2662	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	06/11/2015
Location:	132A Arcadian Gardens N22 5AE		
Proposal:	Retention of existing HMO use for 5 rooms		
Application No:	HGY/2015/2663	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	06/11/2015
Location:	134 Arcadian Gardens N22 5AE		
Proposal:	Retention of existing HMO use for 5 rooms		
Application No:	HGY/2015/2664	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	06/11/2015
Location:	132 Arcadian Gardens N22 5AE		
Proposal:	Retention of existing HMO use for 5 rooms		

Application No: **HGY/2015/2726** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 10/11/2015
 Location: 36 Selborne Road N22 7TH
 Proposal: Erection of a conservatory

Application No: **HGY/2015/2753** Officer: Sarah Madondo
 Decision: REF Decision Date: 16/11/2015
 Location: 110 Granville Road N22 5LX
 Proposal: Conversion of dwelling to 2 No. Flats

PNE Applications Decided: 1

Application No: **HGY/2015/2781** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 05/11/2015
 Location: 63 Granville Road N22 5LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Total Applications Decided for Ward: 13WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 5**

Application No: **HGY/2015/2909** Officer: Samuel Uff
 Decision: RNO Decision Date: 26/10/2015
 Location: 17 Durham Road N2 9DP
 Proposal: Single storey rear/side extension following partial demolition of existing rear projection (Observations to L.B. Barnet)

Application No: **HGY/2015/3166** Officer: Valerie Okeiyi
 Decision: RNO Decision Date: 18/11/2015
 Location: Bridge Structure B1 (Replacement A406 Tempelhof Bridge), NW2
 Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Bridge Structure B1 (Replacement A406 Tempelhof Bridge). Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area (Observations to L.B. Barnet)

Application No: **HGY/2015/3169** Officer: Valerie Okeiyi
 Decision: RNO Decision Date: 18/11/2015
 Location: River Brent Bridge 1, Western And Central Part Of River Brent, NW2
 Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for River Brent Bridge 1 and adjacent parts of River Brent Alternation and diversion works. Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area (Observations to L.B. Barnet)

Application No: **HGY/2015/3171** Officer: Valerie Okeiyi
 Decision: RNO Decision Date: 18/11/2015
 Location: Tilling Road /Brent Terrace North Junction NW2

Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Tilling Road West/Brent Terrace North Junction. Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area (Observations to L.B. Barnet)

Application No: **HGY/2015/3205**

Officer: Eoin Concannon

Decision: RNO

Decision Date: 19/11/2015

Location: Claremont Park Road (Part 1) And School Lane NW2

Proposal: Submission of Reserved Matters Application within Phase 1A (South) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Claremont Park Road (Part 1) and School Lane. Submission is pursuant to conditions 1.2.1.B, 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area., , Application is accompanied by an Environmental Statement Compliance Note (Observations to L.B. Barnet)

Total Applications Decided for Ward: 5

Total Number of Applications Decided: 325

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