

NOTICE OF MEETING

PLANNING SUB COMMITTEE

**Monday, 11th January, 2016, 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 11 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. 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.

7. 11 PARK ROAD (PAGES 1 - 22)

Enlargement of the 4 existing flats by creating a third floor extension.

RECOMMENDATION: grant permission subject to conditions.

8. LORDSHIP LANE (PAGES 23 - 84)

Demolition of existing building, construction of new road and construction of a lower ground, first, second and set back third storey building comprising of 31 new residential flats and 150 sq.m. of new office space.

RECOMMENDATION: grant permission subject to conditions.

9. UPDATE ON MAJOR PROPOSALS (PAGES 85 - 98)

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 99 - 140)

To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 23 November to 18 December 2015.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

12. DATE OF NEXT MEETING

28 January

Maria Fletcher
Tel – 020 8489 1512
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Email: maria.fletcher@haringey.gov.uk

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

Thursday, 24 December 2015

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REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/2132**Ward:** Crouch End**Address:** Flats B C D & E 11 Park Road, N8 8TE**Proposal:** Enlargement of the 4 existing flats by creating a third floor extension**Applicant:** Ms M Carven**Ownership:** Private**Case Officer Contact:** Adam Flynn**Date received:** 22/07/2015

Drawing number of plans: 168.15/001; 168.15/002; 168.15/005; 168.15/006; 168.15/010; 168.15/011; 168.15/012; 168.15/013; 168.15/014A; 168.15/015A; 168.15/016; 168.15/017A; 168.15/020A; 168.15/021A; 168.15/022A; 168.15/023A; 168.15/030; 168.15/031A; 168.15/040A; 168.15/041A; 168.15/042A; 168.15/043A; 168.15/045; 168.15/046; Heritage Statement (July 2015); Daylight/Sunlight Assessment (20/07/2015)

1.1 The application has been referred to the Planning Sub-Committee at the request of a Councillor.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

2.0 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 as 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) Obscure glazing

Informatives

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

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- 7.0 RECOMMENDATION

APPENDICES:

Appendix 1: Consultation Responses

Appendix 2: Plans and images

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the enlargement of the four existing 3 bed flats by creating a third floor extension.

3.2 Site and Surroundings

The terrace is three storeys with dark brick and white render panels and continuous wide windows on the first floor. At the ground floor, the building contains five shop units with offices at first floor. The second floor contains flats. There is car parking to the rear of the site accessed via an undercroft access through the building.

The site is located within the Crouch End Conservation Area.

3.3 Relevant Planning and Enforcement history

HGY/2015/0723 – Enlargement of the four existing flats by creating a third floor extension – Refused 04/05/2015

4.0 CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application, and the following responses were received:

Internal:

1) Conservation

The proposal reflects our discussions during the pre-application stage. Whilst I understand that there are some concerns raised by residents regarding the addition of the upper floor, its impact on the conservation area would be mitigated by the proposed set back from the frontage.

In addition, the scheme proposes improvements to the front facade of the building that helps to tie in the proposed floor with the front elevation and would be a considerable improvement in terms of the visual impact of the building and its contribution to the conservation area. As such, I consider that the proposal would enhance the appearance of the conservation area would be acceptable from a conservation point of view.

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted:

79 Neighbouring properties
1 Residents Association
1 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: 19
Objecting: 19
Supporting: 0
Others: 0

5.3 The following local groups/societies made representations:

- Bryanstone Road Residents Association

5.4 The following Councillor made representations:

- Cllr Doran

5.5 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 privacy
- Overlooking
- Impact on appearance of conservation area
- Out of keeping with area
- Impact on skyline
- Overbearing
- Intrusive development

- Increased traffic
- Will not enhance conservation area
- Exacerbating an already poor building in a conservation area
- Additional height would result in building more out proportion

5.6 The following issues raised are not material planning considerations:

- Construction disruption
- Accuracy of plans
- Precedent
- Timing of consultation
- Impact on shopping centre

6.0 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

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

6.1 Principle of the development

6.1.1 The application involves the provision of additional floorspace to existing residential units. This is considered to be in line with policy, and there is no objection to the principle of the development.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 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.

6.2.2 The previous application was refused on the basis that *the proposed development would be likely to have a significant adverse effect on the amenity of local residents through the creation of overlooking and a resulting loss of privacy.*

6.2.3 The previous proposal provided terraces to the rear of the flats at the new third floor level. This was considered to result in overlooking issues and loss of privacy to the properties to the rear of the site. To overcome this, the new third floor has been altered to provide the terrace to the front of the building. This

relocation of the terrace ensures that there is no overlooking from the proposed amenity space.

- 6.2.4 The revision to the terrace location allows for the rear elevation to be of solid construction to avoid any overlooking from windows. The applicant has proposed glazing at this level to ensure a lightweight appearance, but this is to be obscured and fixed closed up to 1.8m. This would ensure that there are no overlooking or loss of privacy issues relating from the proposal.
- 6.2.5 The proposal is over 10 metres from the nearest property, being the flank wall of 1a Park Mews, and over 25 metres from the rear of the properties in Bryanstone Road. Given the distance of the proposal from the neighbouring properties, it is not considered that the proposal would result in any overbearing impacts.
- 6.2.6 The subject property is located to the north of the neighbouring residential properties, and as such any increase in height would not impact sunlight reaching the rear of the properties in Bryanstone Road. Given the distance to the properties to the rear, the increase in height would not impact on the daylight reaching the rear windows of the properties in Bryanstone Road. With regards to the properties in Park Mews, the increased height of the building would be offset by the removal of the water tank and the reduction in height of the stairwell, which would improve the light situation to these properties. A daylight and sunlight assessment has been submitted with the application which supports these conclusions.
- 6.2.7 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.

6.3 Character and appearance of the conservation area

- 6.3.1 6.3.1 The site falls within the Crouch End Conservation Area. The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

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

- 6.3.2 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.”

- 6.3.3 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.3.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.3.5 London Plan Policy 7.8 requires development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey’s heritage assets.
- 6.3.3 The previous application was refused on the basis that *the proposed development would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the Crouch End Conservation Area, by reason of its overall bulk, scale and design in relation to the property and is therefore detrimental to the visual amenity of the area.*

- 6.3.4 The revisions to the proposal since the previous refusal have resulted in the top floor being set further back from the building line to the front of the site. The top floor has also been set away from the flank walls of the two adjoining properties. It is considered that the impact of the proposal on the conservation area would be mitigated by the proposed set back from the frontage.
- 6.3.5 In addition, the scheme proposes improvements to the front facade of the building that helps to tie in the proposed floor with the front elevation. This is considered to be a considerable improvement in terms of the visual impact of the building and its contribution to the conservation area. As such, it is considered that the proposal would not cause harm and would enhance the appearance of the conservation area would be acceptable from a conservation point of view.
- 6.3.6 Overall, for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would enhance the appearance of the building, would enhance the character and appearance of the conservation area and not cause harm.

6.4 Living conditions for future occupiers

- 6.4.1 The proposal results in 3-bed units with improved floor space and improved layouts, with the addition of external amenity space. Given the existing units are 3-bed units also, this is considered to result in an improved living environment for occupiers.

6.5 Parking and Highway safety

- 6.5.1 The application will see an increase in floor area to the existing flats. It is noted that the application involves the rearrangement of the parking area to the rear to formalise the car parks for the flats and the shop units.
- 6.5.2 The proposal results in the creation of larger 3-bed units (the existing units are 3-bed) and does not result in the creation of any additional units (residential or commercial), and as such is unlikely to have any significant impact on the local transport network or car parking demand within the immediate vicinity of the site. Therefore, there are not considered to be any highways or parking impacts resulting from this application.

6.6 Conclusion

6.6.1 The proposed alterations are considered to be acceptable, having regard to impacts upon the character and appearance of the conservation area and upon neighbouring residential amenity. For the above reasons the proposal is considered to be acceptable and consistent with the objectives of the Development plan for the area.

6.6.2 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.

6.7 CIL

6.7.1 Based on the information given on the plans, the Mayoral CIL charge will be £5,775 (165sqm x £35) and the Haringey CIL charge will be £43,725 (165sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

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

Applicant's drawing No.(s) 168.15/001; 168.15/002; 168.15/005; 168.15/006; 168.15/010; 168.15/011; 168.15/012; 168.15/013; 168.15/014A; 168.15/015A; 168.15/016; 168.15/017A; 168.15/020A; 168.15/021A; 168.15/022A; 168.15/023A; 168.15/030; 168.15/031A; 168.15/040A; 168.15/041A; 168.15/042A; 168.15/043A; 168.15/045; 168.15/046; Heritage Statement (July 2015); Daylight/Sunlight Assessment (20/07/2015)

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:

168.15/001; 168.15/002; 168.15/005; 168.15/006; 168.15/010; 168.15/011; 168.15/012; 168.15/013; 168.15/014A; 168.15/015A; 168.15/016; 168.15/017A; 168.15/020A; 168.15/021A; 168.15/022A; 168.15/023A; 168.15/030; 168.15/031A; 168.15/040A; 168.15/041A; 168.15/042A; 168.15/043A; 168.15/045; 168.15/046; Heritage Statement (July 2015); Daylight/Sunlight Assessment (20/07/2015).

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. Before the first occupation of the extension hereby permitted, the windows in the rear (southern) elevation shall be fitted with obscured glazing and any part of the windows that are less than 1.8 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows 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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £5,775 (165sqm x £35) and the Haringey CIL charge will be £43,725 (165sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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
INTERNAL		
Conservation	<p>The proposal reflects our discussions during the pre-application stage. Whilst I understand that there are some concerns raised by residents regarding the addition of the upper floor, its impact on the conservation area would be mitigated by the proposed set back from the frontage.</p> <p>In addition, the scheme proposes improvements to the front facade of the building that helps to tie in the proposed floor with the front elevation and would be a considerable improvement in terms of the visual impact of the building and its contribution to the conservation area. As such, I consider that the proposal would enhance the appearance of the conservation area would be acceptable from a conservation point of view.</p>	Noted.
NEIGHBOURING PROPERTIES		
19 objections received	Not in keeping with area / conservation area; would not enhance the conservation area; exacerbates already poor building.	The application is considered to enhance the appearance of the conservation area, and the appearance of the existing building.
	The construction would affect the vitality and viability of our shopping centre with disruption caused by such major works.	Not a valid planning consideration on an application such as this.
	There would be a serious infringement to local residents privacy, particularly those living in the immediate vicinity i.e. Park Road and Bryanstone Road, of which many are our customers.	The application is not considered to give rise to privacy issues.

Stakeholder	Question/Comment	Response
	By increasing the size of these flats by such a large scale, this would increase people, vehicles etc to the area which is already highly congested, therefore having an effect to the current residents/business owners.	There is no increase in unit numbers, so there is not expected to be an increase in traffic.
	Fortunately Crouch Ends skyline has not been altered dramatically over many years, again making it quite unique and an additional floor to this building would have a detrimental effect to the appearance of the area.	The additional floor is set back, and would not be readily visible in the street scene.
	Construction nuisance and disturbance.	This would be controlled by other legislation.
	Overshadowing / overbearing	The proposal is considered to be separated enough from neighbouring properties to not create any overbearing or overshadowing impacts.
	Precedent	This is not a material planning consideration.
	Accuracy of plans	The plans are considered to be accurate for the assessment of this application.
	Timing of application to avoid consultation responses	There is no requirement as to when an application is submitted.
Bryanstone Road Residents Association	I am writing on behalf of the BRRRA (Bryanstone Road Residents Association), as we strongly oppose the building of any extension on 11 Park Road (N88TE), which would be considerably above the current roof level. We object on the grounds listed below:	The objections raised are addressed in the appendix above, and in the assessment of the report.

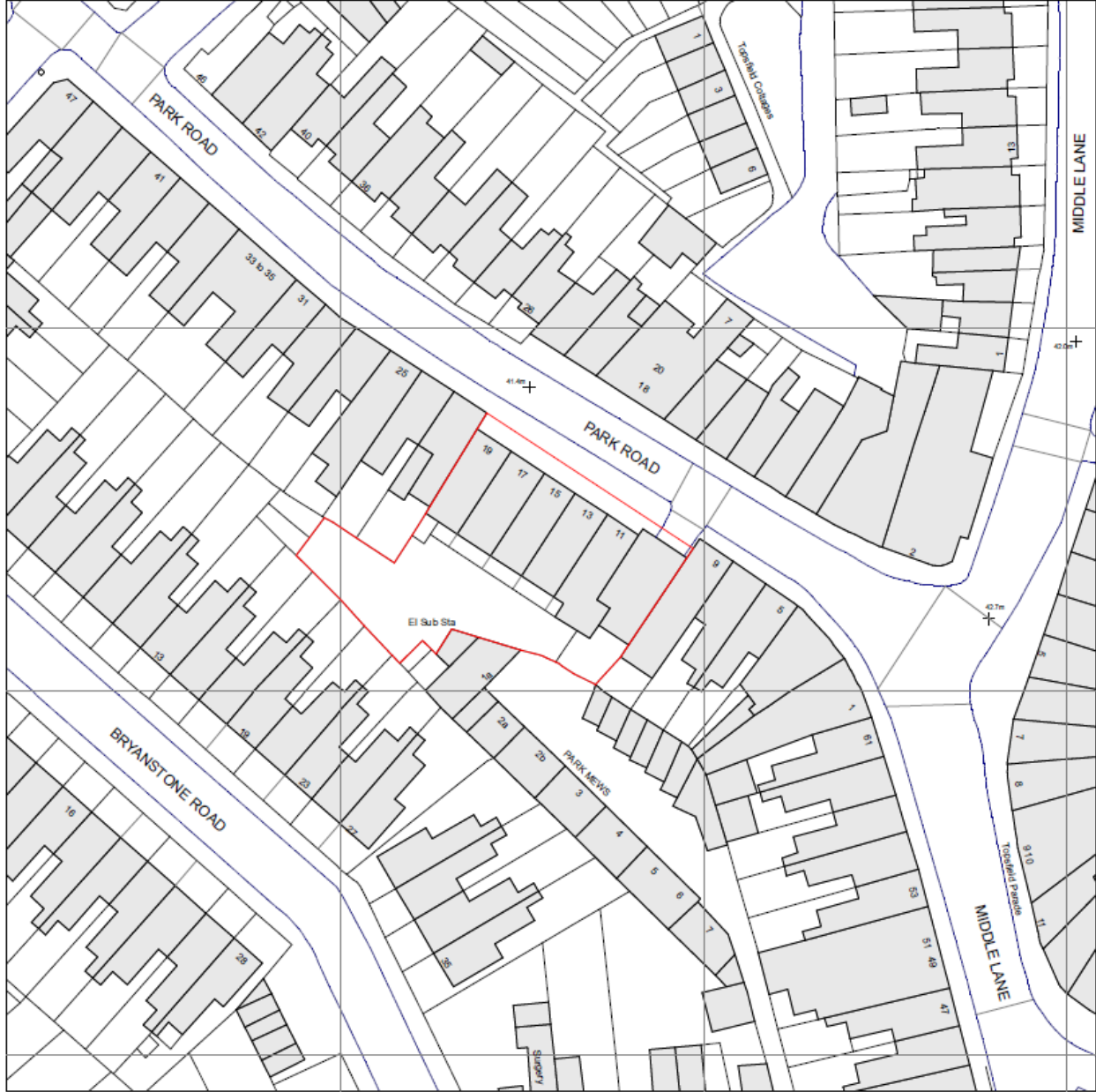
Stakeholder	Question/Comment	Response
	<p>1. This is a conservation area. By building an extra floor on top of this building, it would not be in keeping with the other surrounding properties and would be way above the existing skyline. It would significantly enlarge and draw more attention to this incongruous building, creating a discordant architectural mass in Crouch End's central conservation area.</p> <p>2. The extra floor would be extremely overbearing to the residents of 17-31 Bryanstone Road, as well as the Park Mews behind it and those facing it on Park Road. Some residents on Bryanstone Road have already dealt with the issue of blocking out the Park Road building by growing foliage over high fence trellises and obscuring glass in rear windows. An extra storey would be impossible to block out and would cut out a lot more of the sky and light to these properties. The new plans also put the top storey even closer to those properties behind 11 Park Road, which would make the building far more overbearing.</p> <p>3. The light study submitted by the applicant does not appear to have been carried out from the standpoint of our properties - as I write, the sun is rising in the East behind 11 Park Road, so an additional storey would block out this section of rising sun. Natural light would be affected in both our rear kitchens/living rooms and 1st floor bedrooms.</p> <p>4. The building work would be very disruptive and would greatly affect the traffic along Park Road which is already</p>	

Stakeholder	Question/Comment	Response
	<p>problematic. This portion of road has two bus routes as well as being a main artery in and out of Crouch End. Doing any work on this portion of road would cause huge delays for those of us on Bryanstone Road, as well as other local Crouch End residents and workers. Again this issue has not been addressed.</p> <p>5. By blocking this entrance to Park Mews, the development would create a health and safety issue, as fire engines would not have access to the Mews, or to the rear car park, which runs alongside a local restaurant.</p> <p>6. We also dispute the accuracy of the drawings and point out that they lack proper dimensions. The proposed height would be much higher than is shown, which you can see from the pictures in the planning study. The perspective used in some of the drawings is that of a bird, which none of us can view.</p> <p>7. Parking is already a big problem at 11 Park Road and Crouch End in general. Increasing the size of the four existing properties would encourage more vehicles. The car park at 11 Park Road is nothing like that shown in the drawings, as there are an average of 13 vehicles in the parking lot, not the 5 depicted in the drawings. Currently there is a moderate level of noise pollution due to the honking of horns when drivers get blocked in to this lot, this would only get worse. Any building work, would make matters far worse, due to the scaffolding that would be erected in the parking lot.</p>	

Stakeholder	Question/Comment	Response
	<p>8. On principle it also seems disproportionate that such a large number of local residents and businesses should have their quality of life and privacy compromised, just so that four existing properties can be made larger.</p> <p>We would also like to point out that it has not gone without notice that both of these applications have gone in just before or during a long holiday period when most of the road is away on holiday (Easter and now Summer). This seems a cynical attempt to deny all local residents the chance to have their say. Also there has been a lack of input from any of the Park Mews and the Park Road properties that face 11 Park Road, as it seems the majority of these properties are rented out and managed by agencies, leaving the property owners unaware of the application. If they were informed of the situation, we imagine they would have similar concerns.</p>	

Appendix 2: Plans and Images

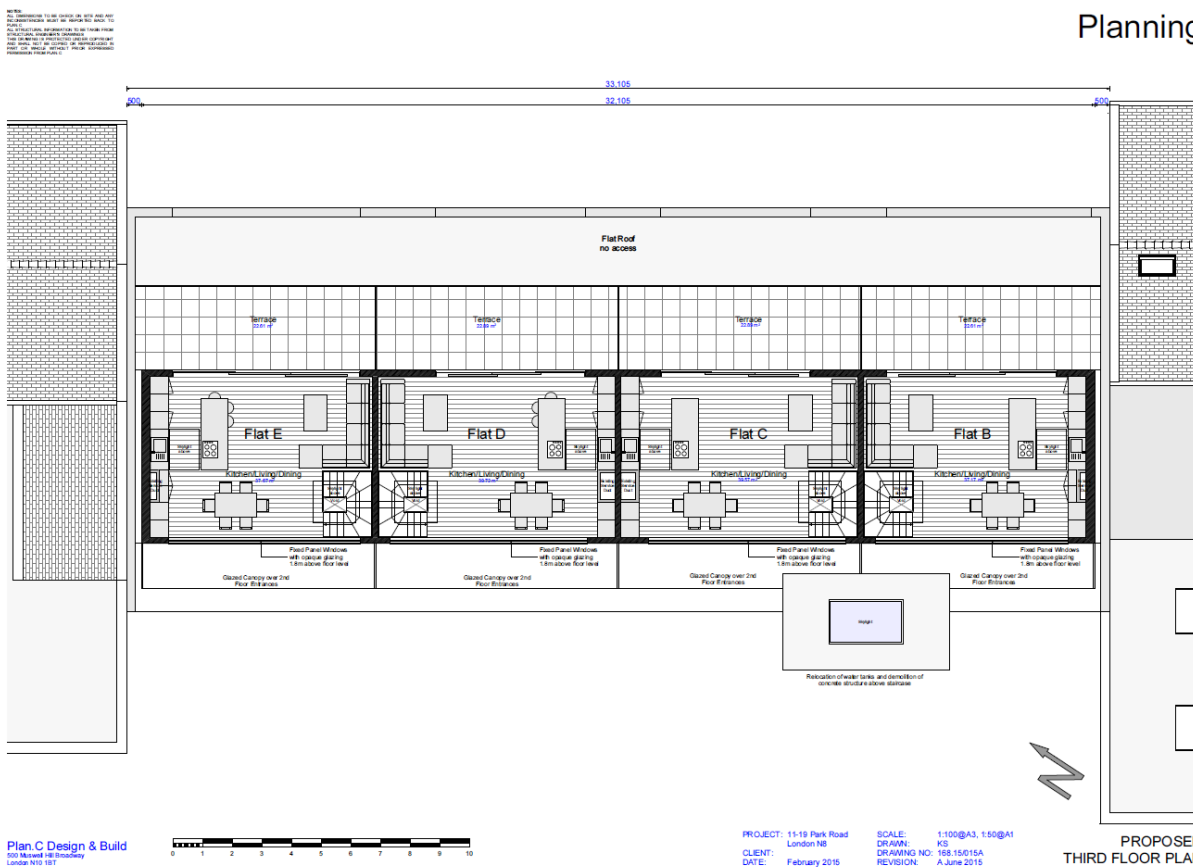
Location Plan



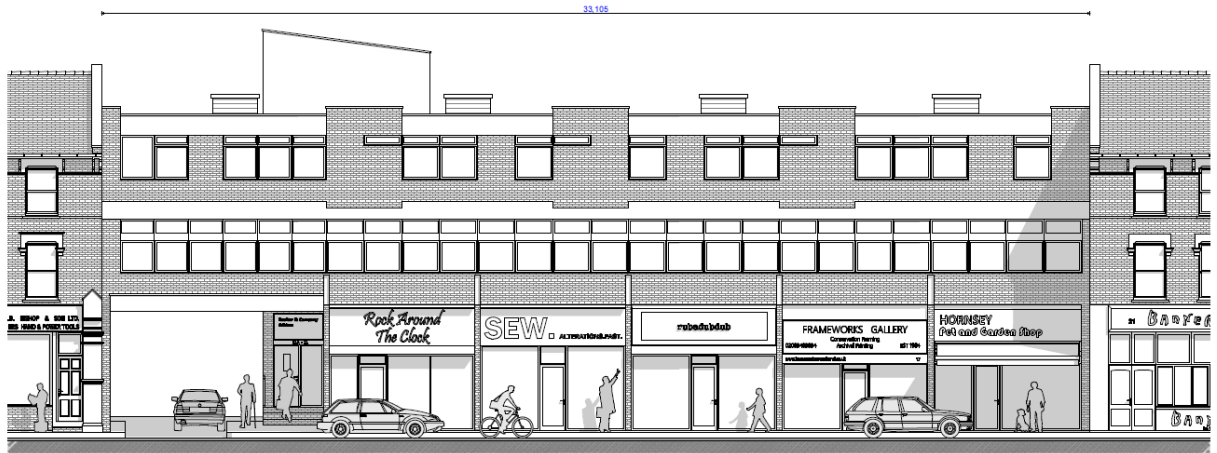
Proposed Site Plan

Proposed Third Floor Plan

Planning



Existing Front Elevation



Plan C Design & Build
501 Massey Hill Broadway
London N10 1BT

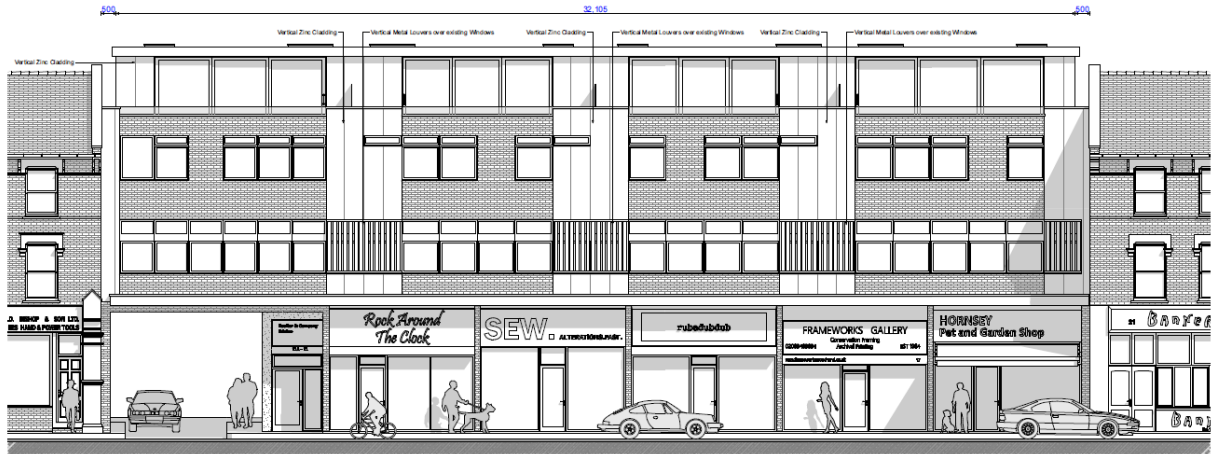


PROJECT: 15-19 Park Road
London N6
CLIENT:
DATE: February 2015

SCALE: 1:100@A3, 1:500@A1
DRAWN: KS
DRAWING NO: 158.15/020A
REVISION: A, June 2015

EXISTING
FRONT ELEVATION

Proposed Front Elevation



Plan C Design & Build
501 Massey Hill Broadway
London N10 1BT

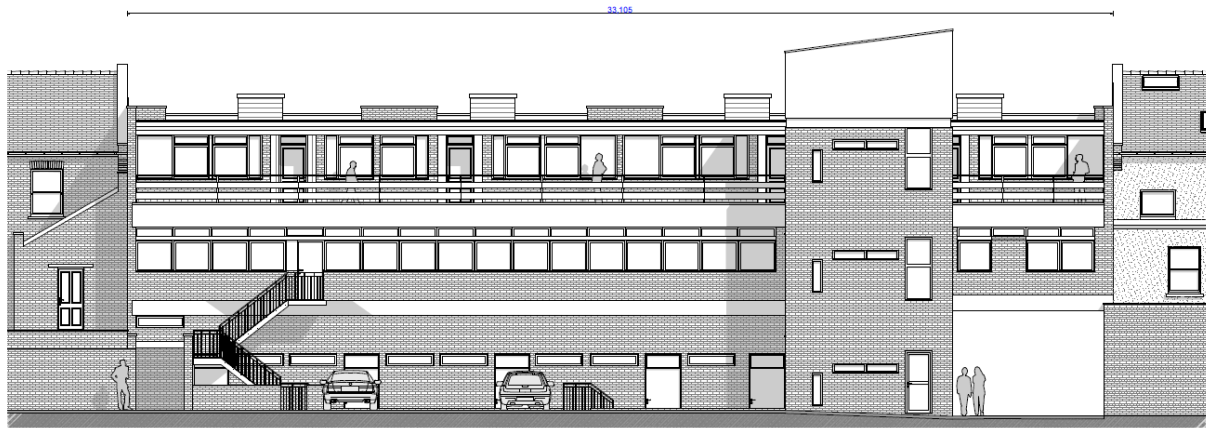


PROJECT: 15-19 Park Road
London N6
CLIENT:
DATE: February 2015

SCALE: 1:100@A3, 1:500@A1
DRAWN: KS
DRAWING NO: 158.15/021A
REVISION: A, June 2015

PROPOSED
FRONT ELEVATION

Existing Rear Elevation



Plan.C Design & Build
251 Market St. Newbury
London N10 1BT

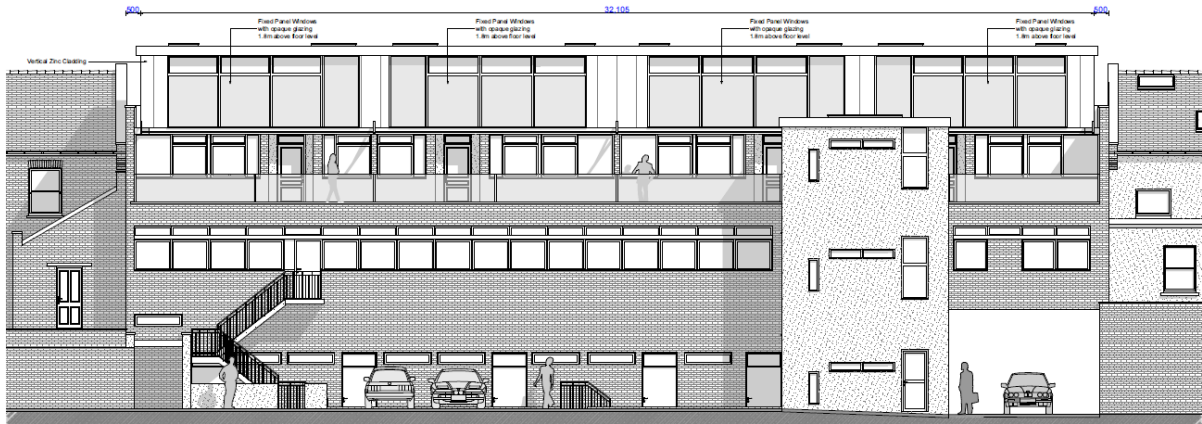


PROJECT: 11-19 Park Road
London N8
CLIENT:
DATE: February 2015

SCALE: 1:100@A3, 1:50@A1
DRAWN: KS
DRAWING NO: 168.15/022A
REVISION: A, June 2015

EXISTING
REAR ELEVATION

Proposed Rear Elevation



Plan.C Design & Build
251 Market St. Newbury
London N10 1BT

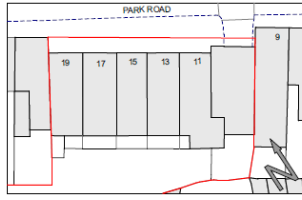


PROJECT: 11-19 Park Road
London N8
CLIENT:
DATE: February 2015

SCALE: 1:100@A3, 1:50@A1
DRAWN: KS
DRAWING NO: 168.15/022A
REVISION: A, June 2015

PROPOSED
REAR ELEVATION

Proposed Visual



Site Plan
Scale 1:500 @ A3
0m 10m 20m 30m



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REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2015/2321**Ward:** West Green**Address:** 255 Lordship Lane N17 6AA

Proposal: Demolition of existing building, construction of new road and construction of a lower ground, first, second and set back third storey building comprising of 31 new residential flats and 150 sq.m. of new office space

Applicant: Beckley Group**Ownership:** Private and Homes for Haringey**Case Officer Contact:** Robbie McNaugher**Site Visit Date:** 09/09/2015**Date received:** 10/08/2015 **Last amended date:** 06/11/2015

Drawing number of plans: A001, A100 A, A101 B, A102 A, ,A103 B, A104B, A105B, A106A, A200, A201B, A202B, A301 B, A302A, D101, EC101, EC202

1.1 This application has been brought to committee because the proposal is major development.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a mixed use development is appropriate on this site and would provide additional employment opportunities as well as housing.
- The proposed residential accommodation would be of an acceptable layout and standard.
- The design and appearance of the proposal is acceptable.
- The less than substantial harm caused by this development adjacent to the conservation area is outweighed by the heritage benefits of the scheme.
- The impact of the development on neighbouring residential amenity is acceptable.
- There would be no significant impact on parking.
- The application is in accordance with the development plan.

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 signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 12 February 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) 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) 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 (CMP) and Construction Logistics Plan (CLP)
- 5) Contamination 1
- 6) Contamination 2
- 7) Construction dust
- 8) Boilers
- 9) Pilling method statement
- 10) Energy statement
- 11) Refuse management plan

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers

Section 106 Heads of Terms:

- 1) Affordable housing – 3 x intermediate units
- 2) Review mechanism should the development not be commenced within 18 months
- 3) Local labour
- 4) Residential and B1 travel plan
- 5) Provision of welcome residential induction packs

- 6) Establishment or operation of a car club scheme and free membership to all residents of the development for at least the first 1 year, and £50 (fifty pounds) car club credit for each unit.
- 7) £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans;
- 8) A site management parking plan .
- 9) Electric Vehicle charging points (EVCPs)

The applicant will be required to enter into a S.38/ S.278 agreement for the construction of the road and the reconstruction of the footways outside the site in accordance with the plans to be agreed as part of the S.38 agreement and the land exchange agreement.

- 2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
 1. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.
 2. In the absence of an agreement to work with the Haringey Employment Delivery Partnership the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.
- 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 within a period of not more than 12 months from the date of the said refusal, and

- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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APPENDICES:

- Appendix 1: Consultation Responses
- Appendix 2: Plans and images
- Appendix 3: Quality Review Panel Notes
- Appendix 4: DM Forum Notes

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This application proposes the demolition of all of the existing buildings and the construction of a new L-shaped block comprising 31 new residential dwellings and 250 square metres of B1(a) employment space. The scheme comprises lower ground, upper ground, first, second and set back third floor levels, as well as associated circulation spaces, plant, external gardens, terraces, balconies, 14 car parking spaces, and 44 cycle spaces.

3.1.2 The existing access road will be removed and a new road access will be built to adoptable standards which will serve both the new development and the Council maintenance depot to the rear.

3.2 Site and Surroundings

3.2.1 The site covers an area of 0.177 hectares to the south of Lordship Lane. The site contains two warehouse buildings of 390.09 sq.m. being used as a tyre repair workshop and garage and a vacant warehouse of 306.19 sq.m. plus ancillary space of 102.8 sq.m. To the front is a former petrol station canopy which is used for an improvised car washing facility.

3.2.2 There is an access road leading to the rear of the site and Haringey Homes' maintenance storage depots, and 2 vehicular accesses to the existing car wash and garage.

3.2.3 The site faces onto the Tower Gardens Conservation Area which lies to the north of the site.

3.4 Relevant Planning and Enforcement history

None

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 **Planning Committee Pre-application:** pre-application briefing was held on the 1st June 2015.

4.1.1 The notes of the meeting are set out in appendix 4 and summarised as follows:

Minutes:

The proposal had been presented to the Quality Review Panel in May to broad support subject to the provision of further architectural details and plans for the relocation of the access road.

- The applicant's early intentions in relation to affordable housing provision were questioned within the context of the Council's 50% target. The applicant advised that the viability assessment was at early stage and would need to factor in the cost of providing a new central access road to the site but that hopefully affordable housing and affordable rent workspace would be provided onsite.
- Some concern was raised over the scheme design including its height within the context of largely two storey surrounding properties and the view that some of the architectural design features were akin to those of a multi-storey car park.
- Confirmation was provided by the applicant that screening would be used to mitigate any overlooking caused by the differing ground levels between the proposed communal garden and adjacent Lido Square properties.
- The applicant outlined that the intention behind the new access road was to improve the streetscene and enhance the potential for extending redevelopment to the rear of the site which was currently occupied by a Council depot.

The Committee recommended to the applicant that invites to the planned onsite open day be extended to local ward councillors. A new Development Management Forum would also be scheduled for the application. It was anticipated that the application would come before the Committee for determination in October.

4.2 Haringey Quality Review Panel was held on 20th May 2015.

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

The Quality Review Panel thinks that the development strategy for 255 Lordship Road is sound, but that further work is needed to refine its architecture. The site layout is convincing, and relocation of the road providing access to the Council depot to the rear of the site is particularly welcome. This will both improve the quality of neighbouring gardens to the east of the site, and reduce the area given over to vehicular circulation. The four and a half storey scale of development also seems appropriate. However, the panel thinks further work is needed to achieve high quality architecture, responsive to its context. Further thought should also be given to the location of business accommodation, which may be better located on Lordship Lane. The panel would also welcome further information on landscape design at a future review. More detailed comments are provided below on: layout and massing; business accommodation and single aspect units; architectural expression; and landscape design.

4.3 Haringey Development Management Forum was held on September 2014

4.3.1 The matters raised are set out as follows:

- Queries around the office use and depot access
- Concern with the height and impact on neighbouring properties
- Queries around the mix of units and affordable housing
- Queries around the exterior materials and landscaping
- Queries on energy efficiency and renewable energy
- Queries on timescale for construction
- Concern that office use may not be occupied and then converted housing

4.4 The following were consulted regarding the application:

London Fire Brigade
LBH Housing Design & Major Projects
LBH Waste Management
LBH Economic Development
LBH Building Control
LBH Transportation
LBH Conservation
Thames Water Utilities

The following responses were received:

Internal:

1) Conservation

The heritage benefit and the enhancement to the conservation area would together outweigh the less than substantial harm caused by the scale and massing of the development.

2) Transport

No objections subject to conditions and informative

3) Head of Carbon Management

The energy statement achieves the London Plan Target and compliance with the statement should be conditioned.

4) Waste Management

Refuse vehicles should be able to collect domestic waste from the proposed development, in forward gear and leave the development in forward gear without the need to use reverse gear. Sufficient bin volume should be available to avoid side waste and wind blown litter.

Business waste must be treated separately from domestic waste and will be charged for its removal.

5) Surface Water Management and Drainage

We have reviewed the revised drainage strategy for 225 Lordship Lane and confirm we are happy with this at this stage.

External:

6) Thames Water

No objections subject to conditions and informatives

7) London Fire Authority

Satisfied with the proposal and recommend a condition relating to sprinklers

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

56 Neighbouring properties

4 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: 31

Objecting: 1

Supporting: 30

5.3 The following Councillor made representations:

- Cllr Adje

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:

- Support for the proposal
- Concern with the number of units

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Dwelling mix and affordable housing
3. Design and density
4. Layout and standard of accommodation

5. The impact on the amenity of adjoining occupiers
6. Parking and highway safety
7. The impact on the setting of the Tower Gardens Conservation Area
8. Sustainability
9. Drainage

6.2 Principle of the development

- 6.2.1 The proposal is for a change of use from the existing garage and car wash to a mixed use residential and office development. In this respect Saved UDP Policies HSG2 and EMP3 states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.
- 6.2.2 The existing employment use is relatively low key employing approximately 5 employees at present and 10 if fully occupied. The proposal would replace this with a mixed use development providing 250 sq.m. of B1(a) Office space and 31 residential units. The proposed office space could provide 25 jobs so would retain and increase the number of jobs of the site. It would redevelop an unattractive site with a more dense modern mixed use development which would provide significant regeneration benefits to the area.
- 6.2.3 With regard to the provision of additional housing, Local Plan Policy SP1 sets out the council's strategic vision to provide up to 8,200 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 820 new homes a year in Haringey; which was increased to 1,502 under the London Plan (FALP) 2015' and in the draft Strategic Policies reviewed agreed by full Council for submission to the Secretary of State.
- 6.2.4 Therefore the provision of housing would in principle be supported as it would augment the Borough's housing stock in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

6.3 Dwelling mix and affordable housing

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

- 6.3.2 The Council's Planning Policies as set out in Local Plan Policy SP2 requires that, *"Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms"*. This stance aligns with London Plan Policy 3.8 which requires the provision of affordable family housing, where London Plan Policy 3.11 sets out the strategic affordable housing targets as it, *"seek to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London"*.
- 6.3.3 London Plan Policy 3.12 states that Boroughs should seek, *"the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes"*, *having regard to: their affordable housing targets; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability"*.
- 6.3.4 The policy further continues to say that, *"negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements"*.
- 6.3.5 Paragraph 173 of the NPPF seeks to ensure viability, so that, *"the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable"*.
- 6.3.6 In the case this would equate to 46 affordable habitable rooms when assessed against the total number of habitable rooms proposed on the site. The applicant has offered 3 affordable units or 11 Habitable rooms out of a total of 92. All of these would be intermediate (affordable rent). Consisting of 2 x 2 beds and 1 x 4 bed. These would be maisonettes with direct access onto Lordship Lane.
- 6.3.7 The number of affordable units provided equates to 11% affordable housing which is below the local and London 50% affordable housing target. However, the applicant has submitted an economic viability assessment to justify the level of on-site affordable units offered. The report has been independently reviewed and this has demonstrated that the affordable units proposed is the maximum level of affordable housing that the site can viably support. The scheme includes the provision of a new access road as part of the land swap with the Council which adds extra cost to the scheme and reduces the potential to include affordable housing provision.

Housing mix

- 6.3.8 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.3.9 Officers need to be convinced that the private and affordable housing dwelling mix for all residential development proposals in the borough is acceptable in order to mixed sustainable and cohesive communities. Each individual scheme should be considered in its local context, availability of subsidy and viability.

The proposal is for 30 residential units. The general housing mix is as follows:

No. of bedrooms	No. of units	% of units
1 bed units	11	35
2 bed units	15	48
3 bed units	4	13
4 bed units	1	3
TOTAL	30	100

- 6.3.10 Although the proposed housing mix has a larger number of 2 bedroom units, this is offset by the quantum of family housing offered (16%) and mix of residential accommodation overall. Therefore, the proposed mix of housing units is considered acceptable.

6.4 Layout and standard of accommodation

- 6.4.1 London Plan Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor's Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.4.2 Local Plan Policy SP2 'Housing' states that high quality new residential development in Haringey will be provided by ensuring that new development complies with the housing standards and range of unit sizes set out in the Council's Housing Supplementary Planning Document (SPD) 2008 and is built to 100% Lifetime Homes Standards.
- 6.4.3 In assessing the proposal against these requirements, all 30 flats will comply with the above standards. The London Plan also sets out the minimum space standards for individual rooms. All the individual rooms will be compliant to the London Plan minima with the exception of Unit 9 which has a small shortfall in the living space but has larger bedrooms than required so it is not considered to be undersized. The proposal is therefore considered to result in acceptable living conditions for future occupiers of the new development.

- 6.4.4 All the flats with the exception of Units 2 and 3 will have access to private balconies in line with the London Plan amenity standards. Those units that do not benefit from external balconies, and all the flats in general, have access to the private courtyard and roof terrace. Units 2 and 3 have also been given allocated spaces on the roof terrace to use as private amenity space. A detailed analysis has been undertaken to examine the amount of daylight enjoyed by the habitable rooms which shows that all proposed rooms would be in line with the BRE guidelines and will receive good levels of internal daylight.
- 6.4.5 All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users. A noise report has been provided which demonstrates that the noise levels at the dwellings would not exceed acceptable levels. Overall the proposal provides reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.

Layout

- 6.4.6 The L shaped nature of the layout means that the relationship between the habitable windows of the units is at an oblique angle so there will be direct views between habitable rooms. All of the units except one would be dual aspect. Due to the layout of the entrance to the office accommodation the single aspect unit would be north facing onto Lordship Lane. Although the Mayor's Housing SPG resists north facing single aspect units, in this instance the unit would be a maisonette with a large area of glazing so it is considered to ensure an acceptable level of outlook, daylight and naturally ventilated rooms.

Children's play space

- 6.4.7 Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards 2009, where London Plan Policy 3.6 and Local Plan Policy SP13 underline the need to make provision for children's informal or formal play space. The provision of play space should integrate with the public realm without compromising the amenity needs/enjoyment of other residents and encourage children to play.
- 6.4.8 The development includes informal play spaces in the form of the private courtyard area which equates to approximately 218 sq.m. and a roof terrace of approximately 98 sq.m. The play space would be located at the south of the site with the units facing the courtyard offering natural surveillance. Based on the housing and tenure mix, the provision of play space significantly would exceed Haringey's Open Space Standards SPD (128 sqm) minimum target of 3 sqm. A 50 sq.m. area would be provided with toddler play equipment and surfacing in the rear courtyard which would be commensurate with the area required based on the child yield for the site.

- 6.4.9 Although the proposal would not meet the GLA's target 10 sq.m. benchmark (427 sqm) it would be some 300 metres from Lordship Recreation Ground which provides additional play space.
- 6.4.10 Overall, the quality of residential accommodation of the new development is acceptable for prospective occupants in meeting the policy aims and objectives of Local Plan Policies SP2 and SP13, London Plan Policies 3.5 and 3.6 and the Mayor's Housing Supplementary Planning Guidance.

6.5 Density and design

Density

- 6.5.1 The density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan
- 6.5.2 The red line site area is 0.177 hectares (including the proposed access road), the surrounding area is considered to be urban and has a PTAL of 2. The density proposed is 167 (30 units /0.18 Ha) units per hectare and 466 (84/ 0.18) habitable rooms per hectare which complies with 70–170 u/ha set out in the London Plan, although it is marginally higher when calculated in habitable rooms per hectare. Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

Design

- 6.5.3 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach. Policy DM of the draft Development Management Policies DPD, agreed for publication by full Council sets out that
All development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.5.4 An iteration of the proposed design was presented to the Council's Quality Review Panel (QRP) on 20th April 2015, the Panel's notes are set out in Appendix 3. The QRP supported the proposed layout and relocation of the road to provide access to the depot at the rear. They considered the four and half

storey scale to be appropriate. They felt that further work was needed to respond to the context and achieve a high quality of architecture. They suggested that the office accommodation should be located to Lordship Lane and single aspect flats be avoided. They raised concern that the three and a half storey framed brick bays facing Lordship Lane do not reflect the scale of the surrounding residential area, and give the appearance of office rather than residential accommodation. The panel thought that an elegantly detailed load bearing brick façade, with punched windows, could be more successful. For flats with a north south orientation, the panel think that designing the deck access facing south towards the courtyard to double as amenity space, would be preferable to balconies facing north onto Lordship Lane. They requested further information be provided on landscaping

- 6.5.5 Following the QRP, and further to the initial submission of the application, the applicant has revised the design significantly. The applicant explored providing office accommodation onto Lordship Lane however an acceptable design for this could not be found and instead maisonettes have been provided with direct access onto Lordship Lane to reflect the surrounding housing typology. A corner entrance feature has been emphasised through the scale and design of the fenestration to provide a distinction between the domestic and commercial elements of the building and an attractive commercial entrance for the office.
- 6.5.6 Amendments have been made to the roofscape to ensure that the building would not dominate the neighbouring building by setting the flank wall in from the neighbouring Lido Square development. The facade has been amended to provide a structural brick frame with punched windows as recommended. The architectural detail has also been amended to provide a more domestic scale to reflect the surrounding architecture.
- 6.5.7 The proposal includes deck access to the rear which means that all but one of the flats is dual aspect. A detailed design has been provided for the landscaped area to the rear which appears to be a high quality and pleasant space.
- 6.5.8 The design therefore addresses the concerns of the QRP and reflects the local vernacular and typography in a high quality modern design. The proposal will complement both the traditional buildings in the area and more recent additions with a high quality design which is sympathetic to its setting and the surrounding development and as such is acceptable and in line with planning policy.

6.6 Impact on the setting of the Tower Gardens Conservation Area

- 6.6.1 The site is located opposite the Tower Gardens Conservation Area. The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

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

- 6.6.2 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.”
- 6.6.3 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.6.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given “considerable importance and weight” in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 6.6.5 London Plan Policy 7.8 requires development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets.
- 6.6.6 The Council's Conservation Officer has been consulted and advises that the level of assessment included in the revised Heritage Statement is satisfactory. She considers that the development would cause some harm to the setting of the Tower gardens Conservation area by virtue of its scale, bulk and massing compared with the 'cottage' style design of the estate. As per the Council's statutory duty this less than substantial harm is given great weight. She notes that the current site detracts greatly from the setting of the conservation area and the new development would provide considerable heritage benefit by removing an unkempt site from within the setting of the conservation area. She notes that the design and materiality would be a positive response to the established terraces in the area and as such would be considered an enhancement to the setting of the conservation area. As such the heritage benefit and the enhancement to the conservation area would together outweigh the less than substantial harm caused by the scale and massing of the development.
- 6.6.7 The proposal would therefore satisfy the statutory duties set out in Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12.

6.7 Impact on the amenity of adjoining occupiers

- 6.7.1 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.
- 6.7.2 With regard to the impact on Lido Square, the development would abut the flank of the front block at this development. The depth of the development would match that of the existing block so there would be no significant loss of daylight or sunlight or an overbearing appearance. There would be some roof terraces alongside the building but these would have privacy screens on their flanks to prevent overlooking to the gardens of these properties. To the rear at the closest point the development would be some 18 metres from the rear of the Lido Square properties. The separation distance between the properties is considered acceptable to prevent a significant loss of privacy to these properties. There would be terraces for the ground floor units but the upper floor units would only

be afforded views from the access decking at the rear. The application has provided a daylight and sunlight assessment which shows that the impact on these properties would comply with BRE guidance, and the separation distance would ensure that there would not be a significant overbearing appearance.

- 6.7.3 To the south of the site is a further terrace of properties which are part of the Lido Square Development. No. 56 is a terraced property adjacent to the site. The daylight and sunlight assessment demonstrates that the impact on these properties would comply with BRE guidance and there would be no flank windows in the development to impact on the privacy of this or the other properties in the terrace. The development would be 1 metre from the side boundary of this property and would extend some 3 metres to the rear of this property at 2 storeys in height. This would have a somewhat overbearing appearance when viewed from the garden area of this property but is not considered to result in an unacceptable sense of enclosure given the outlook to the rear would be retained. There would be a small terraced area in the flank elevations adjacent to this terrace which would be small scale and screened. The proposal is therefore not considered to result in a significant loss of privacy to this terrace of properties.
- 6.7.4 With regard to the properties to the west, there is a residential development under construction adjacent to 257 Lordship Lane. The proposed buildings would be set back from the boundaries of this site due to the proposed access road so would not result in a significant loss of sunlight, daylight or an overbearing appearance to this property. There would be some overlooking and loss of privacy to the rear garden at this property, and some increase in traffic noise due to the location of the access road. However given the screening provided by the building itself it is considered that the loss of privacy and noise impact would not result in a significant loss of amenity. The daylight and sunlight assessment shows that the impact on these properties would comply with BRE guidance.
- 6.7.5 The proposal includes a roof garden and private amenity space on the roof. This will be set back some 2 metres from the edge of the roof and surrounded by solar panels so are not considered to result in a significant loss of privacy to the surrounding properties. Overall the proposal does not result in any material loss of amenity to neighbouring properties.

6.8 Parking and highway safety

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

- 6.8.2 The Council's Transportation Team has been consulted and advises that the site is located and accessed via Lordship Lane the A105 which links Wood Green to the west to Tottenham High Road in the east, Lordship Lane also provides access to the A10 via Bruce Grove and The Roundway. The site was formerly used a petrol station and is currently used as a car wash and tyre fitter, the site is accessed via two existing crossovers which are approximately 5.6 metres in width and operates, in via one access and out via the other in respect to the carwash, with the tyre fitters utilising the access to the east to facilitate in/out movements.
- 6.8.3 The site is located in an area with a low public transport accessibility level (PTAL 2) and is served by several bus routes including the: 243, 123, and 318 bus routes which when combined provides some 20 bus per hour, we have therefore considered that although the PTAL of the site is low, the site has relatively good public transport connectivity as Brue Grove rail station, Wood Green and Turnpike Lane underground stations are all within some 10 minutes by bus from the site. The site is not located within a CPZ, but is located on the edge of the recently implemented Tower Gardens Event Day Control Parking Zone, which operates Monday to Friday from 5:30pm to 8:30 pm and Saturday Sunday and public holidays from noon to 8pm.
- 6.8.4 The applicant is proposing to redevelop the site to provide, 30 residential units, and some 405 sqm of B1 office, the proposal will also include the relocation of a service road which provides access to the Home for Haringey's maintenance Depot, the existing road is some 4.3 metres in width, before reaching the depot the road bends 90 degrees which makes it difficult for large articulated vehicles to deliver to the site. The access road will be relocated to the western boundary of the site with a carriageway width of 5.5 metres and a 2 metres wide footway; the new road will provide access to the Council's depot and the proposed residential development.
- 6.8.5 The applicant has reviewed the last 3 years accident data up to September 2014, the results of the data suggest that over the last 3 year there has been a total of 40 recorded accidents of these accidents 6 were recorded as serious and 34 were recorded as slights accidents. Of the serious accidents only one involved a pedestrian who ran out into the path of a vehicle; the other accidents were vehicular/ vehicular accidents only one of the accidents was recorded close to the entrance of the development, this involved a passenger falling down the stairs of a bus resulting in slight injury. On reviewing the accident data we have considered that given the distribution of the accidents, there is no common contributing factor and that the redevelopment of the site would not potentially worsen the existing situation.
- 6.8.6 The applicant's transport consultant has conducted traffic surveys of the existing highways network, including traffic counts and average speed data, the results of the survey concluded that during the AM period there are some 474 PCU

(passenger car units) travelling east and 557 PCU travelling west, the PM peak hour has similar numbers with 544 PCU travelling east and 509 PCU travelling west. The survey also included the trips in/and out of the site. During the AM period the site only generated 1 in/out trip and 20 in out trips during the PM peak period, however the 12 hour ATC recorded some 213 vehicles entering and exiting the site over a 12 hour period. I would therefore conclude that the majority of the trips generated by the existing use occur outside the highways network peak period hours (8am-9am and 5pm-6pm).

- 6.8.7 The applicant's transport consultant has forecasted the trips that are likely to be generated by the proposed development using sites from the TRICS trip prediction database. The applicant has predicted that the proposed residential and B1 development proposal combined will generate some 27 in/out person trips during the AM peak of which there are 5 in/out vehicular trips, 30 in/out persons trips during the PM peak period of which there are 4 in/out vehicular trips and 276 in/out persons trips over a 12 hour period including 61 in/out vehicular trips. On reviewing the trip generation analysis it has been concluded that although the proposed development will increase vehicular trips by some 4 vehicles during the AM peak hour this is insignificant when compared to the existing traffic flow on the network of some 1031-1053 PUC during the peak hours. It is also to be noted that the development will reduce the traffic generated by the site by 13 vehicular movements in the PM peak hour and 152 vehicles over a 12 hour period. We have therefore concluded that the net traffic generated by the proposed development will be less than the traffic that is currently being generated by the existing use.
- 6.8.8 The applicant has conducted a parking survey as part of the Transport Statement the surveys were conducted on 22nd and 24th of October 2014, the surveys were conducted in line with the Lambeth Methodology and assessed the number of car parking spaces available on street over the two surveyed nights, the survey covered a 200 metre radius of the site which is considered the reasonable distance a resident will be willing to walk to park their car over night. The results of the survey concluded that over the two surveyed nights there was a total of 266 car parking spaces available in the surveyed area, with between 49 and 59 car parking spaces free.
- 6.8.9 The applicant is proposing to provide 14 car parking spaces for the proposed 30 residential units which equates to 0.47 car parking spaces per unit; the proposed car parking provision is in line with the maximum car parking standard set out in saved UDP Policy M10 and the London Plan. The applicant has provided vehicle swept path analysis as per Drawing 16321-06 which demonstrates that cars can enter and leave the site in forward gear. In addition the applicant is proposing to provide 7 motorcycle spaces and 50 secure sheltered cycle parking spaces, the motorcycle and cycle parking provision in line with the London Plan. In addition 20% of car parking spaces must have active electric charging facility with a further 20% passive electric charging provision.

- 6.8.10 The proposed development will require changes to the highways layout and the relocation of the access road which currently serves the Council's Homes for Haringey's depot which is to the rear of the site. The road has been designed with a width of 5.5 metres, with a 2 metres wide footway on the eastern side of the proposed access road. The road width is in line with the widths recommended by Manual for Street and is sufficient to provide vehicular access to the depot for deliver vehicles including articulated vehicles and large rigid vehicles. We have considered that given the strategic importance of this new road the road will be adopted as public highway following the land swap which is currently been undertaken by the Council's Property Team. We will therefore require the applicant to enter into a S.278 /S.38 agreement to allow the construction of the new road and its adoption as public highways. As party to the S.38 process the Council must agree and approve the detailed specification, design and construction of the new road, the Council will also be required to inspect the construction of the new road at the developer's expense.
- 6.8.11 The applicant is proposing to provide refuse collection via the new access road this will require refuse vehicles to reverse into the new access road, we have considered that as it is not possible to provide a turning head within the site and as the reversing distance is only some 25 metres this is considered accessible as the residential element of the development will only generate some 2-3 refuse collections per week. Light goods vehicles and cars will be able to enter and leave the site in forward gear.
- 6.8.12 We have reviewed the proposed application and consider that the proposed demolition of the existing garages and work shop and the construction of residential units and B1 units would not generate a significant increase in trips or parking demand when compared to the existing use which would have any adverse impact on the highways and transportation planning network subject to the following, planning conditions, S.106, S.38 and S.278 obligations.

6.9 Waste storage

- 6.8.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection. The Council's waste management team raise no objections and waste storage areas are shown in the basement car parking area. Given these are stored within the car park it is considered necessary to impose a condition requiring a refuse management plan to demonstrate that the waste can be collected without harming the amenity of the area.

6.10 Sustainability

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).
- 6.9.2 The applicant's energy statement states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand by the incorporation of improved insulation and efficient systems before the incorporation of decentralised and renewable technologies. The proposal will incorporate energy efficiency measures, CHP and 35 kWp of solar panels and meets the 35% London Plan target.

6.11 Drainage

- 6.10.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' 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.
- 6.10.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if Greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to Greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated Greenfield rate. The SPG also advises that drainage designs

incorporating SuDS measures should include details of how each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.10.3 The applicant has provided a drainage strategy which states that the proposal will utilise SUDS and conform to the London Plan hierarchy. The Council's SUDS officer is satisfied with the strategy subject to further details of the emergency plan should pumps fail and a management and maintenance plan for the lifetime of the development, management by the Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will be secured by condition.

6.10.4 The proposal will therefore provide sustainable drainage and will not increase floor risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

6.12 Conclusion

6.12.1 The proposal would increase employment provision and assist regeneration. The proposal is a high quality sustainable design that respects the surrounding development and will not have a significant impact on neighbouring properties or result in overdevelopment. The less than substantial harm to the setting of the conservation area would be outweighed by the heritage benefits of the proposal. The proposal would not impact on parking, highway safety or drainage.

6.12.2 Therefore, subject to the imposition of conditions and the signing of a section 106 legal agreement securing financial contributions and other relevant clauses and a Section 278/section 38 agreement, the planning application for the proposed development is recommended for approval

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

6.6 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £68,705 (sqm x £35) and the Haringey CIL charge will be £20,532 (1,368 sqm x £/15). 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 subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) A001, A100 A, A101 B, A102 A, ,A103 B, A104B, A105B, A106A, A200, A201B, A202B, A301 B, A302A, D101, EC101, EC202

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:

A001, A100 A, A101 B, A102 A, ,A103 B, A104B, A105B, A106A, A200, A201B, A202B, A301 B, A302A, D101, EC101, EC202

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

3. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 1 months (one month) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. Demolition) would be undertaken taken in a manner that disruption to traffic and pedestrians on Lordship Lane and the roads surrounding the site is minimised. The construction management plan must include details on the construction of the development and of the development in a way such that the Councils depot will always have unrestricted access. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

4. Before development commences other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and

Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

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

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

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

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

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

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

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

5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

6. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.
7. Prior to installation details of the gas 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 20 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

8. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

9. 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.

10. 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.

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

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

(b) Management and maintenance plan for the lifetime of the development, management by Residents

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

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

12. 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.

Reason: Mechanism for the detailed drainage proposals to be approved as the scheme is developed

13. 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.

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

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 £68,705 (sqm x £35) and the Haringey CIL charge will be £20,532 (1,368 sqm x £15). 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 : 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: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

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: 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>The site is located and accessed via Lordship Lane the A105 which links Wood Green to the West to Tottenham High Road in the east, Lordship Lane also provides access to the A10 via Bruce Grove and The Roundway. The site was formally used a petrol station and is currently used as a car wash and tyre fitter, the site is accessed via two existing crossovers which are approximately 5.6 metre in width and operates, in via one access and out via the other in respect to the carwash, with the tyre fitters utilising the access to the east to facilitate in/out movements.</p> <p>The site is located in an area with a low public transport accessibility level (PTAL 2) and is served by several bus routes including the: 243, 123, and 318 bus routes which when combined provides some 20 bus per hour, we have therefore considered that although the PTAL of the site is low, the site has relatively good public transport connectivity as Bruce Grove rail station, Wood Green and Turnpike Lane underground stations are all within some 10 minutes by bus from the site. The site is not located within a CPZ, but is located on the edge of the recently implemented Tower Gardens Event Day Control Parking Zone, which operates Monday to Friday from 5:30pm to 8:30 pm and Saturday Sunday and public holidays from noon to 8pm.</p> <p>The applicant is proposing to redevelop the site to</p>	Noted conditions and S106 attached.

Stakeholder	Question/Comment	Response
	<p>provide, 30 residential units, and some 405 sqm of B1 office, the proposal will also include the relocation of a service road which provides access to the Home for Haringey's maintenance Depot, the existing road is some 4.3 metres in width, before reaching the depot the road bends 90 degrees which makes it difficult for large articulated vehicles to deliver to the site. The access road will be relocated to the western boundary of the site with a carriageway width of 5.5 metres and a 2 metres wide footway; the new road will provide access to the Council's depot and the proposed residential development.</p> <p>The applicant has reviewed the last 3 years accident data up to September 2014, the results of the data suggest that over the last 3 year there has been a total of 40 recorded accidents of these accidents 6 were recorded as serious and 34 were recorded as slight accidents. Of the serious accidents only one involved a pedestrian who ran out into the path of a vehicle; the other accidents were vehicular/ vehicular accidents only one of the accidents was recorded close to the entrance of the development, this involved a passenger falling down the stairs of a bus resulting in slight injury. On reviewing the accident data we have considered that given the distribution of the accidents, there is no common contributing factor and that the redevelopment of the site would not potentially worsen the existing situation.</p> <p>The applicant transport consultant has conducted traffic surveys of the existing highways network, including</p>	

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	<p>traffic counts and average speed data, the results of the survey concluded that during the AM period there are some 474 PCU (passenger car units) travelling east and 557 PCU travelling west, the PM peak hour has similar numbers with 544 PCU travelling east and 509 PCU travelling west. The survey also included the trips in/and out of the site. During the AM period the site only generated 1 in/out trip and 20 in out trips during the PM peak period, however the 12 hour ATC recorded some 213 vehicles entering and exiting the site over a 12 hour period. I would therefore conclude that the majority of the trips generated by the existing use occur outside the highways network peak period hours (8am-9am and 5pm-6pm).</p> <p>The applicants transport consultant has forecasted the trips that are likely to be generated by the proposed development using sites from the TRICS trip prediction database. The applicant has predicted that the proposed residential and B1 development proposal combined will generate some 27 in/out person trips during the AM peak of which there are 5 in/out vehicular trips, 30 in/out persons trips during the PM peak period of which there are 4 in/out vehicular trips and 276 in/out persons trips over a 12 hour period including 61 in/out vehicular trips. On reviewing the trip generation analysis we have concluded that although the proposed development will increase vehicular trips by some 4 vehicles during the AM peak hour this is insignificant when compared to the existing traffic flow on the network of some 1031-1053 PUC during the peak hours. It is also to be noted that the</p>	

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	<p>development will reduce the traffic generated by the site by 13 vehicular movements in the PM peak hour and 152 vehicles over a 12 hour period. We have therefore concluded that the net traffic generated by the proposed development will be less than the traffic that is currently been generated by the existing use.</p> <p>The applicant has conducted a parking survey as part of the Transport Statement the surveys were conducted on 22nd and 24th of October 2014, the surveys were conducted in line with the Lambeth Methodology and assessed the number of car parking spaces available on street over the two surveyed nights, the survey covered a 200 metre radius of the site which is considered the reasonable distance a resident will be willing to walk to park their car over night. The results of the survey concluded that over the two surveyed nights there was a total of 266 car parking spaces available in the surveyed area, with between 49 and 59 car parking spaces free.</p> <p>The applicant is proposing to provide 14 car parking spaces for the proposed 30 residential units which are 0.47 car parking spaces per unit; the proposed car parking provision is in line with the maximum car parking standard set out in saved UDP Policy M10 and the London Plan. The applicant has provide vehicle swept path analysis as per Drawing 16321-06 which demonstrates that car can enter and leave the site in forward gear. In addition the applicant is proposing to provide 7 motorcycle spaces and 50 secure sheltered cycle parking spaces, the motorcycle and cycle parking</p>	

Stakeholder	Question/Comment	Response
	<p>provision in line with the London Plan. In addition 20% of car parking spaces must have active electric charging facility with a further 20% passive electric charging provision.</p> <p>Highways layout The proposed development will require changes to the highways layout and the relocation of the access road which currently serves the Council's Homes for Haringey's depot which is to the rear of the site. The road has been designed with a width of 5.5 metres, with a 2 metres wide footway on the eastern side of the proposed access road. The road width is in line with the widths recommended by Manual for Street and is sufficient to provide vehicular access to the depot for deliver vehicles including articulated vehicles and large rigid vehicles. We have considered that give the strategic importance of this new road the road will be adopted as public highways following the land swap which is currently been undertaken by the Council's Property Team. We will therefore require the applicant to enter into a S.278 /S.38 agreement to allow the construction of the new road and its adoption as public highways. As part to the S.38 process the Council must agree and approved: the detail specification, design and construction of the new road, the Council will also be required to inspect the construction of the new road as the developer expense.</p> <p>The applicant is proposing to provide refuse collection via the new access road this will require refuse vehicles to reverse into the new access road, we have considered</p>	

Stakeholder	Question/Comment	Response
	<p>that as it is not possible to provide a turning head within the site and as the reversing distance is only some 25 metres this is considered accessible as the residential element of the development will only generate some 2-3 refuse collection per week. Light goods vehicles and car will be able to enter and leave the site in forward gear.</p> <p>We have reviewed the proposed application and have considered the proposed demolition of the existing garages and work shop and the constriction of residential unit and B1 units would not generate and significant increase in trips or parking demand when compared to the existing use which would have any adverse impact on the highways and transportation planning network subject to the following, planning conditions, S.106, S.38 and S.278 obligations.</p> <p>1) A residential travel and B1 plan must be secured by way of the S.106 agreement. As part of the travel plan, the following measures must be included in order to maximise the use of public transport.</p> <p>A) The applicant submits a full Travel Plan for each aspect of the Development 3 months after the development is occupied (70% occupation or more) and appoints a travel plan co-coordinator for the B1 and residential aspect of the development who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.</p> <p>B) Provision of welcome residential induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.</p>	

Stakeholder	Question/Comment	Response
	<p>Cycle parking to be provide in line with the London Plan (2013)</p> <p>C) Establishment or operation of a car club scheme, the developer must offer free membership to all residents of the development for at least the first 1 year, and £50 (fifty pounds) car club credit for each unit. Evidence of which must be submitted to the Transportation planning team.</p> <p>D) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.</p> <p>E) A site management parking plan. The plan must include, details on the allocation and management of on-site car parking spaces in order to maximise use of public transport. Electric Vehicle charging points (EVCPs) must be provided in accordance with the London Plan (FALP 2015)</p> <p>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>Reason: To mitigate the parking demand generated by this development proposal on the local highway network by constraining car ownership and subsequent trips generated by car, resulting in increased travel by sustainable modes of transport hence reducing the congestion on the highways network.</p> <p>2) The applicant will be required to enter into a S.38/S.278 agreement for the construction of the road and the reconstruction of the footways outside the site in accordance with the plans to be agreed as part of the S.38 agreement and the land exchange agreement.</p>	

Stakeholder	Question/Comment	Response
	<p>Reason: to secure the construction of the new road and access to the depot.</p> <p>Pre-commencement conditions; 1). The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 1 months (one month) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. Demolition) would be undertaken taken in a manner that disruption to traffic and pedestrians on Lordship Lane and the roads surrounding the site is minimised. The construction management plan must include details on the construction of the development and of the development in a way such that the Councils depot will always have unrestricted access. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.</p> <p>Informative The new development will require naming and numbering. The applicant should contact the Local Land Charges section on 020 8489 5573.</p>	
Conservation Officer	I have reviewed the revised Heritage Statement as submitted by the applicant in response to my previous concerns regarding the above development. I consider the level of assessment included in the revised document to be satisfactory.	Noted.

Stakeholder	Question/Comment	Response
	<p>The development, in my opinion would cause some harm to the setting of the Tower gardens Conservation area by virtue of its scale, bulk and massing compared with the 'cottage' style design of the estate. As per Council's statutory duty, I have given great weight to this less than substantial harm.</p> <p>The current site detracts greatly from the setting of the conservation area. The new development would provide considerable heritage benefit by removing an unkempt site from within the setting of the conservation area. The design and materiality, following several rounds of discussions with the applicant has resulted in somewhat positive response to the established terraces in the area and as such would be considered an enhancement to the setting of the conservation area. As such the heritage benefit and the enhancement to the conservation area would together outweigh the less than substantial harm caused by the scale and massing of the development.</p> <p>The scheme is therefore acceptable from a conservation point of view.</p>	
EH Pollution	<p><u>CON1:</u></p> <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</p>	Noted, conditions and informative attached

Stakeholder	Question/Comment	Response
	<p>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 Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> ▪ a risk assessment to be undertaken, ▪ refinement of the Conceptual Model, and ▪ the development of a Method Statement detailing the remediation requirements. <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</p>	

Stakeholder	Question/Comment	Response
	<p>to that remediation being carried out on site.</p> <p><u>And CON2 :</u></p> <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</p> <p>To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Construction Dust</p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p>Combustion and Energy Plant:</p>	

Stakeholder	Question/Comment	Response
	<p>Prior to installation details of the gas 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 20 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14.</p> <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>	
Head of Carbon Management	The energy statement would meet the London Plan requirements. A condition should ensure that they should deliver the energy strategy as set out and that any alterations need to be approved by the Council prior to installation.	Noted and condition attached.
Waste Management	<p>Refuse vehicles should be able to collect domestic waste from the proposed development, in forward gear and leave the development in forward gear without the need to use reverse gear. Sufficient bin volume should be available to avoid side waste and wind blown litter.</p> <p>Business waste must be treated separately from domestic waste and will be charged for its removal.</p>	Noted.
Surface Water and	We have reviewed the revised drainage strategy for 225	Noted conditions attached.

Stakeholder	Question/Comment	Response
<p>Drainage Engineer</p>	<p>Lordship Lane and confirm we are happy with this at this stage subject to the following conditions:</p> <p>1) No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-</p> <p>(a) Details of an emergency plan should the pumps fail.</p> <p>(b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p> <p>2) 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%</p>	

Stakeholder	Question/Comment	Response
	<p>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.</p> <p>Explanation: Mechanism for the detailed drainage proposals to be approved as the scheme is developed</p> <p>3) 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>	
EXTERNAL		
London Fire Brigade	Is satisfied with the proposal, recommends that an informative is attached related to sprinklers.	Noted, informative attached.
Thames Water	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	Noted, conditions and informatives attached.

Stakeholder	Question/Comment	Response
	<p>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>Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>No impact piling shall take place until a piling method</p>	

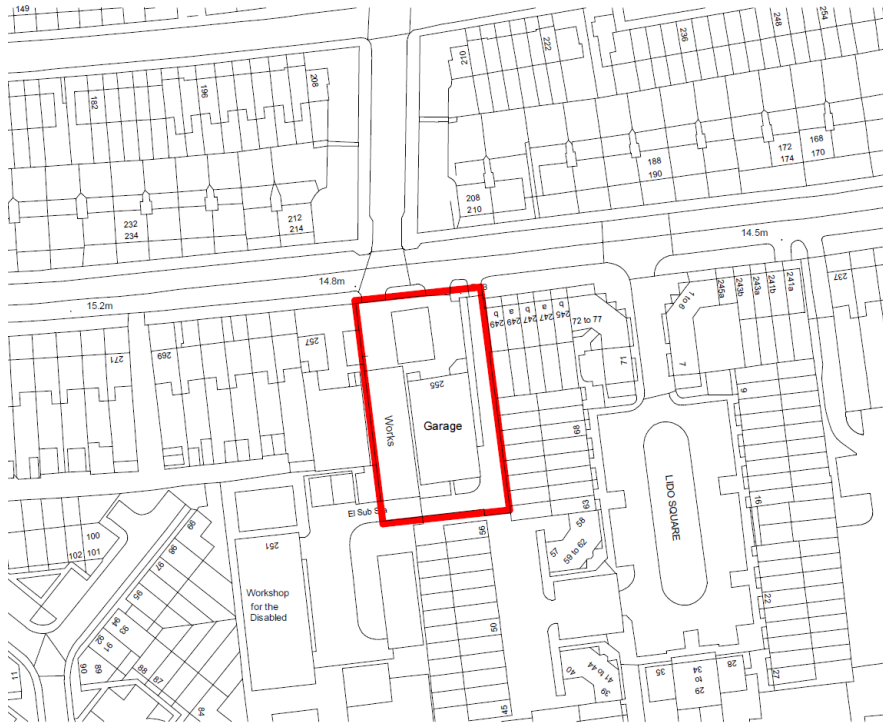
Stakeholder	Question/Comment	Response
	<p>statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the</p>	

Stakeholder	Question/Comment	Response
	<p>Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."</p> <p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
NEIGHBOURING PROPERTIES	<p>Support</p> <ul style="list-style-type: none"> • This is much needed • Will benefit Haringey • May prove a great Hub for residents living around Lordship Lane and potential businesses • This is an excellent idea • It's much needed mix tenure development that will provide brand new homes at a reasonable rent • Will help to bring architectural character and design to an area that needs it 	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • Will bring the community together • The road opening access to what is behind is great • Will make a positive difference within the community in terms of regeneration • It is a modern but very environmentally friendly design with loads of greens • The inclusion of 3 intermediate units in the proposal will no doubt assist the Council in meeting its Housing targets in the future • The mixture of 1, 2 and 3 bedroom units will provide a good mix of singles couples and family accommodation • The proposal would bring a derelict site back into positive use • The removal of the existing buildings would improve the visual appearance of the area as the buildings are in significant disrepair • The proposed dwellings would overlook an area of public open space which I believe would increase natural surveillance of the area and would deter anti-social behaviour <p>Query over the number of units? If 34 units then object to the proposal</p>	
<p>Cllr Charles Adje</p>	<p>The proposed development will contribute immensely to the enhancement of the area. It will create a vibrant community and further provide a much needed and better infrastructure for the area which is well served with good transport links to Tottenham Hale, Bruce Grove, Turnpike Lane and Wood Green train and tube stations.</p>	

Appendix 2 Plans and Images

Location Plan



Existing site



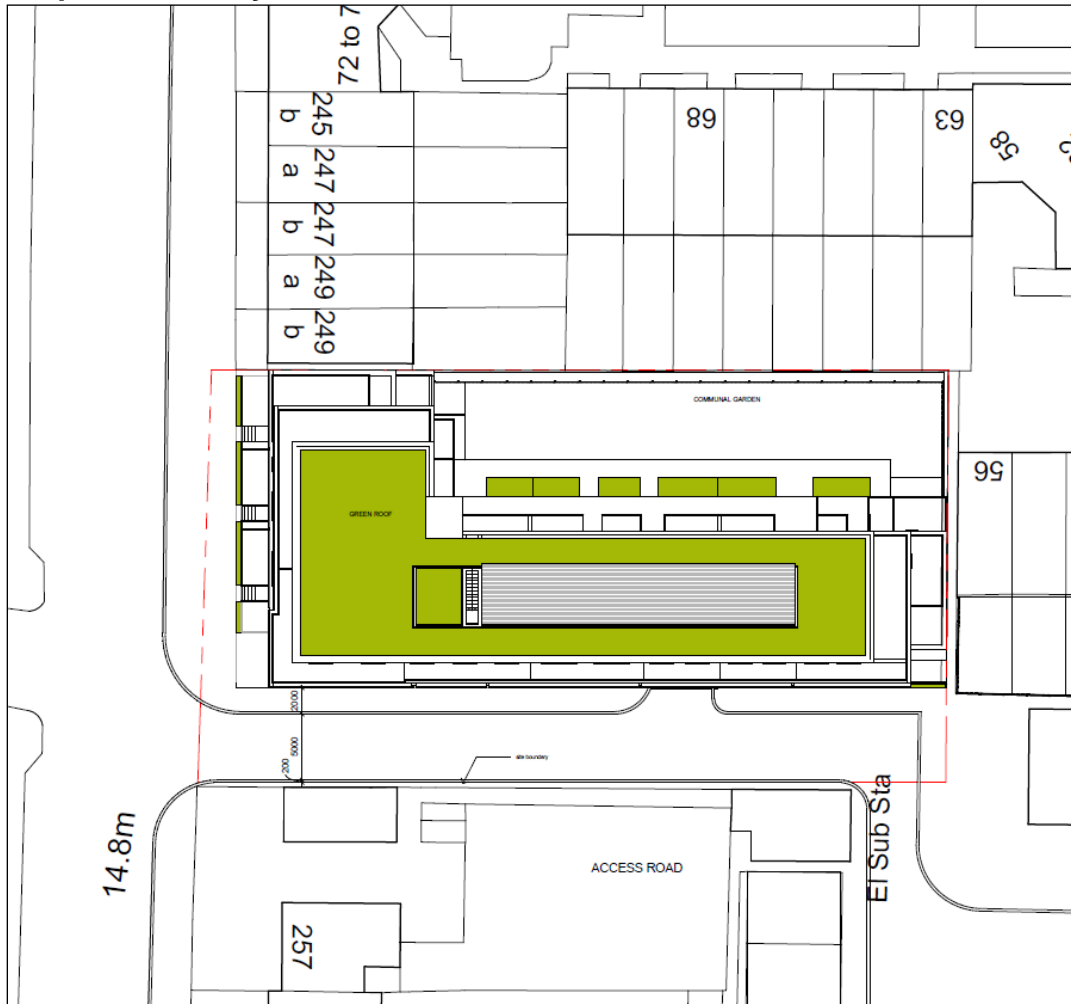
Neighbouring property- Lido Square



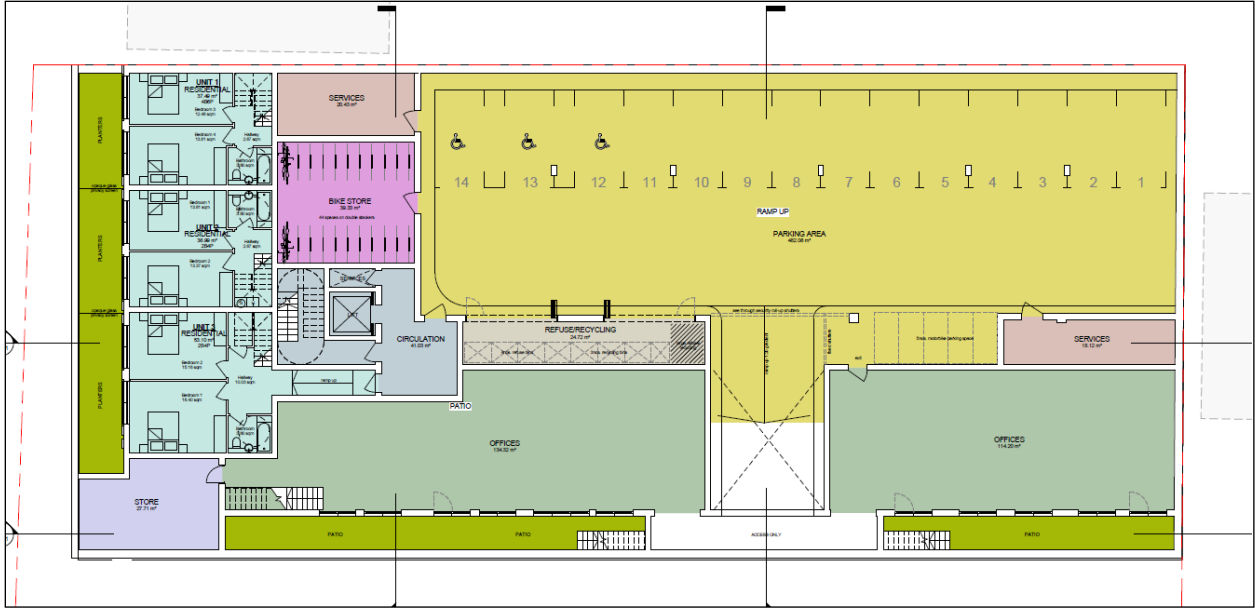
Existing access lane to Homes for Haringey Depot



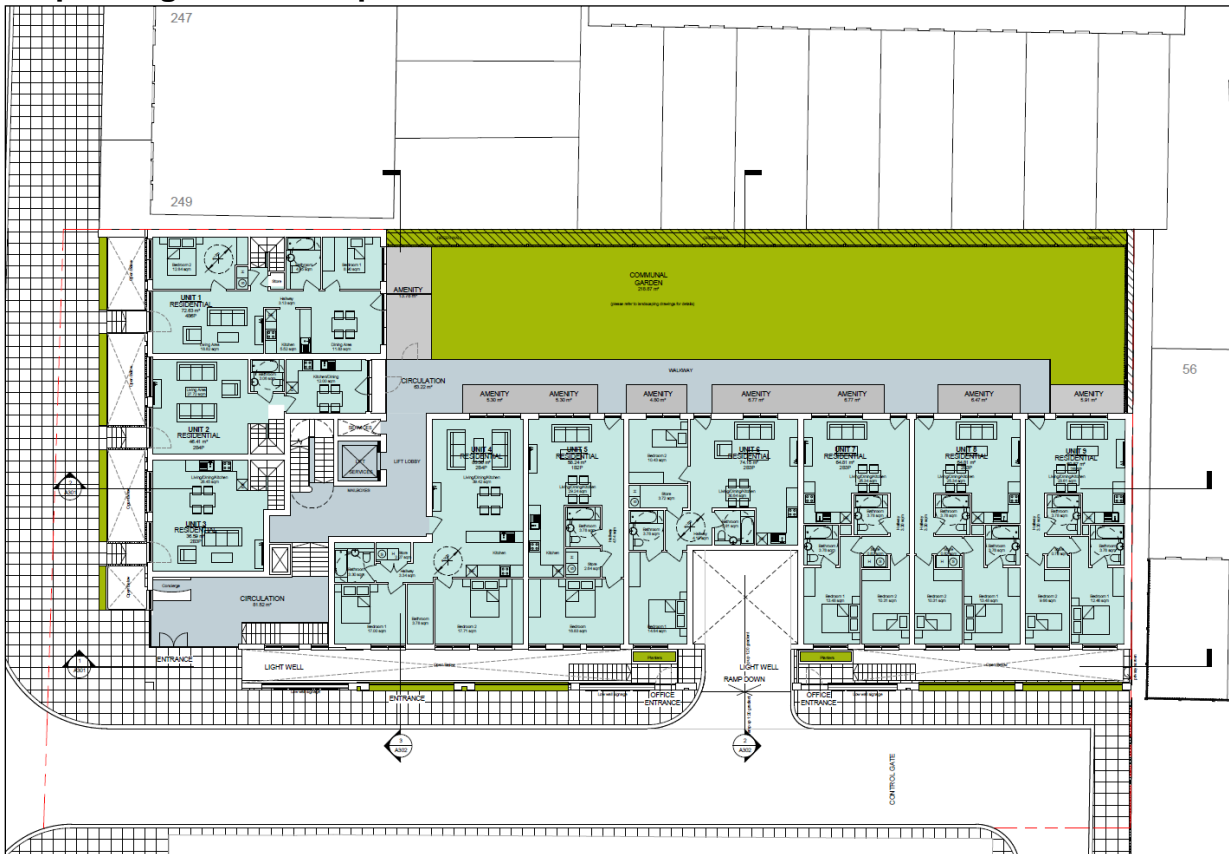
Proposed site layout



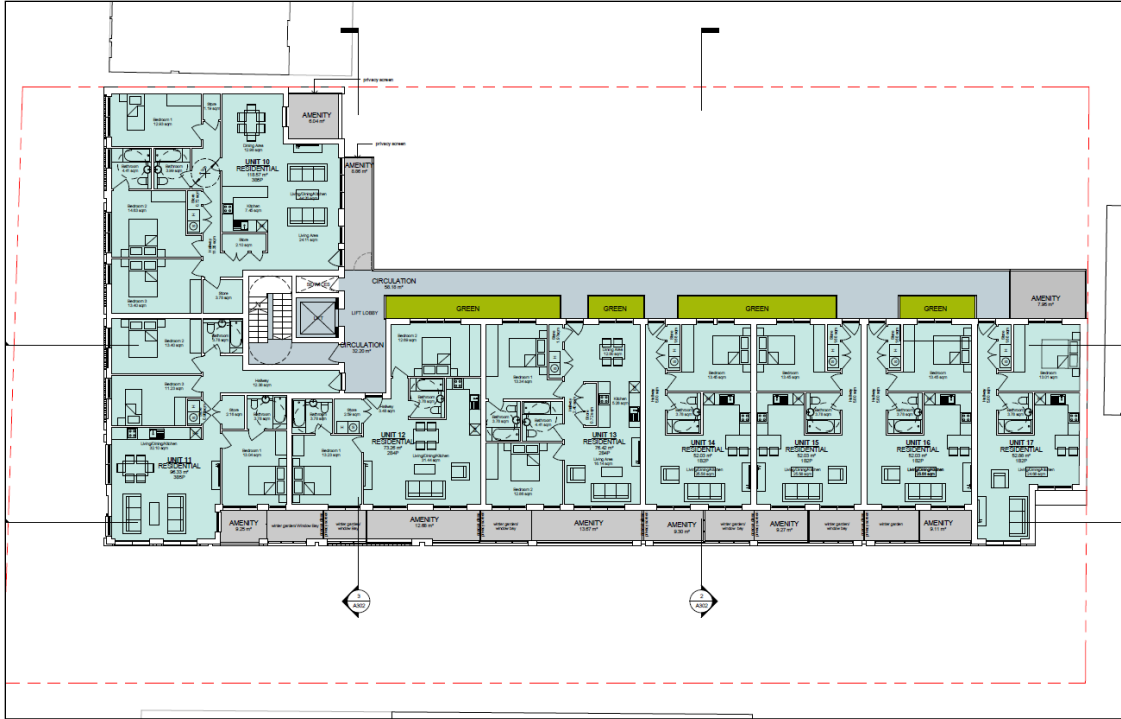
Proposed lower ground floor plan



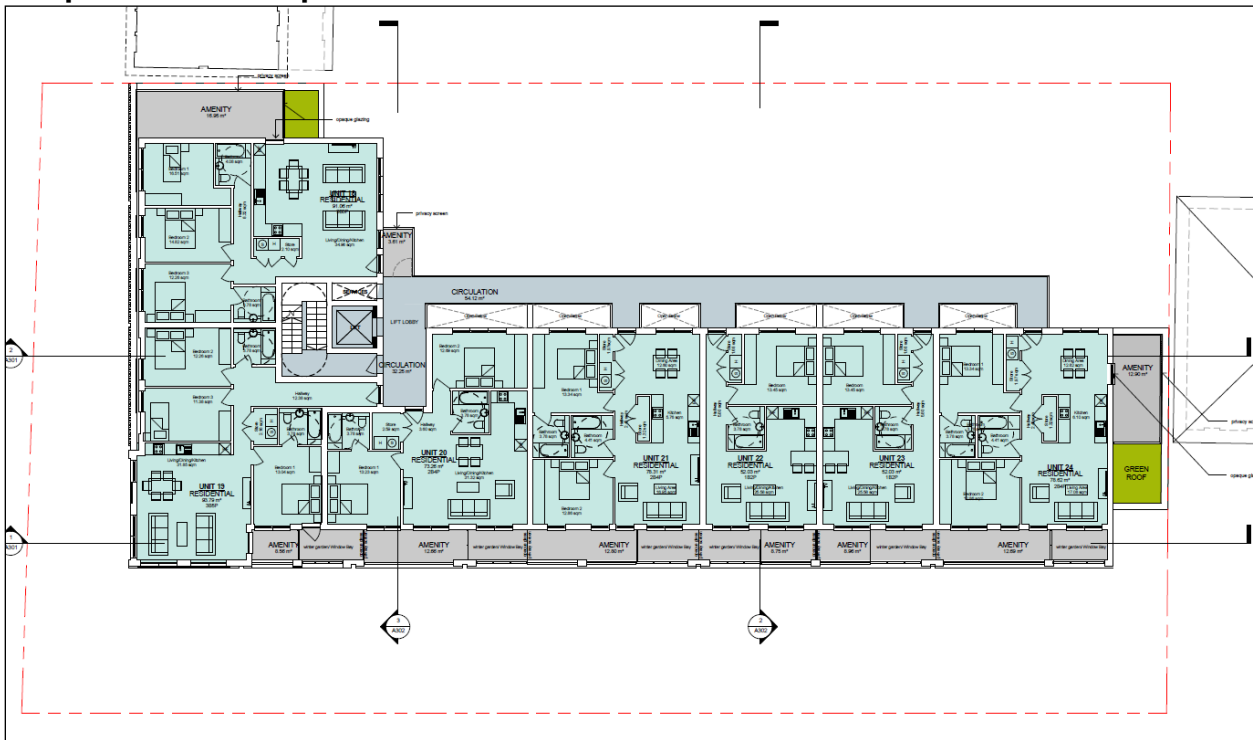
Proposed ground floor plan



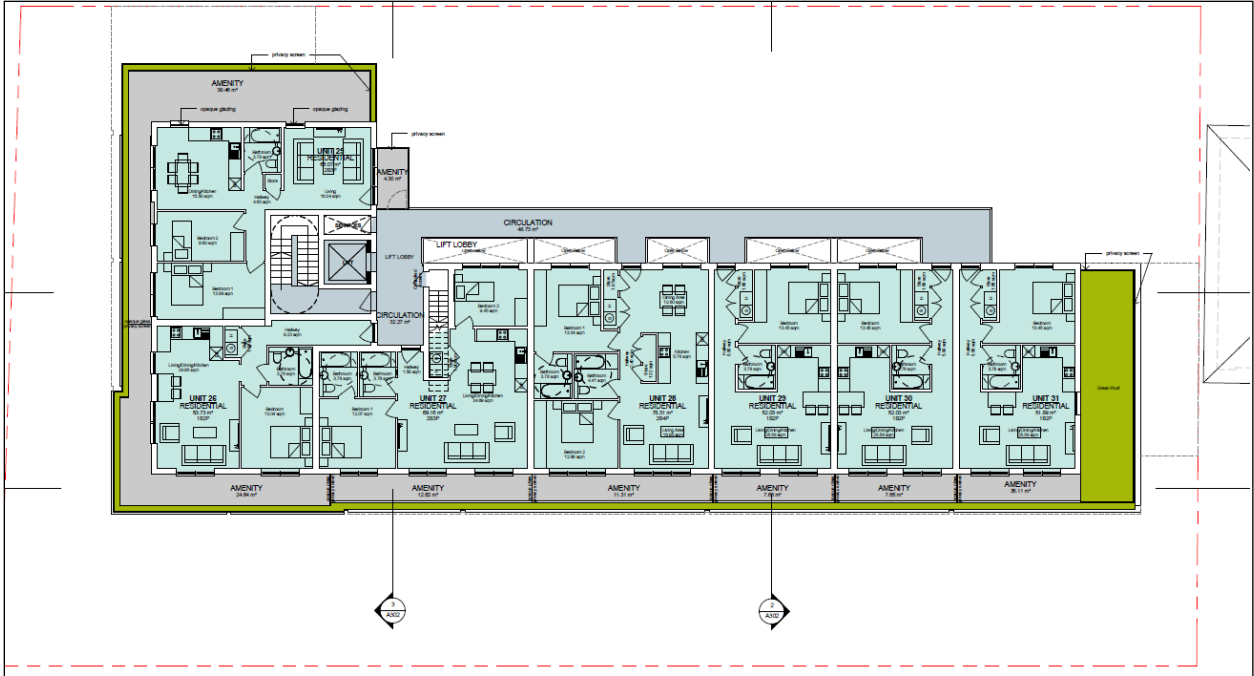
Proposed 1st floor plan



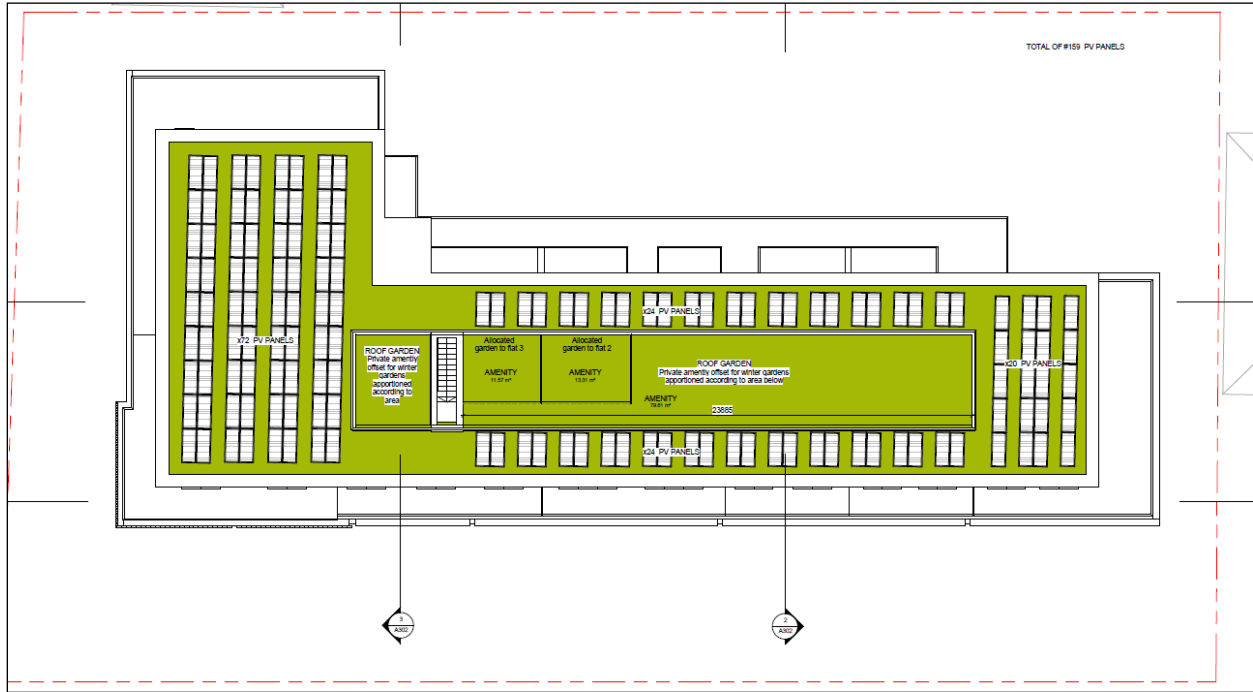
Proposed 2nd floor plan



Proposed 3rd floor plan



Proposed roof plan



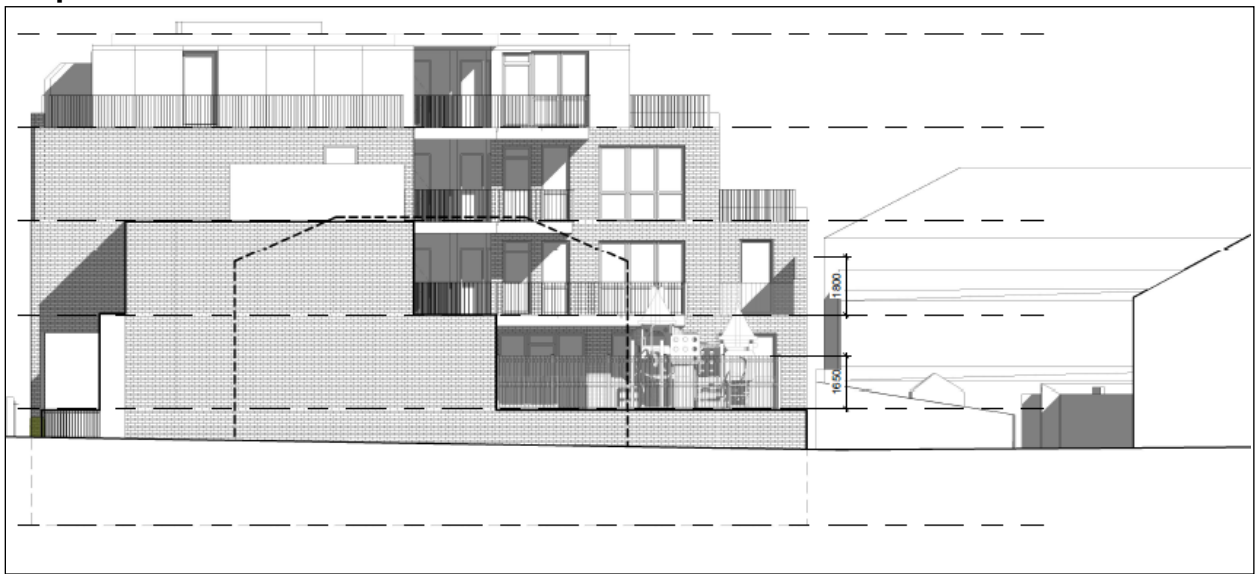
Proposed front elevation



Proposed west elevation



Proposed south elevation



Proposed east elevation



Visual along Lordship Lane looking east



Visual along Lordship Lane looking west



Visual looking south from Tower Garden Conservation Area



Visual looking north along the proposed access road



Appendix 3 QRP Note

London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Blossom Lodge, 255 Lordship Lane

Wednesday 20 May 2015

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

Panel

Peter Studdert (chair)

Hari Phillips

Attendees

John McRory London Borough of Haringey

Nairita Chakraborty London Borough of Haringey

Maurice Richards London Borough of Haringey

Deborah Denner Frame Projects

Apologies / report copied to

Stephen Kelly London Borough of Haringey

Emma Williamson London Borough of Haringey

Malachy McGovern London Borough of Haringey

Richard Truscott London Borough of Haringey

1. Project name and site address

Blossom Lodge – 255 Lordship Lane, London N22 6AA

2. Presenting team

Iskandar Karam Beckley Group Limited

Raymond Lam Oculus Architects

Daniel Kaye Beckley Group Limited

Chris Marsh Beckley Group Limited

Kola Williams Beckley Group Limited

3. Planning authority's views

Planning officers have been involved in pre-application discussions about development of 255 Lordship Lane for about a year. During this time, the scale and massing of development proposed has been significantly reduced. The design team have also responded positively to the suggestion that an existing road should be relocated to the west of the site. This improves access to a Haringey Council depot to the rear of the site. In terms of the mix of uses proposed, planning policy requires the area of employment space to be reprovided, and the scheme will need to be tested against this.

4. Quality Review Panel's views

Summary

The Quality Review Panel thinks that the development strategy for 255 Lordship Road is sound, but that further work is needed to refine its architecture. The site layout is convincing, and relocation of the road providing access to the Council depot to the rear of the site is particularly welcome. This will both improve the quality of neighbouring gardens to the east of the site, and reduce the area given over to vehicular circulation. The four and a half storey scale of development also seems appropriate. However, the panel thinks further work is needed to achieve high quality architecture, responsive to its context. Further thought should also be given to the location of business accommodation, which may be better located on Lordship Lane. The panel would also welcome further information on landscape design at a future review. More detailed comments are provided below on: layout and massing; business accommodation and single aspect units; architectural expression; and landscape design.

Layout and massing

- The panel supports the three and a half storey scale of development proposed, plus a set back top floor, and semi basement level
- This scale achieves an appropriate balance between maximising the development potential of the site, and responding to the site context.
- The site layout is based on a clear rationale, in terms of access and the quality of residential accommodation.
- Relocating the road that gives access to the Council depot to the rear of the site improves access to this land, which could facilitate future redevelopment.
- It also removes vehicular traffic from the eastern boundary of the site, which adjoins private gardens, and reduces the site area given over to vehicular circulation.
- The L-shaped residential block proposed creates dual aspect deck access flats, with the exception of a small number of units at lower ground and ground level.
- The two aspects of the layout that the panel think should be given further thought are: the location of business accommodation; and the single aspect units.

Business accommodation and single aspect units

- The panel is not convinced that the new side street to the west of the site is the best location for the business accommodation.
- This will be a relatively quiet street, even with the current land use of the small Council depot to the rear of the site – which generates light traffic, with vans and only very occasional lorries.
- Relocation of the access road to this site may increase the opportunities for redevelopment of this site in the longer term, as well as giving potential shared access to the site to the west for future residential development.
- In the panel's view, this side street would be an ideal location for duplex family units, which could benefit from direct access to the communal garden.
- This would be more appropriate than single aspect flats (unlikely to be occupied by families) facing directly onto the communal garden, including play facilities.
- The panel thinks the business accommodation would be better located on Lordship Lane – facing north, towards a busy road.

- However, if it is decided to retain the business use in its current location it should be designed flexibly to enable its future conversion to residential use should all the adjoining sites ultimately be redeveloped for residential use.
- Some dedicated car parking is likely to be necessary for the business use if it to be commercially viable.

Architectural expression

- The panel does not think the architecture of the scheme is successful in responding to its context.
- The three and a half storey framed brick bays facing Lordship Lane do not reflect the scale of the surrounding residential area, and give the appearance of office rather than residential accommodation.
- These brick bays frame recessed balconies, and which will cut out light to the north facing living accommodation behind.
- The bays also have the effect of bringing forward the building line, in front of neighbouring buildings.
- For all of these reasons, the panel recommend that the framed brick bays should be omitted.
- A drawing or collage of the existing buildings on Lordship Lane, extending 100 metres either side of the site, could help inform more contextual architecture.
- The panel think that an elegantly detailed load bearing brick façade, with punched windows, could be more successful.
- For flats with a north south orientation, the panel think that designing the deck access facing south towards the courtyard to double as amenity space, would be preferable to balconies facing north onto Lordship Lane.
- Projecting balconies on the west façade could enjoy afternoon sun – and give interest and variety to the architecture of this elevation.
- It may also be appropriate to drop the apparent scale of development on this side street, with a two storey set back above a two and a half storey base.

Landscape design

- Limited information on landscape design was provided, and the panel would welcome further detail on this as part of a future review.
- The design of the communal garden will be crucial to the success of this dense residential development.
- Relocation of the side street also gives an opportunity to create high quality public space.

Next steps

The panel would welcome a further opportunity to comment on this scheme, prior to a planning submission, particularly in relation to architectural expression and landscape design.

Appendix 4 DM Forum Notes

DEVELOPMENT MANAGEMENT FORUM MINUTES

Meeting	:	Development Management Forum- 255 Lordship Lane N17 6AA
Date	:	Thursday 17th September 2015
Place	:	Bruce Castle Museum & Archives, Lordship Lane,
Present	:	Emma Williamson(Chair), Robbie McNaugher, Tay Makoon
Minutes by	:	Robbie McNaugher

Emma Williamson welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. She explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, she explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.

Presentation by Raymond Lam Oculus architects ltd

Q & A

Q: Will the depot access be gated:

A: Yes Closed after working hours

Q: And weekends?

A: Unsure of operations of Homes for Haringey

Q: It could attract anti social behaviour

A: The scheme would provide 'passive surverylence' of the access lane

Q: Is there office space proposed?

A: Community office space is proposed other uses will be considered

Q: Will the access road be lit?

A: The access road will be adopted by the Council so will have to be lit.

Q: Will the proposal affect the gardens of Lido Square?

A: The existing access road will become the garden for the proposal so there will be a green area alongside the gardens of Lido Square.

Q: The development is taller than the existing development and that in the Conservation Area will it affect light?

A: A BRE report has been carried out with shows no significant impact and a heritage consultant has been employed.

Q: Is there a plan showing the impact on the Conservation Area?

A: The assessment is online, it will be more than 20 metres from the Conservation Area

Q: Will the 30 flats all be the same size?

A: There will be 1,2 and 3 beds

A: Proportion of family units? There is a need for 3 bed + units.

A: There is a mix but most and 1 & 2 bed.

Q: Will there be affordable housing?

A: Subject to viability but there will be some

Q: Note the proposal for black painted railings? Will these be wrought iron? Could be a maintenance issue?

A: Could be iron the site will be well maintained.

Q: Will the garden be maintained above the car park?

A: It will be above a car park with 1 metre of top soil.

Q: Parking for all units?

A: 1 per family unit 0.5 per other unit, subject to LBH Transportation

Q: How energy efficient will it be?

A: There have be changes to requirements but it will be the equivalent of Code 3/4 with high levels of insulation, renewable and reuse of rainwater.

Q: Glass is a poor insulator

A: The policy requirement is for 35% below part L of Building Regulations, heating will not be an issue but cooling can be. The materials will be high quality.

Q: Duration of building works?

A: If approved will prepared further plans 3-6 months before works start of site, 12-18 month build period.

Q: Late 2017 finish? Working hours?

A: Likely, 8-5 and 8- 1 on Saturday.

Q: Target market for the proposal?

A: Housing led proposal, no. of units has been reduced.

Q: Old petrol tanks removed?

A: Contaminated land studies have found little contamination

Q: Taken account of tanks?

A: Yes but uncertain with ground works.

Q: Code level 3 or 4?

A: Residential will be commercial will be BREAM. Major development so London Plan compliant.

Q: Will the heating be communal or individual?

A: Individual boilers and cross ventilation

Q: Office on lower floor what is 'plan B' for this in terms of use?

A: Partnership with the Local Authority and community groups and open marketing.

Q: in 2 years time what will happen?

A: Put to the market but not retail.

Q: Housing?

A: Doubt they will be empty.

End of meeting

Report for: Planning Sub-Committee 11 January 2016

Item number: 9

Title: Update on major proposals

Report authorised by : Emma Williamson

Lead Officer: John McRory / Neil McClellan

Ward(s) affected: All

Report for Key/

Non Key Decision: Non-Key decision

1. Describe the issue under consideration

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

2. Recommendations

2.1 That the report be noted.

3. Background information

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

4. Local Government (Access to Information) Act 1985

4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

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Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement and referral to the Mayor of London	Neil McClellan	Emma Williamson
APPLICATIONS SUBMITTED TO BE DECIDED				
255 Lordship Lane	Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units & 6 x 3-4 bed units– includes a land swap.	Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme. A DM Forum has taken place and generally well received. Subject to a PPA. On 11 January 2016 sub-committee agenda.	Robbie McNaugher	John McRory

<p>191 – 201 Archway Road</p>	<p>Retention and enhancement to the existing building facing Archway Road</p> <p>-Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space</p>	<p>The planning application has been reported to Members and was deferred as the sunlight and daylight report was incorrect.</p> <p>A revised BRE report has now been submitted, which is currently being consulted on.</p> <p>Likely to be reported to Members at the 28 January 2016 planning sub-committee.</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>2 Canning Crescent, N22 (and adjoining Land)</p>	<p>Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.</p>	<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>Viability report still being discussed.</p> <p>Possible planning sub-committee in January / February</p>	<p>Adam Flynn</p>	<p>John McRory</p>
<p>Lee Valley Techno Park</p>	<p>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)</p>	<p>Planning application has been submitted. PPA has been signed.</p> <p>Possible committee 28 January / February 2016</p>	<p>Robbie McNaugher</p>	<p>John McRory</p>
<p>Section 73 for Hale Village</p>	<p>The S73 is to remove the hotel from the tower</p>	<p>Decision likely to be made under delegated powers shortly.</p>	<p>Adam Flynn</p>	<p>John McRory</p>

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 February / March.	Aaron Lau	John McRory
Coles Park Playing Field White Hart Lane N17	Replacement of existing full size grass football pitch with 3G Synthetic artificial pitch	Planning application currently under consideration. Likely to be reported to Members in February.	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	John McRory
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	Emma Williamson
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>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.</p> <p>February committee targeted.</p>	Robbie McNaugher	John McRory
624 High Road, N17	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	<p>Planning application submitted.</p> <p>Possible February planning sub-committee.</p>	Samuel Uff	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.	<p>Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding noise levels from adjacent railway.</p> <p>Application has been submitted and is at consultation stage.</p>	Tobias Finlayson	John McRory
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	<p>Principle acceptable subject to robustly justifying loss of employment land.</p> <p>Application recently submitted and public consultation commences 22 December 2015. PPA signed.</p> <p>Possible March / April planning sub –</p>	Valerie Okeiyi	John McRory

		committee		
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.	Resubmission of scheme refused by committee against officer recommendation. Application has been presented to the QRP who support the revisions. Application has been submitted and a March committee targeted.	Aaron Lau	John McRory
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.	Recently submitted. PPA has been signed and agreed. Public consultation commences 22 December. Possible March planning sub-committee.	Valerie Okeiyi	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. Subject to a PPA. Application likely to be submitted in Spring 2016.	Robbie McNaugher	John McRory

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 was presented to sub-committee members on 29 th October as part of the pre-application process; DM Forum held in November	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	John McRory
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.		
500 White Hart Lane	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	1 meeting held. Proposal under discussion. January submission	Neil McClellan	Emma Williamson
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 Okeyi	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 Okeyi	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeyi	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.	Adam Flynn	John McRory

		PPA has been negotiated and signed and a scheme is in discussions – transport issues currently being discussed.		
Hale Village Tower, Ferry Lane, Tottenham, N15	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	John McRory
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
IN PRE-APPLICATION DISCUSSIONS				
70-72 Shepherds Hill, N6	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews houses are also proposed to the rear with associated car parking, landscaping and amenity space. Proposals comprise 19 residential units.	Proposal unacceptable – loss of building within a conservation area.	Gareth Prosser	John McRory
Cross House, 7 Cross Lane, N8	Demolition of existing building & erection of new 6 storey structure with replacement commercial across, ground, 1st & 2nd & 9 flats across	Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending.	Adam Flynn	John McRory

	3rd, 4th & 5th storeys.			
Warehouse, 590-594 Green Lanes, N8	Demolition of existing building and construction of 145 residential units and provision of 628 square metres of commercial floorspace at ground floor.	Principle acceptable subject to re-provision of employment use. Also some buildings too high.	Adam Flynn	John McRory
Former Brantwood Autos, Brantwood Road, N17	Use of land for a waste transfer station, the provision of fixed plant and equipment and partial demolition of buildings and structure within the site.	Principle may be acceptable subject to further information regarding nature of operation, transport routes and impact on amenity.	Eoin Concannon	John McRory
Mono House, 50-56 Lawrence Road, N15	Demolition of existing buildings and construction of 46 residential units over three blocks and up to 250 sqm of commercial floorspace at ground level.	Principle acceptable – however backland aspect of the site requires a new layout.	Valerie Okeiyi	John McRory
Land of Brook Road, N22	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	Principle acceptable.	Aaron Lau	John McRory
Wider Station Square West Development, Station Road,	The proposals seek to demolish the existing building and create a new four storey residential block with a set-back fifth floor. Two Mews	Principle acceptable	Robbie McNaugher	John McRory

N17	houses are also proposed to the rear with associated car parking, landscaping and amenity space. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units.			
The Mall, High Road, N22	Provision of a new car park and refurbishment and enhancement of existing facades in association with the reconfiguration of existing retail space to create a new food store and refurbished market hall.	Likely to be acceptable subject to further design details and information regarding parking and provision of opportunity for landscaping for route through from the High Road.	Aaron Lau	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 to take place.	Valerie Okeiyi	John McRory
30 Chester House, Pages	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a	TBC	John McRory

Lane		conservation area and a SINC site. Pre-application note sent.		
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
Keston Centre	Pre-application discussion for residential scheme.	Discussion needed on layout, access, design and transport.	Adam Flynn	John McRory
52-68 Stamford Road N15	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 th . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
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	Awaiting comments from internal parties.	Aaron Lau	John McRory

	permission HGY/2013/1984			
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

Report for: Planning Sub-Committee 11 January 2016

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:** 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 23 November – 18 December 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 23/11/2015 AND 18/12/2015

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: 2**

Application No: **HGY/2015/3079** Officer: Tobias Finlayson
 Decision: PERM REQ Decision Date: 14/12/2015
 Location: 35 Donovan Avenue N10 2JU
 Proposal: Certificate of lawfulness for replacement of wood sash windows to the front and rear of the property with uPVC sash windows

Application No: **HGY/2015/3216** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 18/12/2015
 Location: 16 Clyde Road N22 7AE
 Proposal: Certificate of Lawfulness for a rear dormer extension and front velux windows

FUL Applications Decided: 8

Application No: **HGY/2015/2991** Officer: Adam Flynn
 Decision: REF Decision Date: 07/12/2015
 Location: 7 Princes Avenue N22 7SB
 Proposal: Erection of rear ground floor extension and rear dormer extension with rooflights to front roofslope, and conversion into two dwellings

Application No: **HGY/2015/3003** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/12/2015
 Location: 88 Albert Road N22 7AH
 Proposal: Replacement of existing single garden door and window with patio doors

Application No: **HGY/2015/3011** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/12/2015
 Location: 13 Crescent Rise N22 7AW
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/3044** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/12/2015
 Location: 23 Grosvenor Road N10 2DR
 Proposal: Change of property into two separate flats with erection of ground floor rear extension.

Application No: **HGY/2015/3092** Officer: Gareth Prosser
 Decision: GTD Decision Date: 15/12/2015
 Location: 2 Goodwyns Vale N10 2HA
 Proposal: Erection of rear dormer window and three conservation type roof windows in the front roof slope

Application No: **HGY/2015/3109** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/12/2015
 Location: 36 Bidwell Gardens N11 2AU
 Proposal: Erection of a rear ground floor single storey extension

Application No: **HGY/2015/3110** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/12/2015
 Location: 20 Cranbourne Road N10 2BT

Proposal: External roof alteration works include raising part of the rear main flat roof, extending the main pitched roof at the rear to create a new bathroom, removing an existing main roof rooflight at the front and replacing with three smaller conservation-type rooflights. Internal alteration works comprising a remodelling of a family bathroom at first floor

Application No: **HGY/2015/3155** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/12/2015
 Location: 57 Grasmere Road N10 2DH

Proposal: Formation of roof extension with rear dormer and front roof lights. Provision of new rear bathroom with roof widows in back addition roof pitch

LBC Applications Decided: 1

Application No: **HGY/2015/2951** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/12/2015
 Location: Alexandra Palace Alexandra Palace Way N22 7AY

Proposal: Listed building consent for provision of safeworking access installations to the Great Hall roof and adjacent areas

LCD Applications Decided: 1

Application No: **HGY/2015/2936** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/11/2015
 Location: 58 Rosebery Road N10 2LJ

Proposal: Replacement of timber windows and doors

PNE Applications Decided: 1

Application No: **HGY/2015/3140** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 25/11/2015
 Location: 30 Crescent Road N22 7RZ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.35m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 13

WARD: **Bounds Green**

ADV Applications Decided: 1

Application No: **HGY/2013/1341** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/11/2015
 Location: 94 Myddleton Road N22 8NQ

Proposal: Display of 1 x externally illuminated fascia sign

CLDE Applications Decided: 1

Application No: **HGY/2015/3198** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 18/12/2015
 Location: 121 Bounds Green Road N11 2PP

Proposal: Certificate of Lawfulness for use of property as three self contained studio flats

CLUP Applications Decided: 2

Application No: **HGY/2015/2865** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 23/11/2015
 Location: 12 Lynton Gardens N11 2NN
 Proposal: Certificate of lawfulness for provision of rear dormer, hip to gable roof extension and two velux windows to front roof slope

Application No: **HGY/2015/2918** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 26/11/2015
 Location: 29 Parkhurst Road N22 8JQ
 Proposal: Certificate of Lawfulness for a rear dormer extension with two roof lights to front roof slope

FUL Applications Decided: 7

Application No: **HGY/2013/1340** Officer: Matthew Gunning
 Decision: REF Decision Date: 25/11/2015
 Location: 94 Myddleton Road N22 8NQ
 Proposal: Retrospective application for replacement of the shopfront and installation of internal shutters

Application No: **HGY/2015/2571** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/12/2015
 Location: Land to rear of 1-11 The Drive N11 2DY
 Proposal: Development of one 5 bed house with associated garden and parking (Application for one of a pair of houses. Please note sister application HGY/2015/2572)

Application No: **HGY/2015/2572** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/12/2015
 Location: Land to rear of 1-11 The Drive N11 2DY
 Proposal: Development of one 5 bed house with associated garden and parking (Application for one of a pair of houses. Please note sister application HGY/2015/2571)

Application No: **HGY/2015/2919** Officer: Sarah Madondo
 Decision: GTD Decision Date: 11/12/2015
 Location: 29 Parkhurst Road N22 8JQ
 Proposal: Erection of single storey rear infill extension

Application No: **HGY/2015/3117** Officer: Tobias Finlayson
 Decision: REF Decision Date: 17/12/2015
 Location: 8 Blake Road N11 2AA
 Proposal: Addition of pitched roof above front bay

Application No: **HGY/2015/3120** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2015
 Location: 18 Bounds Green Road N11 2QH
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2015/3121** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2015
 Location: 18 Bounds Green Road N11 2QH
 Proposal: Proposed loft conversion and first floor internal alterations

LBC Applications Decided: 1

Application No: **HGY/2015/3107** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/12/2015
 Location: Bounds Green Underground Station Bounds Green Road N11 2EU
 Proposal: Listed building consent for removal of ticket office windows, blocking of the apertures, and tiling to match surrounding finishes. Installation of a 350mm diameter 'i' sign to draw attention to the information point

NON Applications Decided: 1

Application No: **HGY/2015/3235** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 30/11/2015
 Location: 22 Trinity Road N22 8LB
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0062 to increase size of the facade's cladded pier, show hinged openings on all elevations' windows and doors, and reposition facade's and rear elevations' louvres

PNE Applications Decided: 3

Application No: **HGY/2015/3256** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/12/2015
 Location: 44 Cornwall Avenue N22 7DA
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3258** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 17/12/2015
 Location: 8 Blake Road N11 2AA
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.9m and for which the height of the eaves would be 2.9m

Application No: **HGY/2015/3295** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 18/12/2015
 Location: 22 The Drive N11 2DX
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 16

WARD: **Bruce Grove**

CLDE Applications Decided: 2

Application No: **HGY/2015/2981** Officer: Anthony Traub
 Decision: GTD Decision Date: 04/12/2015
 Location: 236 Philip Lane N15 4HJ
 Proposal: Use of property as four self-contained.

Application No: **HGY/2015/3219** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 18/12/2015
 Location: 59 Broadwater Road N17 6EP
 Proposal: Use of property as two dwellings (certificate of lawfulness for an existing use)

CLUP Applications Decided: 2

Application No: **HGY/2015/3012** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 08/12/2015
 Location: 129 Mount Pleasant Road N17 6TQ
 Proposal: Certificate of lawfulness for erection of L-shaped loft conversion at rear and installation of two roof windows to the existing front roof slope

Application No: **HGY/2015/3103** Officer: Eoin Concannon
 Decision: GTD Decision Date: 16/12/2015
 Location: 52 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for rear dormer extension with Juliet Balcony and three rooflights to front roofslope

FUL Applications Decided: 4

Application No: **HGY/2015/2916** Officer: Wendy Robinson
 Decision: GTD Decision Date: 25/11/2015
 Location: 16 Elsdon Road N17 6RY
 Proposal: Retention of rear dormer roof extension and conversion of property into two residential flats

Application No: **HGY/2015/2930** Officer: Wendy Robinson
 Decision: GTD Decision Date: 27/11/2015
 Location: 58 Gloucester Road N17 6DH
 Proposal: Erection of a single storey rear extension.

Application No: **HGY/2015/3039** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/12/2015
 Location: 147 Mount Pleasant Road N17 6TQ
 Proposal: Erection of single storey rear extension (amendment to planning permission HGY/2014/1647)

Application No: **HGY/2015/3080** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 14/12/2015
 Location: 278 Philip Lane N15 4AD
 Proposal: Conversion of upper two floors to 1 x 2 bed flat and 1 x 1 bed flat. Insertion of 2 rooflights to front roofslope. Insertion of 4 rooflights to side roofslope and removal of chimney stack on side elevation

LCD Applications Decided: 2

Application No: **HGY/2015/2921** Officer: Eoin Concannon
 Decision: GTD Decision Date: 25/11/2015
 Location: 298 Mount Pleasant Road N17 6HA
 Proposal: Replacement PVCu Windows and doors

Application No: **HGY/2015/2922** Officer: Eoin Concannon
 Decision: GTD Decision Date: 25/11/2015
 Location: 294 Mount Pleasant Road N17 6HA
 Proposal: Replacement PVCu Windows and doors

PNC Applications Decided: 1

Application No: **HGY/2015/2905** Officer: Valerie Okeiyi
 Decision: PN REFUSED Decision Date: 27/11/2015
 Location: 34 Philip Lane N15 4JB
 Proposal: Prior approval for change of use form A1 (shop) to C3 (dwelling house).

PNE Applications Decided: 1

Application No: **HGY/2015/3064** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 25/11/2015
 Location: 116 Higham Road N17 6NR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.465m, for which the maximum height would be 3.420m and for which the height of the eaves would be 2.375m

Total Applications Decided for Ward: 12WARD: **Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2015/1342** Officer: Neil Collins
 Decision: GTD Decision Date: 14/12/2015
 Location: Park Road Swimming Pools Park Road N8 7JN
 Proposal: Display of 1 x internally illuminated fascia sign

CLUP Applications Decided: 2

Application No: **HGY/2015/2954** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 01/12/2015
 Location: 5 Claremont Road N6 5DA
 Proposal: Certificate of lawfulness for minor changes to side elevation and new rooflight

Application No: **HGY/2015/2960** Officer: Anthony Traub
 Decision: NOT DEV Decision Date: 03/12/2015
 Location: 23 Clifton Road N8 8JA
 Proposal: Certificate of lawfulness for reversion of property from 2 self-contained flats to single dwelling

FUL Applications Decided: 12

Application No: **HGY/2015/2856** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/11/2015
 Location: 9 Priory Gardens N6 5QY
 Proposal: Erection of rear ground floor extension

Application No:	HGY/2015/2871	Officer:	Neil Collins
Decision:	REF	Decision Date:	23/11/2015
Location:	37 Mount View Road N4 4SS		
Proposal:	Raising of the existing rear extension roof to increase ceiling height, remodification of external glazing to rear ground floor extension and the replacement of all windows in the property with double glazing units to match the existing		
Application No:	HGY/2015/2923	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	26/11/2015
Location:	20 Landrock Road N8 9HL		
Proposal:	Erection of side return extension to rear		
Application No:	HGY/2015/2928	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	07/12/2015
Location:	92 Crouch Hill N8 9ED		
Proposal:	Alterations and extensions to the ground and lower ground floor flats, new lightwells to front elevations		
Application No:	HGY/2015/2942	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/12/2015
Location:	3 Coolhurst Road N8 8EP		
Proposal:	Erection of rear single story extension to the lower ground floor		
Application No:	HGY/2015/2944	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	30/11/2015
Location:	7 Clifton Road N8 8HY		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/2948	Officer:	Abiola Oloyede
Decision:	GTD	Decision Date:	07/12/2015
Location:	21 Stanhope Road N6 5AW		
Proposal:	Replacement of existing windows with matching white painted timber framed double glazed windows to front, rear, north and south side elevation, insertion of a cooker flue and extractor fan to the north side elevation, one PVCU replacement window to south elevation and insertion of a roof window.		
Application No:	HGY/2015/2975	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	04/12/2015
Location:	37 + 39 Stanhope Gardens N6 5TT		
Proposal:	Installation of black painted metal railings to flat roof parapet coping to first floor at rear of properties		
Application No:	HGY/2015/3070	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	14/12/2015
Location:	33 Topsfield Parade Tottenham Lane N8 8QA		
Proposal:	Erection of a single storey rear extension		
Application No:	HGY/2015/3082	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/12/2015
Location:	37 + 39 Stanhope Gardens N6 5TT		
Proposal:	New black painted metal railings and gates to front boundary.		

Application No: **HGY/2015/3095** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 14/12/2015
 Location: Flat B 84 Crouch Hill N8 9ED
 Proposal: Changing of bathroom window at the back of the house from a wooden sash window to an aluminium window

Application No: **HGY/2015/3127** Officer: Gareth Prosser
 Decision: GTD Decision Date: 17/12/2015
 Location: 39 Clifton Road N8 8JA
 Proposal: Erection of rear extension

NON Applications Decided: 2

Application No: **HGY/2015/3430** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/12/2015
 Location: 11 Hurst Avenue N6 5TX
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2267 to install artificial hedge screening to rear first floor terrace to replace planning approved opaque glass screening

Application No: **HGY/2015/3550** Officer: Aaron Lau
 Decision: REF Decision Date: 17/12/2015
 Location: 62-70 Coolhurst Road N8 8EU
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0610 to remove condition 2 from the permission

RES Applications Decided: 2

Application No: **HGY/2015/3005** Officer: Aaron Lau
 Decision: GTD Decision Date: 07/12/2015
 Location: 66 Avenue Road N6 5DR
 Proposal: Approval of details pursuant to condition 2 (external materials) attached to planning permission HGY/2014/3023

Application No: **HGY/2015/3341** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/12/2015
 Location: 165 Tottenham Lane N8 9BY
 Proposal: Approval of details pursuant to conditions 4 (BREEAM rating - partial discharge of condition) attached to planning permission HGY/2013/1984

TPO Applications Decided: 3

Application No: **HGY/2015/2901** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/11/2015
 Location: Fitzroy Court 57-59 Shepherds Hill N6 5RD
 Proposal: Tree work to include reduce crown to previous pruning point of 1 x Chestnut tree and remove all epicomic growth, crown lift by 2m and reduce crown by 2m of 2x Oak trees

Application No: **HGY/2015/2987** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/12/2015
 Location: 42 Stanhope Road N6 5NF
 Proposal: Tree works to include crown thin by 25% and dead wood to 1 x Horse Chestnut tree and crown thin by 20%, removal of any major dead wood and raising of crown to 6m to 1 x Oak tree

Application No: **HGY/2015/3112** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/12/2015
 Location: 125 Hornsey Lane N6 5NH
 Proposal: Tree works to include reduction of lower branches back to clear street lamp of 1 x Oak tree

Total Applications Decided for Ward: 22

WARD: **Fortis Green**

CLDE Applications Decided: 1

Application No: **HGY/2015/2580** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 15/12/2015
 Location: 31B Osier Crescent N10 1QR
 Proposal: Continued use of building at 31b Osier Crescent as a single, 1no. bedroom dwelling house

CLUP Applications Decided: 4

Application No: **HGY/2015/2904** Officer: Adam Flynn
 Decision: PERM REQ Decision Date: 25/11/2015
 Location: 67 Barrenger Road N10 1HU
 Proposal: Certificate of Lawfulness for a rear extension with warm deck roof and skylight

Application No: **HGY/2015/2934** Officer: Aaron Lau
 Decision: PERM DEV Decision Date: 27/11/2015
 Location: 6 Fortismere Avenue N10 3BL
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension

Application No: **HGY/2015/2964** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 03/12/2015
 Location: 30 Osier Crescent N10 1QW
 Proposal: Certificate of lawfulness for erection of rear ground floor.

Application No: **HGY/2015/3113** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 17/12/2015
 Location: 41 Osier Crescent N10 1QR
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer and front skylight

COND Applications Decided: 1

Application No: **HGY/2015/2925** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/11/2015
 Location: 20 Aylmer Parade N2 0PE
 Proposal: Variation of condition 4 (personal to Senator Cars only) following a grant of planning permission HGY/2001/0384 to be personal to APEX PRESS

FUL Applications Decided: 11

Application No:	HGY/2015/2437	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/12/2015
Location:	38 Fortismere Avenue N10 3BL		
Proposal:	Loft conversion with rear dormer extension and roof light to front roof slope		
Application No:	HGY/2015/2870	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	23/11/2015
Location:	26 Shakespeare Gardens N2 9LJ		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2015/2890	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	24/11/2015
Location:	67 Barrenger Road N10 1HU		
Proposal:	Erection of single storey 3 metre rear extension and complete removal of outer chimney and internal chimney breast		
Application No:	HGY/2015/2908	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	26/11/2015
Location:	48 Lauradale Road N2 9LU		
Proposal:	Erection of a single storey rear extension and internal remodelling		
Application No:	HGY/2015/2913	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/11/2015
Location:	390 Muswell Hill Broadway N10 1DJ		
Proposal:	Installation of walls and roof to enclose an existing external storage area. Installation of required ventilation to area		
Application No:	HGY/2015/3010	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/12/2015
Location:	65 Twyford Avenue N2 9NP		
Proposal:	Addition of 1 rear and 1 side roof dormer, 1 shower window and 2 rooflights		
Application No:	HGY/2015/3048	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	11/12/2015
Location:	Flat 3 50 Tetherdown N10 1NG		
Proposal:	Removal of existing rear dormer window, construction of new larger rear dormer window and blocking up of existing side window		
Application No:	HGY/2015/3071	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/12/2015
Location:	6 Holt Close N10 3HW		
Proposal:	Single storey rear extension and part garage / workshop conversion		
Application No:	HGY/2015/3128	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	17/12/2015
Location:	Flat B 30 Aylmer Parade N2 0PH		
Proposal:	Replacement of existing metal single glazed windows with double glazed uPVC windows		

Application No: **HGY/2015/3129** Officer: Adam Flynn
 Decision: REF Decision Date: 17/12/2015
 Location: 32 Ringwood Avenue N2 9NS
 Proposal: Provision of hip to gable roof extension and rear dormer with rooflights to front elevation, removal of side dormer and front flat roof with new matching hipped roof

Application No: **HGY/2015/3160** Officer: Sarah Madondo
 Decision: REF Decision Date: 17/12/2015
 Location: 41 Osier Crescent N10 1QR
 Proposal: Loft conversion with front and rear dormers

LCD Applications Decided: 1

Application No: **HGY/2015/3149** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/12/2015
 Location: 67A + B Tetherdown N10 1NH
 Proposal: Replacement of timber windows and doors

PNE Applications Decided: 2

Application No: **HGY/2015/3164** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 09/12/2015
 Location: 68 Twyford Avenue N2 9NL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.95m

Application No: **HGY/2015/3448** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 18/12/2015
 Location: 64 Creighton Avenue N10 1NT
 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

RES Applications Decided: 3

Application No: **HGY/2015/3073** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 15/12/2015
 Location: 9 Muswell Road N10 2BJ
 Proposal: Approval of details pursuant to condition 3 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014 3453

Application No: **HGY/2015/3075** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 15/12/2015
 Location: 9 Muswell Road N10 2BJ
 Proposal: Approval of details pursuant to condition 6 (construction management plan) attached to planning permission HGY/2014 3453

Application No: **HGY/2015/3305** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 14/12/2015
 Location: 9 Muswell Road N10 2BJ
 Proposal: Approval of details pursuant to condition 5 (qualified chartered engineer) attached to planning permission HGY/2014 3453

TPO Applications Decided: 1

Application No: **HGY/2015/3036** Officer: Adam Flynn
 Decision: REF Decision Date: 09/12/2015
 Location: 3 Ringwood Avenue N2 9NT
 Proposal: Tree works to include up to 3m crown reduction on all aspects of 1 x Oak tree, and removal of 2 x cypress trees

Total Applications Decided for Ward: 24

WARD: **Harringay**

CLDE Applications Decided: 1

Application No: **HGY/2015/2962** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/11/2015
 Location: 49 Frobisher Road N8 0QT
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

FUL Applications Decided: 10

Application No: **HGY/2014/3494** Officer: Gareth Prosser
 Decision: REF Decision Date: 09/12/2015
 Location: 646 Green Lanes N8 0SD
 Proposal: Construction of 3 x two bed dwellings in rear vacant plot of land

Application No: **HGY/2015/2786** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/12/2015
 Location: 122 Seymour Road N8 0BG
 Proposal: Formation of loft conversion with front rooflights and rear dormer to main roof

Application No: **HGY/2015/2854** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/11/2015
 Location: 11 Woollaston Road N4 1SD
 Proposal: Insertion of two rooflights to front roofslope and two rooflights to new kitchen roof

Application No: **HGY/2015/2877** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2015
 Location: Flat 11 Wordsworth Sydney Road N8 0EU
 Proposal: Replacement of windows and doors

Application No: **HGY/2015/2943** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 27/11/2015
 Location: 280 Wightman Road N8 0LT
 Proposal: Installation of perforated roller shutters to existing front canopy with alteration to existing canopy roof.

Application No: **HGY/2015/2953** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/12/2015
 Location: 12 Alroy Road N4 1EF
 Proposal: Formation of lightwell and opening of window to basement

Application No: **HGY/2015/3031** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/12/2015
 Location: 99 Turnpike Lane N8 0DY
 Proposal: Change of Use from A1 (retail) to part A1 (retail) and part Sui Generis (Commercial Photographers)

Application No: **HGY/2015/3051** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/12/2015
 Location: First Floor Flat B 111 Pemberton Road N4 1AY
 Proposal: Loft conversion and rear dormer extension with 2 rooflights to front roof slope, replacement of rear flat roof covering and installation of decked roof terrace with obscured glazing. Removal of chimney to facilitate roof terrace

Application No: **HGY/2015/3115** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 16/12/2015
 Location: 361 Green Lanes N4 1DY
 Proposal: Change of use of first floor to use in connection with the restaurant on the ground floor

Application No: **HGY/2015/3123** Officer: Samuel Uff
 Decision: GTD Decision Date: 17/12/2015
 Location: 2 Seymour Road N8 0BE
 Proposal: Raising of the ridge to match the new build at 2d and 2e, the formation of a rear dormer and the insertion of three rooflights to front roofslope

LCD Applications Decided: 3

Application No: **HGY/2015/3144** Officer: Eoin Concannon
 Decision: GTD Decision Date: 17/12/2015
 Location: 105-111 Fairfax Road N8 0NJ
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2015/3145** Officer: Eoin Concannon
 Decision: GTD Decision Date: 17/12/2015
 Location: 104-110 Fairfax Road N8 0NL
 Proposal: Replacement PVCu Windows and Doors

Application No: **HGY/2015/3150** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/12/2015
 Location: Wordsworth Sydney Road N8 0EU
 Proposal: Replacement PVCu Windows and doors

Total Applications Decided for Ward: 14WARD: **Highgate****COND Applications Decided: 1**

Application No: **HGY/2015/2897** Officer: Gareth Prosser
 Decision: GTD Decision Date: 25/11/2015
 Location: Highgate School Senior Field Hampstead Lane N6 4AY
 Proposal: Variation of Condition 1 (limited period permission) attached to planning permission HGY/2012/2446 in order to extend the expiry date from 31/01/2016 to 31/08/2016

FUL Applications Decided: 24

Application No:	HGY/2015/1277	Officer:	Neil Collins
Decision:	GTD	Decision Date:	25/11/2015
Location:	15 Highgate Close N6 4SD		
Proposal:	Alterations to rear first floor roof terrace approved as part of planning permission HGY/2013/0545 to extend floor area		
Application No:	HGY/2015/1469	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/12/2015
Location:	Winchester Hall Tavern 206 Archway Road N6 5BA		
Proposal:	Addition of one new residential unit to the rear of the ground floor (from the central spine wall to the rear facade) and change of use from A4 to C3		
Application No:	HGY/2015/2348	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/12/2015
Location:	135 North Hill N6 4DP		
Proposal:	Rear glass structure to ground floor, insertion of 1 rear dormer with internal modifications including external alterations		
Application No:	HGY/2015/2412	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	09/12/2015
Location:	30 Denewood Road N6 4AH		
Proposal:	Minor material amendment following a grant of planning permission HGY/2012/1844 and HGY/2012/1848 for a revised internal layout, two rear ground floor windows are replaced with french doors and the size of the proposed basement is identical to the basement in the previous appeal which the inspector considered was acceptable.		
Application No:	HGY/2015/2435	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/12/2015
Location:	429 Archway Road N6 4HT		
Proposal:	Change of use from 2 flats to 1 house. Side return extension at rear with courtyard. New dormer windows to rear of main roof. New windows and glazing arrangement. Internal reconfiguration.		
Application No:	HGY/2015/2460	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/11/2015
Location:	3 Sheldon Avenue N6 4JS		
Proposal:	Demolition of south part of part of ground floor, south and west part of existing roof, extension of the ground floor and first floor on south west part of the house, reconfiguration of existing roof with lower ridge and reconfiguration of internal layout (householder application).		
Application No:	HGY/2015/2527	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	03/12/2015
Location:	6a, b and c Milton Avenue N6 5QE		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		
Application No:	HGY/2015/2528	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	03/12/2015
Location:	25a, b and c Milton Road N6 5QD		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		

Application No:	HGY/2015/2529	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	03/12/2015
Location:	24a, b, c and d Milton Avenue N6 5QE		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		
Application No:	HGY/2015/2530	Officer:	Neil Collins
Decision:	GTD	Decision Date:	18/12/2015
Location:	20a, b, and c Milton Park N6 5QA		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		
Application No:	HGY/2015/2531	Officer:	Neil Collins
Decision:	GTD	Decision Date:	03/12/2015
Location:	19a, b and c Milton Park N6 5QB		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		
Application No:	HGY/2015/2532	Officer:	Neil Collins
Decision:	GTD	Decision Date:	03/12/2015
Location:	11a, b and c Milton Park N6 5QB		
Proposal:	Replacement of existing timber doors and timber sash windows with timber double-glazed sash windows and new timber doors, design and colour to match existing		
Application No:	HGY/2015/2892	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/12/2015
Location:	247 Archway Road N6 5BS		
Proposal:	Erection of a single storey rear infill extension at ground floor level and rear dormer at second floor level		
Application No:	HGY/2015/2903	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/11/2015
Location:	Flat D 9 Talbot Road N6 4QS		
Proposal:	Replacing windows and door in rear elevation, installation of new openable glass roof hatch on existing extension enlarging existing rear extension with infill		
Application No:	HGY/2015/2910	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/11/2015
Location:	14 Bishops Road N6 4HP		
Proposal:	Variation of Condition 2 (approved plans) following grant of planning permission HGY/2014/3128 for new list of drawing numbers - 15BHL PL01 and 15BHL PL02.		
Application No:	HGY/2015/2961	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/12/2015
Location:	Highgate School North Road N6 4AY		
Proposal:	Replacement of railings and gates to part of the perimeter of the Bishopswood Road site, from 15 Bishopswood Road to 24 Hampstead Lane		
Application No:	HGY/2015/2999	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/12/2015
Location:	20 Sheldon Avenue N6 4JT		
Proposal:	Revised front boundary works including new metal gates and modified brick walls. The creation of a new vehicular crossover and loss of a demarcated on-street parking bay.		

Application No:	HGY/2015/3043	Officer:	Aaron Lau	Decision Date:	18/12/2015
Decision:	REF				
Location:	39 Stormont Road N6 4NR				
Proposal:	Demolition of existing dwellinghouse and erection of replacement single detached dwellinghouse with basement				
Application No:	HGY/2015/3049	Officer:	Nanayaa Ampoma	Decision Date:	10/12/2015
Decision:	GTD				
Location:	381 Archway Road N6 4ER				
Proposal:	Change of use from A2 (financial and professional services) to D2 (personal training studio).				
Application No:	HGY/2015/3063	Officer:	Robbie McNaugher	Decision Date:	11/12/2015
Decision:	GTD				
Location:	2A Hillside Gardens N6 5ST				
Proposal:	New rear external access stairs from rear ground floor lounge to rear garden and raising part of side boundary brick wall for privacy				
Application No:	HGY/2015/3105	Officer:	Adam Flynn	Decision Date:	16/12/2015
Decision:	GTD				
Location:	34 Cromwell Avenue N6 5HL				
Proposal:	Erection of single storey front / side extension				
Application No:	HGY/2015/3106	Officer:	Adam Flynn	Decision Date:	16/12/2015
Decision:	GTD				
Location:	36 Cromwell Avenue N6 5HL				
Proposal:	Internal alterations and erection of single storey front / side extension				
Application No:	HGY/2015/3108	Officer:	Aaron Lau	Decision Date:	17/12/2015
Decision:	GTD				
Location:	35 Cholmeley Park N6 5EL				
Proposal:	Replacement of existing rear extension, enlargement of existing rear dormer new front dormer to match adjacent property				
Application No:	HGY/2015/3142	Officer:	Aaron Lau	Decision Date:	17/12/2015
Decision:	GTD				
Location:	25 Stormont Road N6 4NS				
Proposal:	New front porch canopy to front elevation				

LBC Applications Decided: 2

Application No:	HGY/2015/2349	Officer:	Valerie Okeiyi	Decision Date:	10/12/2015
Decision:	GTD				
Location:	135 North Hill N6 4DP				
Proposal:	Listed building consent for rear glass structure to ground floor, insertion of 1 rear dormer with internal modifications including external alterations				
Application No:	HGY/2015/2949	Officer:	Valerie Okeiyi	Decision Date:	23/11/2015
Decision:	GTD				
Location:	16 Broadlands Road N6 4AN				

Proposal: Listed Building Consent to replace existing modern roof light and roof structure over existing living room and replacement with a central traditional style roof lantern. Replacement of ragstone to match original. Alterations to the existing conservatory and removal of the modern structural supports that the water tanks in the attic currently sit on.

LCD Applications Decided: 5

Application No: **HGY/2015/2874** Officer: Neil Collins

Decision: REF Decision Date: 23/11/2015

Location: 1-9 and 10-18 Summersby Road N6 5UH

Proposal: Replacement of existing metal framed windows and doors with upvc windows and doors

Application No: **HGY/2015/2875** Officer: Neil Collins

Decision: REF Decision Date: 23/11/2015

Location: 33-38 and 39-44 Summersby Road N6 5UH

Proposal: Replacement of existing metal framed windows and doors with UPVC double glazed windows and doors

Application No: **HGY/2015/2924** Officer: Gareth Prosser

Decision: GTD Decision Date: 27/11/2015

Location: 21 Northwood Road N6 5TL

Proposal: Replacement of timber windows and doors.

Application No: **HGY/2015/3022** Officer: Gareth Prosser

Decision: GTD Decision Date: 08/12/2015

Location: 1A, 2, 3 & 4 Jacqueline Creft Terrace N6 4BB

Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/3023** Officer: Gareth Prosser

Decision: GTD Decision Date: 08/12/2015

Location: 1, 2, & 3 Maurice Bishop Terrace View Road N6 4DG

Proposal: Replacement of timber windows and doors

RES Applications Decided: 7

Application No: **HGY/2015/0935** Officer: Aaron Lau

Decision: GTD Decision Date: 07/12/2015

Location: Highgate Police Station 407 Archway Road N6 4NW

Proposal: Approval of Details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/2464

Application No: **HGY/2015/0941** Officer: Aaron Lau

Decision: GTD Decision Date: 07/12/2015

Location: Highgate Police Station 407 Archway Road N6 4NW

Proposal: Approval of Details pursuant to condition 9 (Landscaping) attached to planning permission HGY/2014/2464

Application No: **HGY/2015/1722** Officer: Tobias Finlayson

Decision: GTD Decision Date: 09/12/2015

Location: 9 View Road N6 4DJ

Proposal: Approval of details pursuant to condition 3 (materials). attached to planning permission HGY/2015/0510

Application No: **HGY/2015/1724** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/12/2015
 Location: 9 View Road N6 4DJ
 Proposal: Approval of details pursuant to Condition 4 (material) attached to planning permission HGY/2015/0512

Application No: **HGY/2015/2912** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 27/11/2015
 Location: Garages Rear of 269 Archway Road N6 5BT
 Proposal: Approval of details pursuant to condition 5 (provision of refuse and waste storage) attached to planning permission HGY/2012/1572.

Application No: **HGY/2015/3134** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 17/12/2015
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of details pursuant to Condition 5 (enclosures and screened facilities for storage) attached to planning permission HGY/2011/2229

Application No: **HGY/2015/3137** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 17/12/2015
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of details pursuant to Condition 10 (construction management plan and Construction logistics plan) attached to planning permission HGY/2011/2229

TPO Applications Decided: 2

Application No: **HGY/2015/2853** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/11/2015
 Location: 34 Wood Lane N6 5UB
 Proposal: Tree works to include thin out crown by 25%, crown lift to 5m from ground 1 x Lime, thin by 25%, lift crown to 5m 1 x Hornbeam, and thin by 25%, lift to 5m 1 x Sycamore tree

Application No: **HGY/2015/3041** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/12/2015
 Location: 7 Sheldon Avenue N6 4JS
 Proposal: Tree works to include felling, leaving a 11-12m eco stump, of 1 x Cedar tree

Total Applications Decided for Ward: 41WARD: **Hornsey****CLDE Applications Decided: 1**

Application No: **HGY/2015/3055** Officer: Tobias Finlayson
 Decision: REF Decision Date: 11/12/2015
 Location: Land to rear of 10 High Street N8 7PB
 Proposal: Certificate of Lawfulness for use as two self contained flats

FUL Applications Decided: 6

Application No:	HGY/2015/2867	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	23/11/2015
Location:	Judd Apartments Great Amwell Lane N8 7NP		
Proposal:	Renew and replacement of entrance double doors and installation of down conductor for lightning		
Application No:	HGY/2015/2895	Officer:	Adam Flynn
Decision:	REF	Decision Date:	25/11/2015
Location:	55 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Conversion of loft into a studio flat with front and rear dormers		
Application No:	HGY/2015/2955	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/12/2015
Location:	12 Priory Road N8 7RD		
Proposal:	Erection of rear dormer with insertion of 3 rooflights to front roofslope to facilitate a loft conversion		
Application No:	HGY/2015/2993	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	17/12/2015
Location:	47C Tottenham Lane N8 9BD		
Proposal:	Formation of roof terrace at rear and replacement of existing window with new dormer door at rear		
Application No:	HGY/2015/3056	Officer:	Tobias Finlayson
Decision:	REF	Decision Date:	11/12/2015
Location:	Land to rear of 10 High Street N8 7PB		
Proposal:	Retention of a separate residential unit and erection of a first floor rear extension		
Application No:	HGY/2015/3090	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	14/12/2015
Location:	11 Tottenham Lane N8 9DP		
Proposal:	Alterations to two storey office building and single storey warehouse to create priority plumbing brand to include demolition of 25 square metre 'lean to' building		

PNE Applications Decided: 1

Application No:	HGY/2015/3287	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	17/12/2015
Location:	12 Rectory Gardens N8 7PJ		
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 4m and for which the height of the eaves would be 3m		

RES Applications Decided: 4

Application No:	HGY/2015/1253	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/12/2015
Location:	Hornsey Reuse and Recycling Centre High Street N8 7QB		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/2019		

Application No: **HGY/2015/2533** Officer: Adam Flynn
 Decision: GTD Decision Date: 09/12/2015
 Location: Campsbourne Well House Cross Lane N8 7QB
 Proposal: Approval of details pursuant to condition 10 (management of demolition and construction dust) attached to planning permission HGY/2013/2168

Application No: **HGY/2015/3006** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 07/12/2015
 Location: 41 Rectory Gardens N8 7PJ
 Proposal: Approval of details pursuant to condition 7 (provision of refuse storage) attached to planning permission HGY/2014/2166

Application No: **HGY/2015/3114** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/12/2015
 Location: St Marys Church of England Junior School Rectory Gardens N8 7QN
 Proposal: Approval of details pursuant to Condition 5 (construction management plan and construction logistics plan) attached to planning permission HGY/2015/1265

Total Applications Decided for Ward: 12

WARD: **Muswell Hill**

ADV Applications Decided: 1

Application No: **HGY/2015/2857** Officer: Adam Flynn
 Decision: REF Decision Date: 23/11/2015
 Location: 189 Muswell Hill Broadway N10 3RS
 Proposal: Display of 1 x internally illuminated static fascia sign and 1 x internally illuminated static hanging sign

CLUP Applications Decided: 1

Application No: **HGY/2015/3026** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 08/12/2015
 Location: 65 Park Avenue South N8 8LX
 Proposal: Certificate of lawfulness for installation of window to front elevation

FUL Applications Decided: 6

Application No: **HGY/2015/2147** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 02/12/2015
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Change of use from staff room facility to a three bedroom flat

Application No: **HGY/2015/2410** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/12/2015
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Retrospective application for the erection of 8no. light poles with attached CCTV to the rear car park as well as the erection of a cycle storage enclosure

Application No: **HGY/2015/2933** Officer: Aaron Lau
 Decision: GTD Decision Date: 30/11/2015
 Location: 70 Fortis Green Road N10 3HN
 Proposal: Installation of four external air conditioning units

Application No: **HGY/2015/2945** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/12/2015
 Location: 71 Muswell Hill Broadway N10 3HA
 Proposal: Change of use from B1 (office) to D1 (health centre)

Application No: **HGY/2015/3094** Officer: Adam Flynn
 Decision: GTD Decision Date: 15/12/2015
 Location: Flat 1 54 Church Crescent N10 3NE
 Proposal: Erection of a single story rear extension with associated internal alterations

Application No: **HGY/2015/3201** Officer: Aaron Lau
 Decision: GTD Decision Date: 17/12/2015
 Location: 16 Onslow Gardens N10 3JU
 Proposal: Installation of new dormer window to front roof slope

LBC Applications Decided: 1

Application No: **HGY/2015/2411** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/12/2015
 Location: 107-143 Muswell Hill Road N10 3HS
 Proposal: Retrospective listed building consent for the erection of 8no. light poles with attached CCTV to the rear car park as well as the erection of a cycle storage enclosure

LCD Applications Decided: 1

Application No: **HGY/2015/2929** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 27/11/2015
 Location: 3,5,7,10.11.12.13 & 16 Beattock Rise N10 3DS
 Proposal: Replacement of timber windows and doors.

NON Applications Decided: 1

Application No: **HGY/2015/3316** Officer: Adam Flynn
 Decision: GTD Decision Date: 09/12/2015
 Location: 18 New Road N8 8TA
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0504 to omit first floor extension and reduce length of single storey extension to in line with existing extension

PNE Applications Decided: 1

Application No: **HGY/2015/3208** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 01/12/2015
 Location: 40 Farrer Road N8 8LB
 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 4m and for which the height of the eaves would be 3m

RES Applications Decided: 7

Application No:	HGY/2015/1463	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	01/12/2015
Location:	Electricity Sub Station rear of 110 and 112 Priory Road		
Proposal:	Approval of details pursuant to condition 4(a), 4(b) and 4(c) (investagative works) attached to planning permission HGY/2014/3057		
Application No:	HGY/2015/2995	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	07/12/2015
Location:	112 Cranley Gardens N10 3AH		
Proposal:	Approval of details pursuant to condition 4 (construction management plan) attached to planning permission HGY/2014/1847		
Application No:	HGY/2015/2997	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/12/2015
Location:	112 Cranley Gardens N10 3AH		
Proposal:	Approval of details pursuant to condition 6 (qualified chartered engineer) attached to planning permission HGY/2014/1847		
Application No:	HGY/2015/3272	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	11/12/2015
Location:	St Lukes Woodside Hospital Woodside Avenue N10 3JA		
Proposal:	Approval of details pursuant to condition 35 (communal satellite telecommunications system) attached to planning permission HGY/2013/2379		
Application No:	HGY/2015/3426	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	02/12/2015
Location:	Connaught House Connaught Gardens N10 3LH		
Proposal:	Approval of details pursuant to condition 6 (management of demolition and construction dust; Considerate Contractors Scheme) attached to planning permission HGY/2015/1956		
Application No:	HGY/2015/3427	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	02/12/2015
Location:	Connaught House Connaught Gardens N10 3LH		
Proposal:	Approval of details pursuant to condition 10 (treatment of surroundings) attached to planning permission HGY/2015/1956		
Application No:	HGY/2015/3428	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	02/12/2015
Location:	Connaught House Connaught Gardens N10 3LH		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/1956		

Total Applications Decided for Ward: 19
WARD: Noel Park

ADV Applications Decided: 8

Application No:	HGY/2015/2881	Officer:	Valerie Okeyi
Decision:	GTD	Decision Date:	24/11/2015
Location:	Outside Morrisons 199-201 High Road N22 6DR		
Proposal:	Display of 1 x double-sided Forum Structure internally illuminated sign		

Application No: **HGY/2015/2882** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2015
 Location: Outside Hollywood Green 180 High Road N22 6EJ
 Proposal: Display of 1 x double-sided Forum Structure internally illuminated sign

Application No: **HGY/2015/2883** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2015
 Location: Outside The Mall High Road N22 6YD
 Proposal: Display of 1 x double-sided Forum Structure internally illuminated sign

Application No: **HGY/2015/2885** Officer: Sarah Madondo
 Decision: GTD Decision Date: 24/11/2015
 Location: Outside 26 High Road N22 6BY
 Proposal: Display of 1 x double-sided Forum Structure internally illuminated sign

Application No: **HGY/2015/2889** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/11/2015
 Location: Outside 5 The Broadway High Road N22 6DS
 Proposal: Display of 1 x double-sided Forum Structure internally illuminated sign

Application No: **HGY/2015/2900** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/11/2015
 Location: 114 Turnpike Lane N8 0PH
 Proposal: Replacement of existing 48-sheet advertising hoarding with 48-sheet digital LED, internally illuminated static sign

Application No: **HGY/2015/3566** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/12/2015
 Location: 111 High Road N22 6BB
 Proposal: Display of 2 x internally illuminated fascia signs and 1 x internally illuminated hanging sign

Application No: **HGY/2015/3680** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/12/2015
 Location: Hollywood Green 180 High Road N22 6EJ
 Proposal: Display of one fascia golden arch vinyl graphic

CLDE Applications Decided: 1

Application No: **HGY/2015/3677** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/12/2015
 Location: 60 Hornsey Park Road N8 0JY
 Proposal: Use of property as two self-contained flats

FUL Applications Decided: 6

Application No:	HGY/2015/2197	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	09/12/2015
Location:	Belmont House 78-80 High Road N22 6HE		
Proposal:	Change of use of third and fourth floors from B1 / D1 (office / non-residential institution) to D2 (assembly and leisure), and erection of bridge link at third and fourth floors		
Application No:	HGY/2015/2907	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/11/2015
Location:	20 Farrant Avenue N22 6PB		
Proposal:	Renovation of the existing house to create a modern layout, new double doors and conservation rooflight to rear. Changes to doors and windows at rear.		
Application No:	HGY/2015/2914	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	27/11/2015
Location:	First Floor Flat 23 The Avenue N8 0JR		
Proposal:	Creating a roof terrace on top of the approved rear extension.		
Application No:	HGY/2015/3029	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	09/12/2015
Location:	44 Darwin Road N22 6NR		
Proposal:	Erection of a single storey rear extension and insertion of rooflight in rear extension roof		
Application No:	HGY/2015/3038	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	09/12/2015
Location:	9 Cheapside High Road N22 6HH		
Proposal:	Change of use of 1st and 2nd floors from Class A1(shop) to Class C3 (residential), including the creation of 4x one bedroom flats and the erection of a rear two storey extension.		
Application No:	HGY/2015/3076	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	15/12/2015
Location:	234 Lymington Avenue N22 6JN		
Proposal:	Formation of rear dormer		

LCD Applications Decided: 2

Application No:	HGY/2015/3091	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/12/2015
Location:	Wood Green Central Library High Road N22 6XD		
Proposal:	Provision of new outdoor VRF units, extract fan and DX outdoor units.		
Application No:	HGY/2015/3151	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	17/12/2015
Location:	3a - 3f Tower Terrace N22 6SX		
Proposal:	Replacement of timber windows and doors with PVCu.		

PNC Applications Decided: 1

Application No: **HGY/2015/2994** Officer: Valerie Okeiyi
 Decision: PN NOT REQ Decision Date: 07/12/2015
 Location: Cambridge House 109 Mayes Road N22 6UR
 Proposal: Prior approval for change of use from office (use class B1) to dwelling house (use class C3)

PNE Applications Decided: 1

Application No: **HGY/2015/3401** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/12/2015
 Location: 28 Whymark Avenue N22 6DJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

Total Applications Decided for Ward: 19WARD: **Northumberland Park****ADV Applications Decided: 1**

Application No: **HGY/2015/3057** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 10/12/2015
 Location: 665 High Road N17 8AD
 Proposal: Display of 2 x non-illuminated fascia signs

CLDE Applications Decided: 1

Application No: **HGY/2015/3162** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 18/12/2015
 Location: 4 Ruskin Road N17 8ND
 Proposal: Use of property as three separate flats

CLUP Applications Decided: 1

Application No: **HGY/2015/3067** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 11/12/2015
 Location: Rothbury Walk N17 0PQ
 Proposal: Certificate of lawfulness for installation of 4 x outdoor gym equipment on a vacant outdoor plot of land of Rothbury Walk

FUL Applications Decided: 8

Application No: **HGY/2015/1071** Officer: Wendy Robinson
 Decision: GTD Decision Date: 14/12/2015
 Location: Rear of 74A Manor Road N17 0JJ
 Proposal: Erection of 2 x 2 bed houses

Application No: **HGY/2015/1321** Officer: Anthony Traub
 Decision: GTD Decision Date: 18/12/2015
 Location: Units B and C Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Development of small scale standby electricity generation plant in an existing portal framed building

Application No: **HGY/2015/2876** Officer: Sarah Madondo
 Decision: REF Decision Date: 23/11/2015
 Location: 23 Ruskin Road N17 8ND
 Proposal: Conversion of end of terrace house to 3 x one bed flats and 1 studio flat

Application No: **HGY/2015/2878** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/12/2015
 Location: 105 Pembury Road N17 8LY
 Proposal: Conversion of terraced HMO building into self-contained flats (4no. one bed flats) and erection of single storey rear extension.

Application No: **HGY/2015/2967** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/12/2015
 Location: 3 Foyle Road N17 0NL
 Proposal: Erection of rear and side return extension to ground floor flat

Application No: **HGY/2015/2990** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 07/12/2015
 Location: 44 Ingleton Road N18 2RU
 Proposal: Erection of ground floor rear and side extension

Application No: **HGY/2015/3053** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 10/12/2015
 Location: 70A Willoughby Lane N17 0SP
 Proposal: Retrospective application for change of use part of ground floor from offices to Community Centre / Place of Worship (D1) use and retention of shopfront

Application No: **HGY/2015/3100** Officer: Samuel Uff
 Decision: GTD Decision Date: 16/12/2015
 Location: 134 Church Road N17 8AJ
 Proposal: Erection of single story rear extension

Total Applications Decided for Ward: 11

WARD: **St Anns**

CLUP Applications Decided: 1

Application No: **HGY/2015/3004** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 08/12/2015
 Location: Chestnuts Primary School Black Boy Lane N15 3TD
 Proposal: Certificate of Lawfulness for the installation of micro generaton solar Pv equipment

FUL Applications Decided: 7

Application No: **HGY/2015/2893** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 24/11/2015
 Location: 451 West Green Road N15 3PL
 Proposal: Alteration of existing building to form 4 x 1 bed flats and 10 x studio flats, replacement of existing small rear building with new build integrating section, and provision of refuse / waste storage

Application No:	HGY/2015/2988	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	07/12/2015
Location:	19 Woodlands Park Road N15 3RU		
Proposal:	Erection of single storey side/rear extension		
Application No:	HGY/2015/2998	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/12/2015
Location:	32 Haringay Road N15 3JD		
Proposal:	Replacement timber framed windows, infill and rear extension and insertion of high level rear window.		
Application No:	HGY/2015/3032	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/12/2015
Location:	14 Kimberley Gardens N4 1LF		
Proposal:	Replacement of existing conservatory with single storey rear extension		
Application No:	HGY/2015/3047	Officer:	Eoin Concannon
Decision:	GTD	Decision Date:	11/12/2015
Location:	67 Glenwood Road N15 3JS		
Proposal:	Formation of loft extension and erection of ground floor single storey side and rear extension		
Application No:	HGY/2015/3147	Officer:	Samuel Uff
Decision:	REF	Decision Date:	18/12/2015
Location:	20 Avondale Road N15 3SJ		
Proposal:	Change of use from C3 (residential) to C4 (House in Multiple Occupation for 6 people (retrospective))		
Application No:	HGY/2015/3174	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/12/2015
Location:	52 Cranleigh Road N15 3AD		
Proposal:	Installation of external wall insulation to rear elevation		

NON Applications Decided: 1

Application No:	HGY/2015/3046	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	27/11/2015
Location:	2-4 Vicarage Parade West Green Road N15 3BL		
Proposal:	Non-material amendment following a grant of planning permission HGY/2014/0388 for omission of proposed extension to no.2, alternative materials for extension to no.4 and stairwell enclosure, omission of green roof and new shared refuse / recycling store to be prefabricated timber slated unit.		

PNE Applications Decided: 1

Application No:	HGY/2015/3179	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	09/12/2015
Location:	110 Rutland Gardens N4 1JR		
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: 10

WARD: Seven Sisters**ADV Applications Decided: 1**

Application No: **HGY/2015/3045** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 10/12/2015
 Location: 341 Seven Sisters Road N15 6RD
 Proposal: Display of 1x internally illuminated LED screen sign

CLUP Applications Decided: 2

Application No: **HGY/2015/2866** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 23/11/2015
 Location: 21 Hillside Road N15 6LU
 Proposal: Certificate of lawfulness for a loft conversion with rear dormer and velux windows to the front roof slope

Application No: **HGY/2015/3251** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 18/12/2015
 Location: 111 Vartry Road N15 6QD
 Proposal: Certificate of lawfulness for proposed rear dormer and two front rooflights

FUL Applications Decided: 12

Application No: **HGY/2015/1390** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/12/2015
 Location: 51 Rostrevor Avenue N15 6LD
 Proposal: Erection of additional storey 'Type 3'

Application No: **HGY/2015/1998** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/12/2015
 Location: 55 Heysham Road N15 6HL
 Proposal: Roof extension over main rear roof and velux windows to front elevation.

Application No: **HGY/2015/2756** Officer: Sarah Madondo
 Decision: GTD Decision Date: 27/11/2015
 Location: 101-103 Crowland Road N15 6UR
 Proposal: Excavation of front and rear light wells to create new basement level.

Application No: **HGY/2015/2992** Officer: Eoin Concannon
 Decision: REF Decision Date: 03/12/2015
 Location: 119 Craven Park Road N15 6BP
 Proposal: Erection of first and second floor extension Type 2.

Application No: **HGY/2015/3007** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 08/12/2015
 Location: 59 Fairview Road N15 6LH
 Proposal: Erection of type 3 loft extension

Application No:	HGY/2015/3013	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/12/2015
Location:	72 Leadale Road N15 6BH		
Proposal:	Excavation to provide basement level		
Application No:	HGY/2015/3028	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	09/12/2015
Location:	46 Fairview Road N15 6LJ		
Proposal:	Erection of a two storey rear extension. Addition of new second floor and pitched roof above creating a third floor within the roof.		
Application No:	HGY/2015/3068	Officer:	Samuel Uff
Decision:	REF	Decision Date:	11/12/2015
Location:	76 Leadale Road N15 6BH		
Proposal:	Erection of ground Floor (infill) extension in conjunction with planning approval HGY/2015/1399		
Application No:	HGY/2015/3104	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/12/2015
Location:	Flat A 15 Hermitage Road N4 1DF		
Proposal:	Ground floor rear extensions with bay window to the rear side elevation		
Application No:	HGY/2015/3116	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	04/12/2015
Location:	55 Hillside Road N15 6LU		
Proposal:	Installation of external wall insulation to rear elevation.		
Application No:	HGY/2015/3175	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	04/12/2015
Location:	41 Hillside Road N15 6LU		
Proposal:	Installation of external wall insulation to rear elevation.		
Application No:	HGY/2015/3214	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/12/2015
Location:	64 Craven Park Road N15 6AB		
Proposal:	Installation of external wall insulation to rear elevation		

LCD Applications Decided: 2

Application No:	HGY/2015/3020	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	08/12/2015
Location:	57-76 Ermine Road N15 6DE		
Proposal:	Replacement PVCu windows and doors		
Application No:	HGY/2015/3021	Officer:	Nanayaa Ampoma
Decision:	GTD	Decision Date:	08/12/2015
Location:	1-33, 87-119 & 151-203 Plevna Crescent N15 6DX		
Proposal:	Replacement PVCu windows and doors		

PNE Applications Decided: 5

Application No:	HGY/2015/2973	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	23/11/2015
Location:	19 Daleview Road N15 6PL		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.7m		
Application No:	HGY/2015/3015	Officer:	Eoin Concannon
Decision:	PN NOT REQ	Decision Date:	25/11/2015
Location:	46 Fairview Road N15 6LJ		
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 3.25m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/3286	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	17/12/2015
Location:	84 Crowland Road N15 6UU		
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 3.50m and for which the height of the eaves would be 3m		
Application No:	HGY/2015/3306	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	15/12/2015
Location:	76 Crowland Road N15 6UU		
Proposal:	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.12m and for which the height of the eaves would be 2.80m		
Application No:	HGY/2015/3365	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	18/12/2015
Location:	127 Craven Park Road N15 6BP		
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		

Total Applications Decided for Ward: 22WARD: **Stroud Green****CLUP Applications Decided: 3**

Application No:	HGY/2015/2864	Officer:	Adam Flynn
Decision:	PERM DEV	Decision Date:	23/11/2015
Location:	55 Mayfield Road N8 9LL		
Proposal:	Certificate of lawfulness for a single storey rear extension		
Application No:	HGY/2015/3157	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	25/11/2015
Location:	35 Oakfield Road N4 4NP		
Proposal:	Certificate of lawfulness for erection of storage shed in rear garden		
Application No:	HGY/2015/3193	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	11/12/2015
Location:	81 Inderwick Road N8 9LA		
Proposal:	Certificate of lawfulness for loft conversion with rear dormer		

FUL Applications Decided: 8

Application No: **HGY/2015/2852** Officer: Gareth Prosser
Decision: REF Decision Date: 23/11/2015
Location: 33 Oakfield Road N4 4NP
Proposal: Internal reconfiguration to create an additional residential annex by subdividing the existing dwelling into two. External works including insertion of bi-fold doors and swing door to rear elevation.

Application No: **HGY/2015/2855** Officer: Gareth Prosser
Decision: GTD Decision Date: 23/11/2015
Location: St Stephens Court 10 Mayfield Road N8 9NQ
Proposal: Replacement of existing windows and doors with new UPVC casement style rosewood external / white frame internal double glazed windows and UPVC composite doors

Application No: **HGY/2015/2950** Officer: Tobias Finlayson
Decision: GTD Decision Date: 02/12/2015
Location: 164 Stroud Green Road N4 3RS
Proposal: Formation of loft conversion with side and rear dormer

Application No: **HGY/2015/2970** Officer: Adam Flynn
Decision: GTD Decision Date: 04/12/2015
Location: 24 Victoria Road N4 3SQ
Proposal: Formation of loft conversion including rear dormer and 3 front rooflights.

Application No: **HGY/2015/2971** Officer: Neil Collins
Decision: GTD Decision Date: 04/12/2015
Location: Flat B 18 Lorne Road N4 3RT
Proposal: Insertion of French doors within existing window opening and new handrail on parapet wall to existing roof terrace.

Application No: **HGY/2015/3030** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/12/2015
Location: Ground Floor Flat B 164 Stapleton Hall Road N4 4QJ
Proposal: Rear and internal renovation to include the introduction of a conservatory to enclose the existing balcony space

Application No: **HGY/2015/3077** Officer: Tobias Finlayson
Decision: GTD Decision Date: 15/12/2015
Location: Basement Flat 61 Woodstock Road N4 3ET
Proposal: Replacement of existing timber framed sash windows to front elevation with double-glazed timber framed windows. Replacement of existing rear elevation glazing and door with 1 No. set of timber framed double-glazed bi-fold doors and 1 No. timber framed window

Application No: **HGY/2015/3176** Officer: Sarah Madondo
Decision: GTD Decision Date: 18/12/2015
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.

RES Applications Decided: 1

Application No: **HGY/2015/2815** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 26/11/2015
 Location: Ednam House Florence Road N4 4DH
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2014/2558

Total Applications Decided for Ward: 12

WARD: **Tottenham Green**

CLUP Applications Decided: 1

Application No: **HGY/2015/3009** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 08/12/2015
 Location: 677 Seven Sisters Road N15 5LA
 Proposal: Certificate of lawfulness for use of part of premises as a minicab office online / call office

FUL Applications Decided: 3

Application No: **HGY/2015/2899** Officer: Eoin Concannon
 Decision: GTD Decision Date: 24/11/2015
 Location: 28 Stonebridge Road N15 5PF
 Proposal: Replacement of existing metal framed single glazed window with UPVC double glazed windows and replacement existing wooden door with UPVC door

Application No: **HGY/2015/2947** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 02/12/2015
 Location: 69 West Green Road N15 5DA
 Proposal: Conversion of existing HMO into 2 self-contained flats

Application No: **HGY/2015/2965** Officer: Eoin Concannon
 Decision: GTD Decision Date: 01/12/2015
 Location: High Cross Centre Fountayne Road N15 4QL
 Proposal: Remove two planters and use as parking space

LBC Applications Decided: 1

Application No: **HGY/2015/2926** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/11/2015
 Location: College of North East London Tottenham Centre High Road N15 4RU
 Proposal: Listed building consent for alterations, repairs and refurbishment to parts of the ground floor of a Grade II Listed College Building to provide educational facilities for young people with autism and complex needs.

LCD Applications Decided: 1

Application No: **HGY/2015/3019** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 08/12/2015
 Location: 2-40, 42-74 & 91-149 Stonebridge Road N15 5PF
 Proposal: Replacement PVCu windows and doors

Total Applications Decided for Ward: 6

WARD: **Tottenham Hale**

ADV Applications Decided: 3

Application No: **HGY/2015/2295** Officer: Wendy Robinson
 Decision: REF Decision Date: 01/12/2015
 Location: 490 High Road N17 9JF
 Proposal: Display of 1 internally illuminated fascia sign and 18x non-illuminated signs

Application No: **HGY/2015/2938** Officer: Samuel Uff
 Decision: REF Decision Date: 30/11/2015
 Location: 29-31 The Hale N17 9JZ
 Proposal: Replacement of existing 48 sheet advertising hoarding with a 48 sheet digital LED internally illuminated static sign

Application No: **HGY/2015/2976** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 04/12/2015
 Location: Image House Station Road N17 9LR
 Proposal: Display of 2 x internally illuminated fascia signs

CLUP Applications Decided: 2

Application No: **HGY/2015/3101** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 15/12/2015
 Location: 129 Seymour Avenue N17 9RG
 Proposal: Certificate of lawfulness for loft conversion to include a hip to gable roof and rear dormer

Application No: **HGY/2015/3312** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 18/12/2015
 Location: 31 Argyle Road N17 0BE
 Proposal: Certificate of Lawfulness for use of outbuilding annex as gym/playroom to serve family house

FUL Applications Decided: 6

Application No: **HGY/2015/3014** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 09/12/2015
 Location: 72 Lansdowne Road N17 9XL
 Proposal: Conversion from single dwelling into 2 flats

Application No: **HGY/2015/3065** Officer: Eoin Concannon
 Decision: REF Decision Date: 11/12/2015
 Location: 184 Shelbourne Road N17 9YB
 Proposal: Erection of double storey side and single storey rear extensions, loft conversion with roof lights to front roof slope

Application No: **HGY/2015/3148** Officer: Eoin Concannon
 Decision: REF Decision Date: 17/12/2015
 Location: 31 Glendish Road N17 9XT
 Proposal: Erection of first floor extension and internal amendments

Application No: **HGY/2015/3152** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/12/2015
 Location: 72 Scales Road N17 9EZ
 Proposal: Additional single storey rear extension to provide dining facilities and repair poorly executed structural works.

Application No: **HGY/2015/3156** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 18/12/2015
 Location: 36 Thackeray Avenue N17 9DY
 Proposal: Erection of single storey rear extension and loft conversion including dormer extension

Application No: **HGY/2015/3318** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 11/12/2015
 Location: Hale Village Ferry Lane N17 9QQ
 Proposal: Erection of portacabins for use as a general practitioner surgery (Use Class D1) or office (Use Class B1) to be in place for a period of five years. Associated car parking and landscaping

NON Applications Decided: 1

Application No: **HGY/2015/3273** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 03/12/2015
 Location: Image House Station Road N17 9LR
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/0498 for an increase in building height to 29.72m from external ground level, the introduction of louvers to allow ventilation supply and extract to bedrooms, a new louver door to plant room, brick slip London stock brick to front facade dry riser access panel adjacent to the main entrance and brick effect render to rear and side facades

PNE Applications Decided: 3

Application No: **HGY/2015/3018** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 23/11/2015
 Location: 50 Hanbury Road N17 9RJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3225** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 14/12/2015
 Location: 28 Buller Road N17 9BH
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3458** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/12/2015
 Location: 42 Kimberley Road N17 9BJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m

Total Applications Decided for Ward: 15WARD: **West Green****CLUP Applications Decided: 3**

Application No: **HGY/2015/3078** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 14/12/2015
 Location: 43 Sandringham Road N22 6RB
 Proposal: Certificate of Lawfulness for extension to roof at side to form gable end with rear dormer and 2 x roof lights.

Application No: **HGY/2015/3237** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 18/12/2015
 Location: 2B Mannoock Road N22 6AA
 Proposal: Certificate of Lawfulness for conversion of loft, erection of rear dormer and 2 x front rooflights.

Application No: **HGY/2015/3271** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/12/2015
 Location: 169 Downhills Way N17 6AH
 Proposal: Certificate of Lawfulness for formation of rear dormer and insertion of front roof lights

FUL Applications Decided: 5

Application No: **HGY/2015/1822** Officer: Wendy Robinson
 Decision: REF Decision Date: 03/12/2015
 Location: 37 Sirdar Road N22 6QS
 Proposal: Demolition of an existing, attached garage to the side of 37 Sirdar Road, sub-division of the plot and the erection of an attached, two-storey, one-bed dwelling, with accommodation arranged over 3 floors

Application No: **HGY/2015/2522** Officer: Sarah Madondo
 Decision: REF Decision Date: 02/12/2015
 Location: 120 Walpole Road N17 6BW
 Proposal: Conversion from single family dwelling to two self contained flats

Application No: **HGY/2015/3052** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/12/2015
 Location: First Floor Flat B 65 Belmont Avenue N17 6AX
 Proposal: Loft conversion incorporating a rear dormer extension with two rooflights to front roof slope

Application No: **HGY/2015/3069** Officer: Sarah Madondo
 Decision: REF Decision Date: 11/12/2015
 Location: Rear of 440 West Green Road N15 3PT
 Proposal: Erection of additional floor to provide a one bedroom flat, and minor alteration to elevation of consented 2 bedroom flat to create an independent access to the proposal

Application No: **HGY/2015/3081** Officer: Eoin Concannon
 Decision: GTD Decision Date: 15/12/2015
 Location: 111 Sirdar Road N22 6QS
 Proposal: Formation of loft conversion to first floor flat with rear dormer and front rooflights

PNE Applications Decided: 4

Application No: **HGY/2015/3034** Officer: Wendy Robinson
 Decision: PN REFUSED Decision Date: 25/11/2015
 Location: 1 Caversham Road N15 3QP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3194** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 09/12/2015
 Location: 45 Downhills Way N17 6AN
 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

Application No: **HGY/2015/3231** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 14/12/2015
 Location: 142 Higham Road N17 6NS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m

Application No: **HGY/2015/3319** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 15/12/2015
 Location: 260 Boundary Road N22 6AJ
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.00m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.7m

Total Applications Decided for Ward: 12

WARD: **White Hart Lane**

CLUP Applications Decided: 1

Application No: **HGY/2015/2952** Officer: Nanayaa Ampoma
 Decision: PERM REQ Decision Date: 02/12/2015
 Location: 306 White Hart Lane N17 8LA
 Proposal: Certificate of lawfulness for erection of single storey rear extension, conversion of loft and formation of full width rear dormer

FUL Applications Decided: 2

Application No: **HGY/2015/2814** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/11/2015
 Location: 368 Lordship Lane N17 7QX
 Proposal: Change of use from A1 (internet cafe) to A2 (financial and professional services)

Application No: **HGY/2015/2966** Officer: Eoin Concannon
 Decision: GTD Decision Date: 01/12/2015
 Location: 21 Oak Avenue N17 8JJ
 Proposal: Erection of new garden shed and new brick boundary wall and flank wall of existing rear extension to be moved at boundary line

NON Applications Decided: 1

Application No: **HGY/2015/3431** Officer: Samuel Uff
 Decision: GTD Decision Date: 18/12/2015
 Location: 16 Henningham Road N17 7DT
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2174 to remove the proposed first floor extension

PNE Applications Decided: 2

Application No: **HGY/2015/3131** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 25/11/2015
 Location: 26 Fenton Road N17 7JR
 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/2015/3429** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 18/12/2015
 Location: 81 Thetford Close N13 6AU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.5m

Total Applications Decided for Ward: 6WARD: **Woodside****ADV Applications Decided: 1**

Application No: **HGY/2015/2887** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/11/2015
 Location: Outside 202 High Road N22 8HH
 Proposal: Display of 1 x double-sided Forum Structure internally illuminated sign

CLUP Applications Decided: 2

Application No: **HGY/2015/3093** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 14/12/2015
 Location: 129 Sylvan Avenue N22 5JB
 Proposal: Certificate of lawfulness for a single storey rear extension, raising of gable wall and a roof extension with rear dormer and front skylights

Application No: **HGY/2015/3250** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 18/12/2015
 Location: 48 Leith Road N22 5QA
 Proposal: Certificate of lawfulness for rear ground floor and and first floor extensions, loft conversion and conversion

FUL Applications Decided: 1

Application No: **HGY/2015/2927** Officer: Neil Collins
 Decision: GTD Decision Date: 27/11/2015
 Location: 89 Arcadian Gardens N22 5AG
 Proposal: Conversion of property into two self-contained flats.

RES Applications Decided: 1

Application No: **HGY/2015/3629**

Officer: Wendy Robinson

Decision: GTD

Decision Date: 11/12/2015

Location: 606 Lordship Lane N22 5JH

Proposal: Approval of details pursuant to conditions 3 (soundproofing), 6 (refuse and waste) and 7 (roof gardens) attached to planning permission HGY/2009/1041

Total Applications Decided for Ward: 5

Total Number of Applications Decided: 291

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