

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 7th March, 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 13 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. MINUTES (PAGES 1 - 8)

To confirm and sign the minutes of the Planning Sub Committee held on 11 and 28 January.

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. ST LUKES WOODSIDE HOSPITAL WOODSIDE AVENUE N10 3JA (PAGES 9 - 90)

A s73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the s106 Legal Agreement.

RECOMMENDATION: grant permission subject to conditions and subject to the variation of the terms of the original s106 Legal Agreement

8. ALEXANDRA INFANTS AND JUNIOR SCHOOL WESTERN ROAD N22 6UH (PAGES 91 - 104)

New stair to existing caretaker's building to facilitate change of use from former caretaker's flat to educational spaces

RECOMMENDATION: grant permission subject to conditions.

9. AQUARIUS ARCHERY CLUB FORTIS GREEN RESERVOIR SOUTHERN ROAD N2 9LN (PAGES 105 - 130)

Continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp (amended description) (updated documents)

RECOMMENDATION: grant permission subject to conditions.

10. ALEXANDRA PALACE & PARK ALEXANDRA PALACE WAY N22 7AY (PAGES 131 - 172)

Construction and operation of a Go Ape high ropes course

RECOMMENDATION: grant permission subject to conditions.

11. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 173 - 250)

To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 21 December 2015 and 19 February 2016.

12. UPDATE ON MAJOR PROPOSALS (PAGES 251 - 262)

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

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

14. DATE OF NEXT MEETING

- Planning Committee 14 March
- Special Planning Committee 16 March

Maria Fletcher

Tel – 020 8489 1512

Fax – 020 8881 5218

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

26 February 2016

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE

HELD ON Monday 11th January 2016, 7pm

PRESENT:

Councillors: Peray Ahmet (Chair), David Beacham, John Bevan, Vincent Carroll, Clive Carter, Toni Mallett, James Patterson, Elin Weston, Makbule Gunes and Reg Rice

1. **FILMING AT MEETINGS RESOLVED**

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

2. **APOLOGIES**

Apologies for absence were received from Cllrs Basu, Doron and Ryan. Cllrs Gunes and Rice substituted.

3. **11 PARK ROAD**

The Chair advised that the item had been withdrawn from the agenda due to the applicant being unable to attend the meeting.

4. **255 LORDSHIP LANE**

The Committee considered a report on the application to grant planning permission for the demolition of the existing building, construction of a 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. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications. The planning officer advised of an amendment to the recommendation set out within the report which should read 'to grant permission subject to conditions, a S106 legal agreement *and S278 and S38 legal agreements*'.

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

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

- Clarification was sought on how the differing ground levels between the proposed communal garden space and the gardens on the adjacent Lido Square properties would be managed. It was advised that the communal garden would be at a raised level atop the car park and would be provided with a landscaping screen to reduce overlooking plus a stepped down approach using a 1.5m strip of land plus boundary treatment to bridge the gap between the different garden threshold levels.

- Clarification was sought on the width of the new road and access arrangements for refuse vehicles. Officers confirmed that the road at 5.5m width would be compliant with Manual for Streets standards and although the design was at preliminary stage, would constitute an improvement on the current access road. The new road would be able to accommodate refuse vehicles.
- The Chair expressed disappointment over the low level of affordable housing proposed and sought clarification on the proposed associated review mechanism. Officers advised that the contribution had been independently assessed as being at the maximum reasonable level, primarily a factor of the construction costs associated with the new road. Officers proposed an amendment to the affordable housing review mechanism set out within the report, to base the assessment on the build costs of the scheme, including construction of the new road, instead of the customary sale values in the area. The legal officer advised that the proposed s106 legal agreement Heads of Terms as set out within the report would require amendment to reflect the proposed change to the review mechanism and proposed that it be delegated to officers to set out the detailed terms. The applicant provided further details of the extensive two year design process undertaken for the scheme including the production of outline plans for two schemes, with and without construction of a new road. The scheme incorporating the road had been progressed due to the associated benefits of opening up the rear of the site as well as improving the vicinity. A separate application, currently at pre-application stage, was being developed for the regeneration of the depot site to the rear and which was projected at the current time to be able to support a 35-50% affordable housing contribution.
- In response to a question regarding delivery of the three affordable housing units, officers provided assurance that negotiation undertaken via the review mechanism would not lower but only seek to increase the number of affordable units provided. The Committee sought clarification on the future management of the three affordable housing units. The applicant advised that a decision had yet to be made as to whether a registered social landlord would be engaged or the units managed directly by the applicant.
- Clarification was sought on the allocation process for the three affordable housing units to be let at intermediate rent level and whether priority would be given to residents on the Haringey Housing Register. The applicant advised that the terms of the rent offer was still in discussion with the Housing Service but stated that the applicant would welcome nominations from the Council for allocation of the units. Confirmation was also provided that the scheme would be tenure blind, with one entrance to all of the residential units.
- The Committee sought clarification over the source of funding for the construction of the new road. Officers advised that the road would be built by the applicant at no cost to the Council due to the associated land swap from the change in location of the road. The legal officer advised that the details of any land swap arrangements were not relevant to the determination of the application.

In response to requests from the Committee, officers proposed amendments to existing or additional conditions to cover a ban on the erection of satellite dishes and external metal shutters to the commercial units; an additional condition covering landscaping and requiring a landscape management plan and for the provision of obscure glazing to balconies.

The Committee sought clarification as to whether a condition could be imposed to give priority to residents on the Haringey Housing Register in the allocation of the intermediate rent units. Officers advised that although this could not be imposed as a condition, the clear steer provided by the Committee in this regard would be taken forward by officers in negotiation with the applicant on the s106 legal agreement. The Chair requested that an update on negotiations be provided back to the Committee in due course.

The Chair moved the recommendation of the report including amended conditions to require opaque glazing to balconies; a ban on external metal shutters to the commercial units; provision of a communal TV aerial system; landscaping and a landscaping management plan condition and a change to s106 Heads of Terms for approval to be subject to a review mechanism prior to occupation, details of which would be delegated to Head Development Management to determine and it was

RESOLVED

- That planning application HGY/2015/2321 be approved subject to conditions and subject to s106, s278 and s38 legal agreements.

5. UPDATE ON MAJOR PROPOSALS

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

The following comments were made on applications:

2 Canning Crescent N22

It was requested that consideration be given to offering Homes for Haringey the opportunity to manage the onsite affordable housing units if a registered social landlord could not be found.

Tottenham Hotspur stadium redevelopment and 44 White Hart Lane

CIlr Bevan requested that discharge of a number of conditions under the approved application including details of match day road sweeping contributions and the community involvement programme come back before the Committee. The Head of Development Management advised that these elements were not conditioned but were s106 obligations and as such had been approved as part of the determination of the application by the Committee on 16 December. Revisiting this element would require a review of the whole decision. The Legal Officer urged the Committee to exercise extreme caution in discussions on potentially reopening a decision within a public meeting with no supporting papers and without the presence of the applicant or interested parties. He requested that any outstanding issues in this regard should be taken up outside the meeting with senior planning officers. Additionally, the Chair identified that the issues raised would fall within the remit of the resident business liaison group to be established for the scheme as well as the local area management plan and group, thereby providing the opportunity for local people and ward councillors to provide input.

Land of Brook Road N22

Clarification was sought on whether this was part of the Heartlands scheme and if such, concern over the principle of permitting residential development when it was considered that originally this area had been outlined for employment land use. Clarification was also sought on how this application linked into the Wood Green Area

Action Plan. Officers identified that the proposal for the site was at very preliminary stage and had yet to be assessed by planners. An update would be sought and provided to the Committee at the next meeting.

191-201 Archway Road

Confirmation was sought as to whether the application, including the revised BRE report, would be considered at the 28 January meeting. Officers advised that the application would be submitted to a January or February Committee..

6. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period from 23 November to 18 December 2015.

1-18 and 33-44 Summersby Road N6.

Concerns were raised on Homes for Haringey putting forward proposals for uPVC replacement windows and doors to properties within a Conservation Area. Officers advised that the planning service was generally robust in outlining the unacceptability of uPVC windows and doors within Conservation Areas and would be working with HfH going forward on plans for the estate. The Head of Development Management agreed to discuss with Cllr Carter his outstanding questions regarding the estate outside of the meeting.

7. DATE OF NEXT MEETING

- 28 January 2016.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE

Thursday, 28th January, 2016, 7pm

PRESENT:

Councillors: Peray Ahmet (Chair), David Beacham, John Bevan, Clive Carter, Toni Mallett, James Patterson, James Ryan, Elin Weston and Reg Rice

8. FILMING AT MEETINGS RESOLVED

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

9. APOLOGIES

Apologies for absence were received from Cllrs Basu, Carroll and Doron. Cllr Rice substituted.

10. DECLARATIONS OF INTEREST

Cllr Bevan identified in relation to item 9, Land at Hale Wharf Ferry Lane N17 9NF, that he sat on the Lee Valley Park Board which was adjacent to the site.

The Committee's Legal Officer identified that the interest declared above would, inline with the Council's constitution, ordinarily constitute a prejudicial interest. Once the full application came before the Committee for determination, he advised that it would be appropriate for Cllr Bevan to recuse himself for that item. Cllr Bevan noted this advice.

11. MINUTES RESOLVED

- That the minutes of the Planning Committee held on 1 December be approved.

12. PARK ROAD SWIMMING POOLS PARK ROAD N8 7JN

This item was deferred to a future meeting.

13. PRE-APPLICATION BRIEFINGS

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

Notwithstanding that this was a formal meeting of the Sub-Committee, no decisions were taken on these items, and any subsequent applications would be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

14. LAND AT HALE WHARF FERRY LANE N17 9NF

Early design plans had been considered twice by the Quality Review Panel (QRP) to broad support save for the provision of additional details on the roofscape and public spaces. A copy of the Panel's comments was circulated to the Committee.

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

- Concern was raised over the management of future flood risks being that the site was located in a 3a Flood Zone (high probability). The applicant advised that the surrounding waters, the River Lee Navigation Channel and Flood Relief Channel, were classified as controlled waters, controlled both up and down stream, thereby reducing the risk. Discussions on flooding were however ongoing with the Environment Agency although it had not currently been flagged as a significant issue.
- Clarification was sought on the selection of the location for the tall residential tower. The applicant explained that the southern end of the site was a more appropriate siting for a tall building because of the vistas, the open area around the lock and public realm and avoidance of the environmental issues related to the Paddock to the northern end.
- Clarification was sought on plans for the provision of family size housing. The applicant confirmed approximately 50 three plus bedroom units would be located to the north east of the site.
- The views of the QRP were queried with particular regard to ensuring high design quality of the tall residential tower. Officers advised that the QRP were generally supportive of the proposed siting of a tall building on the development site but that as the application was at an early stage, consideration had yet to be given to detailed material plans. The full application would be reconsidered by the QRP at that stage. The Committee requested that the feedback provided by the Panel be listed within the final officer report when the application was brought back for determination alongside an officer response to each point.
- Clarification was sought on the provision of green roofs. It was advised that around a third of residential units would have green roofs, primarily those overlooking the Paddock.
- An early indication was sought from the applicant on the potential affordable housing contribution to be put forward for the scheme. The applicant advised that assessments were at an early stage, with an independent viability report to be produced following a land values benchmarking exercise. Consultation would also be undertaken with the Council's housing service relating to proposed housing mix and with potential registered housing providers.
- Clarification was sought on the design of balconies to the tower. The applicant advised that balcony detailing had yet to be developed but that generally projecting balconies were considered acceptable to lower storeys, potentially converting to recessed balconies for the higher storeys.
- Concerns were expressed over the scheme exacerbating existing pressures on GP services and demand for primary school places in the area. The applicant confirmed that a full impact assessment of the development on education and healthcare provision would be undertaken, including discussions with the owners of the Hale Village scheme. Officers advised that a separate piece of work, the Tottenham Area Action Plan, was being undertaken by the Council to look at health and educational needs over the wider area and the potential use of CIL funds as well as contributions from developers towards extending provision.

- Further information was sought on proposed parking arrangements for the scheme. Confirmation was provided that the scheme would include some parking provision, with priority given to the larger and disabled access residential units. A low parking solution was anticipated however in reflection of the good public transport links to the site.
- Further information was sought on consideration of the provision of dedicated cycle routes or bike hangers for the scheme, with the site being located in an area ideal for recreational cycling. The applicant advised that discussions were ongoing with the GLA on potentially connecting into LB Waltham Forest's mini Holland scheme to the east of the site at Ferry Lane. The scheme would fully comply with London Plan standards in relation to cycling provision.
- The Committee requested that the full application include an assessment of the impact of the scheme on local transport infrastructure.

The applicant's projected submission date for the final application was end April/May.

15. 45-63 & 67 LAWRENCE ROAD N15 4EN

The overall development consisted of two separate schemes covering two separate sites both working to the same masterplan to bring forward two concurrent planning applications.

The applicant confirmed that a response would be provided to the QRP regarding their comments.

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

- Comments were put forward that the design was too rectilinear in form; that there was no uniformity in design between the schemes or the nearby Lawrence Road Bellway scheme; and that the mix of materials and finishes proposed was uncoordinated. It was noted that the QRP had suggested greater co-ordination of materials across the two sites.
- In response to a question seeking an early indication on affordable housing contributions for the schemes, the applicants confirmed that discussions were at an early stage and would be supported by two separate viability assessments and contributions. The Committee expressed concern that splitting the site into two separate applications was a tactic to reduce the affordable housing contributions due. The applicants advised that originally the developers had sought to bring forward two separate schemes but had eventually agreed to the benefits of brokering a common, cohesive approach. Both schemes remained large in terms of size.
- Details were sought on the land owned by the Council on the development site. Officers advised that the Council/Homes for Haringey owned a small strip of land used as amenity space to the west of the site and which would be sold to the applicants for retention as green space.

The applicant's projected submission date for the final application was end March.

16. HAWES AND CURTIS, 584 GREEN LANES, N8 0RA

The proposal had been to the QRP who had identified issues with the frontage and massing to Green Lanes.

The applicant advised that discussions were ongoing with the NHS regarding plans for the provision of a health centre onsite.

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

- Concern were expressed that the ability to comment on the scheme was limited due to the very early stage of the plans and that greater consistency was required in plans coming before the Committee at pre-application stage. Officers agreed to look into how improvements could be made going forward set within the context of the infrequency of meetings and variation in the speed of progress of applications.
- Landscaping plans for the front of the site were questioned, particularly as historically mature trees had been in place. The applicant affirmed aspirations to plant mature trees to the Green Lanes frontage.
- The Committee emphasised the importance of the comments of the QRP being taken into account to ensure delivery of a high quality scheme. The applicant noted this and advised that this had yet to be actioned due to time constraints from the pre-app meeting schedule. The Committee also emphasised the importance of an affordable housing contribution coming forward as part of the application. The applicant outlined that the determination of this contribution linked into viability would be dependent on confirmation with the NHS on the proposed floorspace of the health centre onsite and which would constitute a significant cost to the scheme.
- Clarification was sought on the relationship between the scheme and the new consented development at Colina Mews. Officers advised that there were a number of windows overlooking the proposal site but that the scheme would be set away to mitigate overlooking and overshadowing.
- In response to a question, the applicant confirmed that discussions were ongoing with London Underground regarding future management of the Tube air shaft located on the site.
- Concerns were expressed over the potential for the development to exacerbate existing traffic and parking problems in the area. The applicant advised that priority for parking provision would be given to disabled residents but that the site was located in an area of good transport accessibility.

The applicant's projected submission date for the final application was April.

17. DATE OF NEXT MEETING

- 8 February.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

Planning Sub Committee 7 March 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/0242

Ward: Muswell Hill

Address: St Lukes Woodside Hospital Woodside Avenue N10 3JA

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

The proposed amendments to planning consent HGY/2013/2379 are as follows:

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

Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation

Applicant: Hanover Housing Development Ltd

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 12/02/2016

Date received: 26/01/2016

Last amended date: 23/02/2016

Drawing number of plans and documents ref.:

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

- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Rev A Roseneath Basement Plan
- 463-PL_RN_100 Rev B Roseneath Ground Floor Plan
- 463-PL_RN_101 Rev B Roseneath First Floor Plan
- 463-PL_RN_102 Rev A Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Rev A Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Rev A Norton Lees Basement Plan
- 463-PL_NL_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Rev A Norton Lees First Floor Plan
- 463-PL_NL_102 Rev A Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- WH2-7_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- To provide some context and background to this section 73 planning application, Members will recall that a previous section 73 planning application (reference HGY/21015/2344) for the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the original consented scheme – reference

HGY/2013/2379, was presented to and refused by Members at planning sub committee on 1 December 2015 on grounds that the proposal would undermine the principles of social inclusion and community cohesion. This affordable housing element of the refused application has therefore been omitted under this current S73 planning application.

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

The proposed amendments are:

1. To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
 2. Roseneath building: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
 3. Norton Lees building: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells;
 4. Occupation of the Market Housing (Deed of Variation);
 5. Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation);.
- The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured in order to address the uplift in child yield associated with the increase in family units in relation to local schools.
 - The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.
 - The works proposed to the walls of Roseneath building would result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme.
 - The alterations proposed to the Roseneath and Norton Lees buildings would not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties

- The proposal will be likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.
- The proposed variations of planning conditions 2 and 41 of the existing planning consent – reference HGY/2013/2379, also requires there to be an amendment to the attached section 106 legal agreement – a Deed of Variation for the occupation of the Market Housing. This is explained in more detail later in the report

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives and subject to the proposed changes to the terms of the original section 106 Legal Agreement attached to the original permission providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution 2.1 above is to be completed no later than **17th May 2016** or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution 2.1 above within the time period provided for in resolution 2.2 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

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

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

Informatives

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

Section 106 Heads of Terms:

- 1) Education contribution of £702,915.93 (increase of £31,451.48)
- 2) On-site affordable housing provision including a review mechanism
- 3) Local employment and training contribution of £31,465

- 4) General public access between Woodside Avenue and Grand Avenue, and the gardens and communal open areas within the development
- 5) General public use of the Woodside Avenue tennis club
- 6) 'Car Capped Development'
- 7) Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- 8) £52,300 towards local safety improvements by way of a S278 agreement
- 9) £40,000 towards future implementation of a CPZ
- 10) £12,500 towards bus stop measures on Muswell Hill Road

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

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

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

2.6 In the event that the Planning Application is refused for the reasons set out in resolution 2.5 above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution 2.1 above to secure the obligations specified therein.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Background

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

3.1.2 Planning permission was granted for a total of 161 residential units on the site. Of the total 161 dwellings,

48 dwellings are allocated as affordable housing (30%) that consists of 12 dwellings for general needs and 36 dwellings for the over 55s and

- 30 dwellings would be co-housing affordable properties

3.1.3 The following heads of terms were agreed under the original legal agreement attached to planning consent reference HGY/2013/2379:

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

3.1.4 A Section 73 planning application – reference HGY/2015/2344 to amend the previous planning consent reference HGY/2013/2379 was reported to Members of the Planning Sub-Committee on 1st December 2015. This application was for the:

'Variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379: to omit age related limitation of

Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units; Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings; and S106 Deed of Variation for the occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5', .

- 3.1.5 Members of the Planning Sub-Committee raised concerns about the proposal for the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the consented scheme and considered this change would undermine social inclusion and community cohesion. The application was subsequently refused by Members for the following reason:

“The relocation of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 would undermine the original ‘pepper-potted’ design and layout of the consented scheme and would therefore fail to deliver a development that meets the principles of mixed, inclusive, sustainable and cohesive communities.”

- 3.1.6 The applicant has now submitted another section 73 planning application, the subject of this report, which proposes:

- the variation of Condition 2 (plans and specifications) and;
- Condition 41 (occupancy)
- and an application for a Deed of Variation to the Section 106 Legal Agreement

Omitting the proposal for the re-location of the affordable housing units, which Members refused as part of the previous section 73 planning application reference HGY/2015/2344 and this does not form part of this section 73 planning application being reported to members for determination.

Scope of proposal

- 3.1.7 This Section 73 planning application is for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.
- 3.1.8 A Section 73 planning application is an application for removal or variation of a condition following grant of planning permission.

3.1.9 The applicant submitted a second S73 planning application – reference 2016/0216 to run concurrently with this S73 application for the,

‘Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2013/2379: Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings’

3.1.10 This Section 73 planning application proposes the following amendments:

- a) to omit age related limitation of Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units;
- b) Amendments to Roseneath building and Norton Lees building; and
- c) S106 Deed of Variation for the occupation of the Market Housing

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

Condition 2

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

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

3.1.13 Condition 2 is required to be amended as the approved plans would be changed under this section 73 application.

Condition 41

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

“The apartments within Buildings WB1 (other than those identified as 'general needs family' units in the Schedule of Accommodation Rev O [dated 8/11/13),

WB2, WB3, WH4, WH5, WH6, WH7, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02Rev D) shall be occupied only by:

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

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

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

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

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

Amendments to Roseneath building and Norton Lees building

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

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

- d) Roseneath building: existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase;

- e) Norton Lees building: internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings

S106 Deed of Variation for the occupation of the Market Housing

- 3.1.18 In order to facilitate the proposed variations to conditions 2 and 41, the applicant also proposes the following revision to the text of original clauses 4.4.1 and 4.4.3 of the S106 Legal Agreement:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

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

PROPOSED WORDING OF CLAUSE 4.4.1

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

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

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

PROPOSED WORDING OF CLAUSE 4.4.3

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

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

3.2 Site and Surroundings

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

3.3 Relevant Planning History

- HGY/2016/0216 - Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2013/2379: Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings – withdrawn 23/02/2016 (The changes proposed under this withdrawn application has been incorporated into this s73 planning application).
- HGY/2015/2344 - Variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379: to omit age related limitation of Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units; Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings; and S106 Deed of Variation for the occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5 – refused 16/12/2015
- HGY/2015/2702 - Listed Building Consent for the conversion and refurbishment of the existing Grade 2 listed administration building into five dwellings with associated landscaping – approved 11/11/2015
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and

including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Design Officer
- LBH Housing Renewal Service Manager
- LBH Arboricultural Manager
- LBH EHS - Noise & Pollution
- LBH EHS - Contaminated Land
- LBH Cleansing
- LBH Policy
- LBH Conservation Officer
- LBH Nature Conservation
- LBH Economic Development
- LBH Building Control
- LBH Education
- LBH Transportation
- London Fire Brigade
- Designing Out Crime Officer
- Fortis Green Community Allotments Trust
- Transport For London
- Environment Agency
- Natural England
- Greater London Authority
- Thames Water
- Historic England
- Greater London Archaeology Advisory Service Historic England
- L. B. Barnet

The following responses were received:

Internal:

- 1) LBH Design Officer: No comments.
- 2) LBH Economic Development: No comments.
- 3) LBH Conservation Officer: Conservation: No objection subject to matching and detailed materials conditions.

External:

- 4) L. B. Barnet: No objection.
- 5) Historic England: No comments.
- 6) Thames Water: No comments.
- 7) Environment Agency: No comments.
- 8) Transport for London: No objection.
- 9) Natural England: No comments.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 385 Neighbouring properties
- 4 Residents Association (Muswell Hill & Fortis Green Residents Association The Highgate Society, Muswell Hill/Fortis Green/Rookfield CAAC & Cranley Gardens Residents' Association)
- Site notices were erected close to the site
- Press notices were placed 5th February 2016

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: 5

Objecting: 5

Supporting: 0

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

- Loss of over 55 units
- Increase in no. of family units will bring additional pressure on local schools
- Additional parking, traffic and on-site parking required for the family units

6 MATERIAL PLANNING CONSIDERATIONS

6.1 This is a Section 73 planning application therefore only the individual planning merits affected by the proposed amendments are considered under this

application. All the other material considerations were considered in the original planning application and as such will not be reassessed and considered in the following assessment.

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

1. Principle of the variations to the approved development reference HGY/2013/2379
2. The impact of the proposed development on the character and appearance of the conservation area and setting of a listed building
3. The impact on the amenity of adjoining occupiers
4. Parking and highway safety

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

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

Proposed Variations:

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

6.3.2 The applicant is seeking to lift the age related limitation of 4 Co-Housing Units (WH4 to WH7 inclusive) and for these to be re-classified as general family units. It is important to note that none of the other three storey town houses have an age restriction applied to them.

6.3.3 Local residents have objected to the loss of the 4 over 55 residential units.

6.3.4 Officers do not have any concerns regarding the 'reclassification' of the 4 family units from over 55's but did advise that these houses remain as Co-Housing following pre-application discussions with the applicants.

- 6.3.5 The reasoning behind the rewording to Condition 41 is because the design of the 4 units (WH4 to WH7) as three storey town houses is more appropriate to families rather than those for the over 55's as proposed in the original scheme. The new units will remain as Co-Housing Units. The applicant has explained that it is likely that any over 55 purchaser of such a unit within the development would look to remain in occupation into their later years when accessibility issues such as climbing stairs will become an issue. As such, it is more likely that a move to the development would be a down-sizing process where a smaller and a single level flat would be considered more practical for the over 55's.
- 6.3.6 Officers recognise the need for over 55 housing provision, and this was strongly promoted in the original planning application by the applicants as a significant benefit to the borough due to underlying housing need. However, these 4 units will be maintained as Co-Housing units. The removal of the over 55's restriction would only apply to 4 units of a total of 132 or 3% of the total number of units allocated to over 55 occupation. The reclassification of these 4 dwellings as family units would therefore be acceptable in this regard and would also contribute to the Borough's much needed family housing stock
- 6.3.7 Local residents have raised concerns regarding the increase in family units as they believe they will bring additional pressure on local schools.
- 6.3.8 To mitigate the above concern, an education contribution of £31,451.48 in addition to the £671,464.35 education contribution for the original scheme has been sought in agreement with the applicant to ensure that any uplift in child yield will not place any additional pressures on local schools. This will be secured in the S106 legal agreement.
- S106 Deed of Variation for the occupation of the Market Housing (Paragraphs 4.1.1 and 4.4.3)*
- 6.3.9 The existing Section 106 Legal Agreement prevents the occupation of any Market Housing until such time as all the 78 Affordable Housing Units are ready for occupation. This restriction places a large financial burden on the project as the applicants will be unable to obtain any receipts from the sale of the provide units until virtually all the blocks are completed.
- 6.3.10 The applicant's construction programme identifies Blocks WB1, WB2 and WB3 as the first three blocks to be completed, in December 2016, February 2017 and January 2017 respectively. These three blocks will deliver 44 or 56% of affordable housing units out of a total of 78 on-site
- 6.3.11 On this basis it is proposed to vary the Section 106 Legal Agreement which states that the Market Housing can be occupied once Blocks WB1, WB2 and WB3 have been constructed and have been made ready for residential occupation. The remaining 34 affordable units are scheduled for completion by

August 2017 at which point only Blocks EB5, EH1-EH13 and Norton Lees building remain to be completed. At this stage all 78 affordable units will be ready for occupation with 34 market units still to be completed.

6.3.12 The applicant therefore now propose the following revision to the text of clauses 4.4.1 and 4.4.3:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

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

PROPOSED WORDING OF CLAUSE 4.4.1

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

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

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

PROPOSED WORDING OF CLAUSE 4.4.3

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

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

6.3.14 Notwithstanding the above, it is common for developers to request the release of a limited number of private sale units to improve their cash flow. In this case, the applicant would be able to obtain sales from the market housing units once the affordable housing units within Blocks WB1, WB2 and WB3 have been occupied by January 2017 which at this stage will deliver 44 affordable units or 56% of all the affordable units on-site. Officers consider this amendment acceptable as the remaining 34 affordable units (44%) within Blocks EB2, EB3, EB4, and WH will be ready for occupation by August 2017 (7 months later), and as such the delivery of all the affordable housing units on the site will not be compromised.

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

6.4.1 Section 72(1) of the Listed Buildings Act 1990 provide, *“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”*

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

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

not irrefutable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

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

Impact of conservation area

- 6.4.5 Paragraph 132 of the NPPF states that, '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*'
- 6.4.6 Paragraph 134 of the NPPF goes on to say, '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*'.
- 6.4.7 The Council, under saved UDP Policy CSV7 seeks to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area. This should be considered alongside with London Plan Policies 3.5 and 7.6 and Local Plan Policy SP11, which identify that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail
- 6.4.8 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.4.9 Draft Policy DM9 of Haringey Development Management Policies DPD (Pre-Submission Version), January 2016, supports development that sustains and

enhances the significance of a heritage asset and its setting. It also goes on to say that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

6.4.10 Part of this Section 73 planning application is a revision to the earlier planning permission given as part of the wider redevelopment of the former St Luke's hospital site. The site comprises two locally listed buildings, namely: Roseneath and Norton Lees. Roseneath House is a two storey house with loft accommodation within its steeply pitched roof. Norton Lees is a 3 storeys high villa in an elaborate Victorian style with a relatively plain 3 storey side brickwork extension in stock facing brickwork adjacent of no architectural or historic interest, and with floor levels which do not correspond to the original building. Both the locally listed buildings fall within the Muswell Hill Conservation Area and are considered to be non-designated heritage assets.

6.4.11 The external and internal works proposed to the Roseneath and Norton Lees locally listed buildings are set out below:

Roseneath

Existing East Extension – Proposal to Demolish & Rebuild 'To Match Existing'

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

Dwelling Internal Layouts

- Unit RN1: adjustment of Bedroom and Kitchen/Living/Dining to permit double bedroom minimum area of 12.0m²
- Unit RN2: provision of more storage to Basement & services cupboard to Ground Floor
- Unit RN3: existing living room retained in its entirety apart from new partitions & kitchen area; retention with relocation of existing double doors & frame between Bedroom & Kitchen/Living/Dining (fire & acoustic lining on one side); introduction of building services cupboard
- Unit RN4: reconfiguration of dwelling to provide sleeping accommodation on the First Floor with Living & Dining accommodation on Ground & Basement floors

- Unit RN5: Ground Floor Shower omitted for WC & Utility area
- Unit RN6: First Floor Bathroom converted to Shower to permit better Bedroom 2 plan; Second Floor Shower omitted for Bathroom
- Unit RN7: dwelling re-planned to permit existing window to be retained (Bathroom relocated & Bedrooms reconfigured with new En-suite to Bedroom 1)
- Unit RN8: First Floor Bathroom revised to WC & Utility area; Second Floor Bedroom 1 Shower revised to Bathroom; additional storage provided
- Unit RN9: dwelling re-planned to match Unit RN7 under; two existing dormer windows omitted for three new dormer windows to match existing but wider so as to permit better use of space due to raking ceilings
- All existing fireplaces are to be retained

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

Norton Lees

Dwelling Internal Layouts

- Ground Floor Common Entrance Hall: existing lobby and entrance hall (the first two spaces) retained in their entirety
- Unit NL1: Bedroom 2 En-suite relocated within bedroom area; Shower given over to Store & new Bathroom located adjacent stair; Home Cinema area reconfigured with additional storage; existing original door & frame to Living/Dining retained fixed-closed with fire & acoustic lining within opening; Living/Dining room retained in its entirety except for new opening to new kitchen area
- Unit NL2: Basement storage reconfigured to permit retention of existing door opening; Living/Dining area retained in its entirety
- Unit NL3: double-height living space omitted; dwelling re-planned to provide sleeping accommodation on Mezzanine level with living accommodation on Ground Floor

- Unit NL4: Hall extended and larger Store provided; Bedroom 3 enlarged
- Unit NL8: Hall & Store reconfigured; originally separate Living/Dining & Kitchen combined
- Unit NL9: storage reconfigured
- Unit NL10: Utility/Store enlarged
- Unit NL11: Bathroom relocated to permit new Utility/Store
- Unit NL15: Kitchen/Living/Dining rearranged & 2 no. existing later windows bricked up; Bedroom 1 En-suite reduced in size & storage increased; Bedroom 3 En-suite omitted for general use Bathroom; Bedroom 1 & En-suite omitted for new Study; Sun Room fenestration revised
- Unit NL16: storage reconfigured
- Unit NL17: Utility/Store enlarged
- All existing fireplaces are to be retained

East Addition External Works/Landscaping

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

6.4.15 Officers consider the alterations relate to mainly internal remodelling and partitions and the introduction of slightly bigger light wells to allow for better lit internal spaces. This would be considered to be an enhancement to the heritage asset causing no harm and would therefore be acceptable in this regard.

Impact on the setting of a listed building

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

Heritage conclusion

6.4.17 Overall, the changes proposed to the Roseneath and Norton Lees buildings, by virtue of its minor nature would preserve the significance of the locally listed buildings and the conservation area as a whole. Some works, such as the demolition and rebuilding of the two storey extension to Roseneath would cause some harm due to the loss of some historic fabric. Officers have given this harm great weight in the balancing exercise and consider that the resulting rebuilt

structure would be of a high quality and would be constructed of salvaged bricks and new bricks to match existing. The resulting accommodation would also be to a higher quality and would enable the building's conversion to residential use and as such the harm is outweighed by the heritage benefit of the reuse of the existing building. There is no harm to the listed building, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.5.2 Part of the proposal is for works limited to the Roseneath and Norton Lees buildings such as the rebuilding of external walls and chimneys, internal remodelling of the buildings and basement works. The proposal will not introduce alterations or extensions that would extend beyond the building envelopes of the consented scheme and as such, it will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties in accordance to saved UDP Policy UD3 and London Plan Policy 7.6.

6.6 Parking and highway safety

- 6.6.1 Local Plan Policy SP7 recognises the need to minimise congestion and addressing the environmental impacts of travel. London Plan Policy 6.3 requires development proposal to the impacts on transport capacity and the network should be taken into account.
- 6.6.2 Local objections have been received stating that the reclassification of the 4 over 55 units would add to parking pressures within the surrounding roads.
- 6.6.3 The total number of 133 on-site parking spaces offered in the original application which equated to a provision of 0.83 spaces per unit was considered acceptable by Officers and in accordance to the London Plan parking standards. The number of spaces remains unchanged.

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

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

6.6.5 Officers consider the reclassification of the 4 properties from over 55's to general family housing is likely to increase the level of car ownership associated with these units as noted by local residents. However, the development includes off-street car parking and therefore any additional demand for parking can be absorbed within the off-street car parking capacity. In addition, the future Parking Management Plan will be revised to reflect the proposed changes of this application and these details will be secured by condition. The proposal therefore will not prejudice the existing parking conditions of the surrounding highway network in meeting Local Plan Policy SP7 and London Plan Policy 6.3.

6.7 Section 106

6.7.1 An application has been made for a deed of variation to the original S106 legal agreement under this S73 application to capture the text revision to clauses 4.4.1 and 4.4.3 and the amendments proposed.

6.7.2 The following heads of terms were agreed under the original legal agreement signed on 24th April 2014:

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

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

6.8 Conclusion

6.8.1 The previous Section 73 planning application was refused by Members of the Planning Sub-Committee as the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the consented scheme was considered to undermine social inclusion and community cohesion. This aspect of the proposal has therefore been omitted under this current S73 planning application.

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

6.8.3 The proposed amendments are:

- To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
- Roseneath: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
- Norton Lees: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells;
- Occupation of the Market Housing (Deed of Variation); and
- Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation).

6.8.4 The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured to ensure that any uplift in child yield will not place any additional pressures on local schools.

6.8.5 The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation rather than more widely distributed as previously approved. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.

- 6.8.6 The works proposed to Roseneath will result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme and the reuse of the existing building.
- 6.8.7 The alterations proposed to the Roseneath and Norton Lees buildings will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties
- 6.8.8 The proposal will be likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.
- 6.8.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.9 CIL

- 6.8.1 Haringey CIL was adopted in July 2014 and implemented in November 2014. It should be noted that Section 73 planning applications only trigger CIL on any additional floor space over a pre-CIL parent application. In this case, the original planning application was decided pre-Haringey CIL adoption and the current application does not result in any increase in floor space. Therefore the development under this Section 73 planning application will not be liable to the Haringey CIL charge. However, the application will still be liable to Mayoral CIL as the original application was chargeable.
- 6.8.2 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7. RECOMMENDATIONS

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

Applicant's drawing No.(s)

Subject to the following condition(s)

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

- PL002 Rev D Proposed Site Location Plan
- 13006/NL/E/01A-02 Norton Lees Elevational Survey
- 13006/NL/E/02A-02 Norton Lees Elevational Survey
- 13006/RO/E/01A-02 Roseneath Elevational Survey
- 13006/RO/E/02A-02 Roseneath Elevational Survey
- 14849/F/01-03 Floor Plans Admin Block
- 14849/F/02-03 Floor Plans Admin Block
- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Rev A Roseneath Basement Plan
- 463-PL_RN_100 Rev B Roseneath Ground Floor Plan
- 463-PL_RN_101 Rev B Roseneath First Floor Plan
- 463-PL_RN_102 Rev A Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Rev A Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Rev A Norton Lees Basement Plan
- 463-PL_NL_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Rev A Norton Lees First Floor Plan
- 463-PL_NL_102 Rev A Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- WH2-7_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

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

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

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

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

Upon completion of remediation, a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Once approved by the Local Planning Authority the planning condition can be discharged.

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

4. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in construction and development
- iv. Routes for construction traffic (including temporary traffic restrictions)
- v. Measures, controls and sanctions to minimise disruption to vehicular and pedestrian traffic on Woodside Avenue and Muswell Hill Road

- vi. Details to ensure that construction vehicle movements are carefully planned and co-ordinated to avoid the AM and PM peak hours and school drop off and pick up periods
- vii. Hours of operation
- viii. Method of prevention of mud being carried onto the highway (including wheel washing and road sweeping)
- ix. Measures to control the emissions of dust and dirt during construction
- x. The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing in appropriate locations, and
- xi. A scheme for recycling/disposing of waste resulting from demolition and construction works

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

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

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

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

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

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

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

- 8. Prior to commencement of the relevant part of the works to Roseneath and Norton Lees, all external materials including bricks, mortar, chimneys, windows,

tiles and dormers and any other metal, joinery and masonry work should be submitted to, and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

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

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

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

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

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

11. No development (including demolition) shall take place until a scheme for the re-use of sections of the covered walkway (including the roof) have been submitted to an approved in writing by the Local Planning Authority. The scheme shall include detailed plans showing the re-use of at least 10 sections of the covered walkway for a variety of purposes (including covered seating areas, covered refuse recycling areas, covered bicycle storage areas, pergolas) and in various locations within the development, together with details of how the walkways will be dismantled and safely stored during the development and subsequently reassembled. The scheme shall be implemented prior to occupation of the development and thereafter permanently retained.

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

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

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

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

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

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

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

15. No development shall take place until samples of all materials to be used for all external finishes of buildings (including bricks, tiles, renders, pointing, fenestration, balconies, hardwood slatted screens, rainwater goods) areas of hard landscaping and boundary walls/fences have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the buildings are occupied.

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

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

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

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

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

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

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

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

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

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

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

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

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

22. At least sixteen of the units within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local

planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".

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

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

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

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

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

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

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

The green roofs must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No

alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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

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

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

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

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

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

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

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

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

29. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, and these works shall be carried out as approved. These details shall include:

proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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

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

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

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

30. No development shall take place (including demolition) until details of protective fencing for all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The protective fencing / ground protection must be installed prior to commencement of development and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction. A pre-commencement site meeting must be organised not less than two weeks before commencement of works on the site involving all relevant parties (including Site manager,

Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. The approved measures shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

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

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

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

- 32.No development shall take place until details of the proposed 'doorstep playable space' and 'local playable space' (including layout, play equipment and other furniture) within the development including details and specification for its future management shall be submitted to and approved by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the first residential unit and thereafter, shall be maintained for such purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

39. The development shall not commence until a Parking Management Plan, including the allocation of each parking space, the provision and use of the car club spaces, and any charging system for car parking, has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, which shall remain in effect thereafter.

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

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

Reason: In the interests of the sustainability of the development

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

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

Informatives:

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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

INFORMATIVE: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

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

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

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

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

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

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

INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a

commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: With regard to condition 28 (Trees and Landscaping - hard and soft landscape) the applicant is requested to consult with residents of properties in Grand Avenue that back onto the site over the design of the shade tolerant gardens proposed to the new properties to be built on the northern boundary of the site.

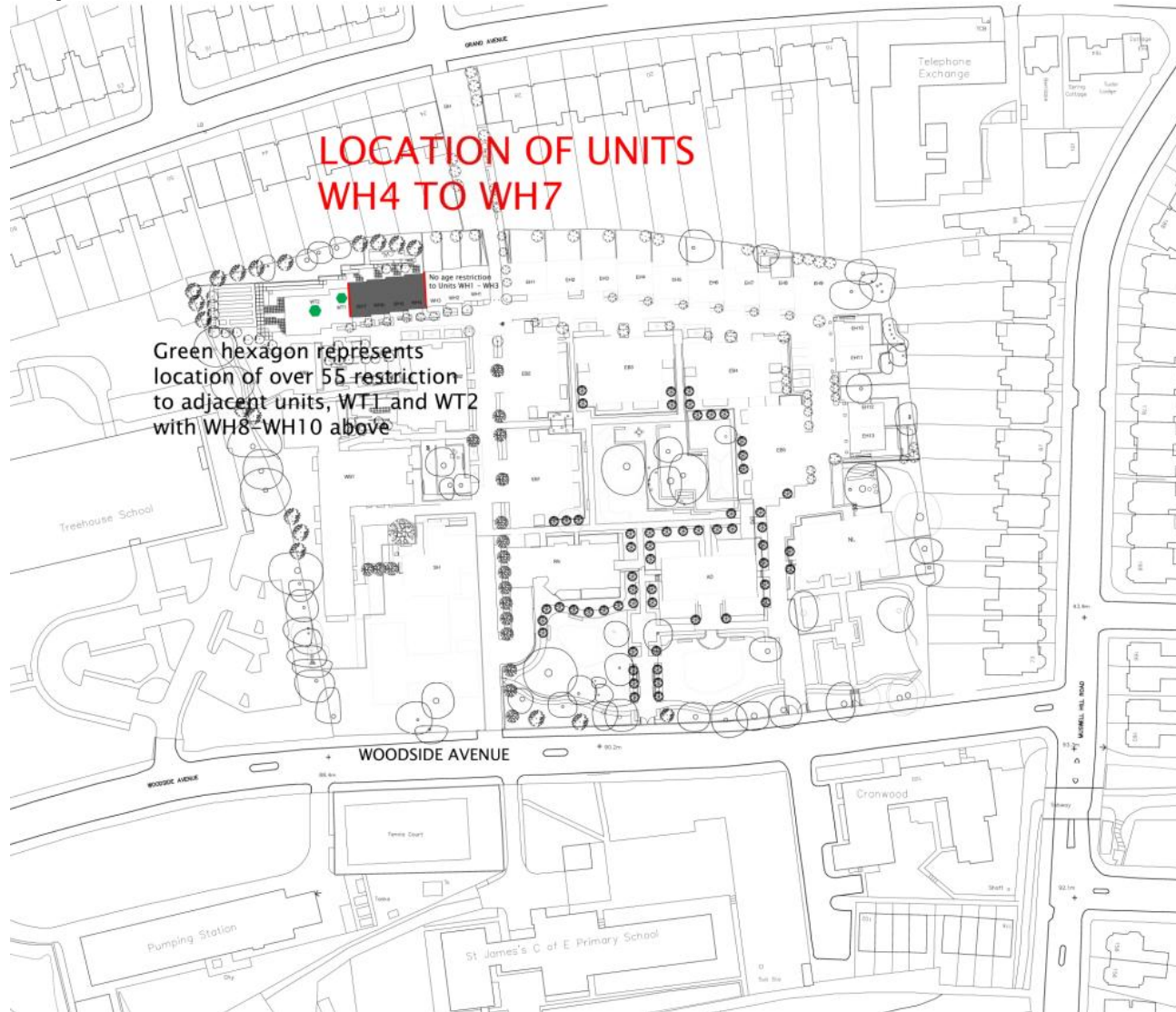
Appendix 1 Consultation Responses from internal and external agencies

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

| Stakeholder | Question/Comment | Response |
|---------------------------------------|--|---|
| <p>NEIGHBOURING PROPERTIES</p> | <p>Loss of over 55 units</p> <p>Increase in no. of family units will bring additional pressure on local schools and GP services</p> <p>Additional parking, traffic and on-site parking required for the family units</p> | <p>The Co-Housing will be maintained and the re-classification of the 4 units as general family use will not affect the affordable provision.</p> <p>An extra education contribution of £31,451.48 has been sought in the legal agreement.</p> <p>Officers are satisfied that any additional cars generated by the 4 family units can be accommodated within the off-site parking of the development. The revised Parking Management Plan has been secured by condition</p> |

Appendix 2 Plans and Images

Proposed Site Location Plan



Approved tenure mix

TENURE LOCATION PLAN TO BE READ WITH PROPOSED DEED OF VARIATION

Rev No Date Amendment



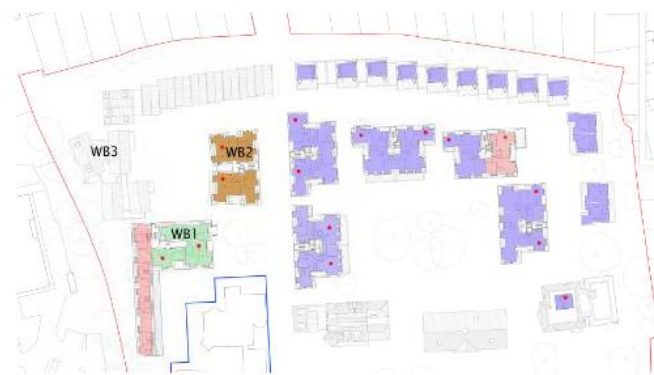
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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



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

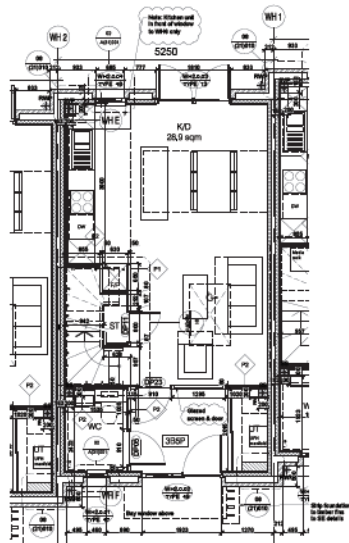
Project
St Lukes
Muswell Hill
London

Drawing
Tenure Location Plan

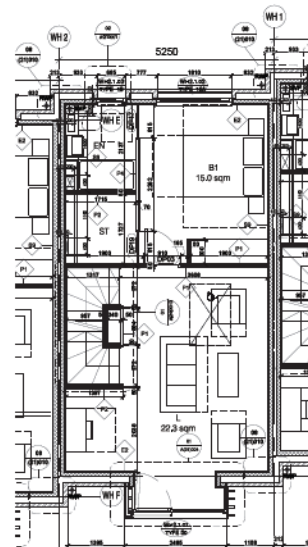
| | | |
|-----------------|-----------------------------|---------|
| Scale N.T.S. | Date 19.02.16 | Rev. No |
| Drawn By BES | Drawn by Title TENURE 01 | |
| CAD File | | |

HILL RESIDENTIAL IS A DDP PROJECT
All drawings to be checked for DDP in the working before work commences.
Only Approved measures to be used for DDP. Any drawings not to be reported to the DDP.

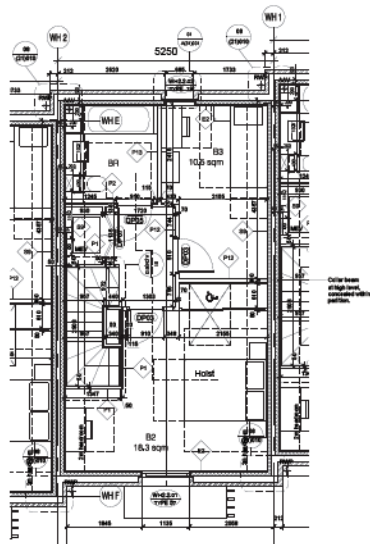
Housing types WH2-7



Typical mid terrace WH 2-7
GROUND FLOOR



Typical mid terrace WH 2-7
FIRST FLOOR

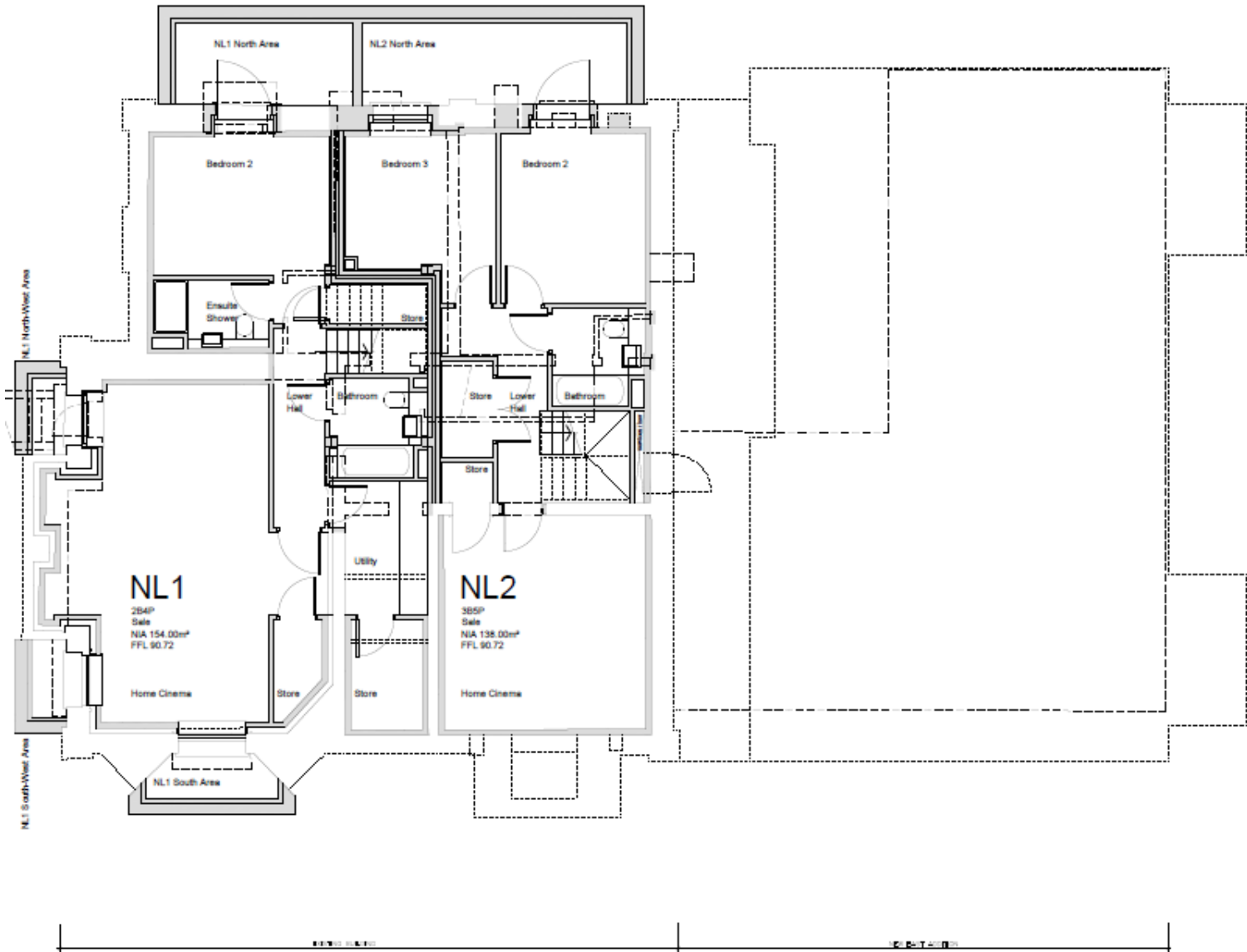


Typical mid terrace WH 2-7
SECOND FLOOR

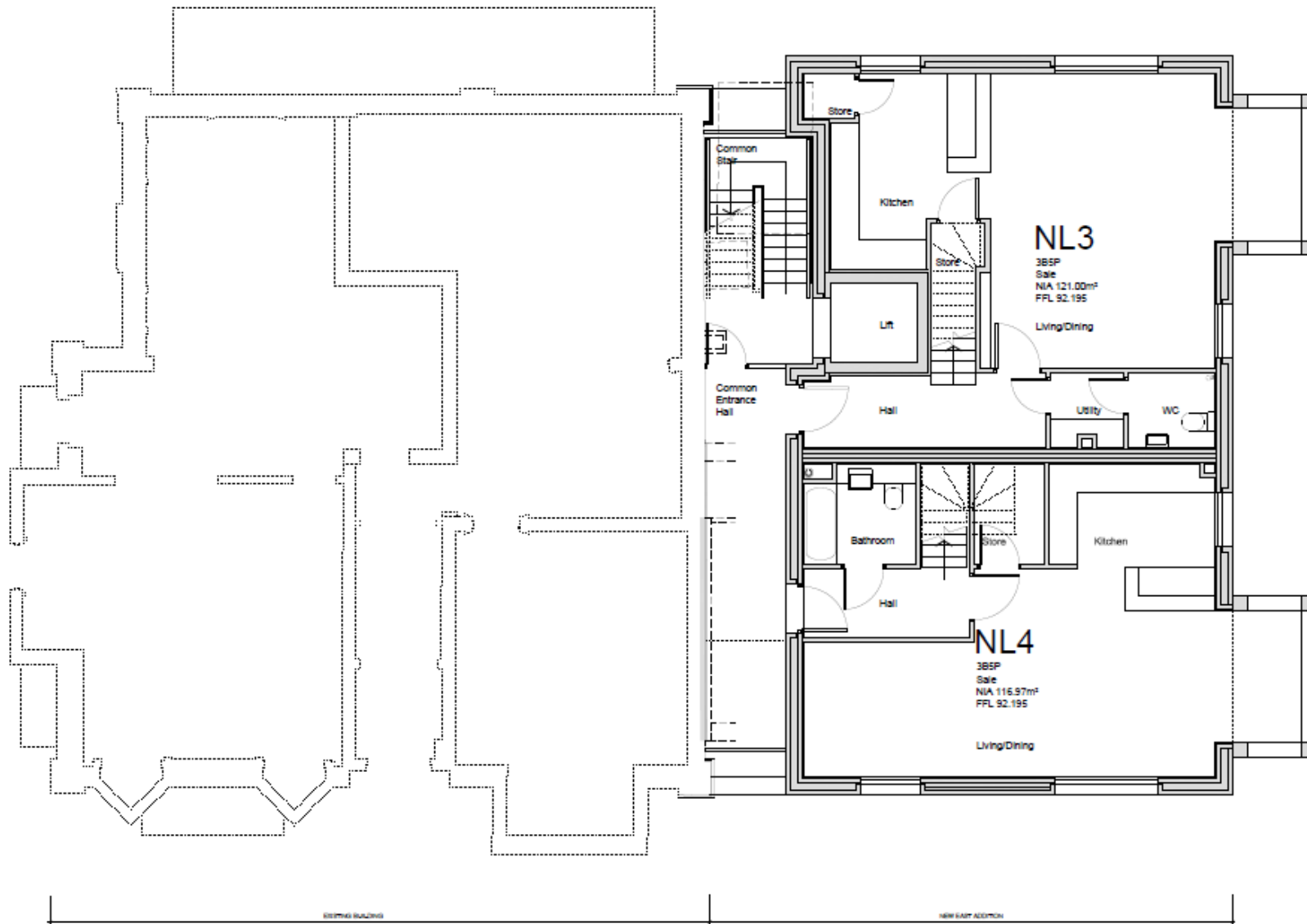


Typical mid terrace WH 2-7
ROOF PLAN

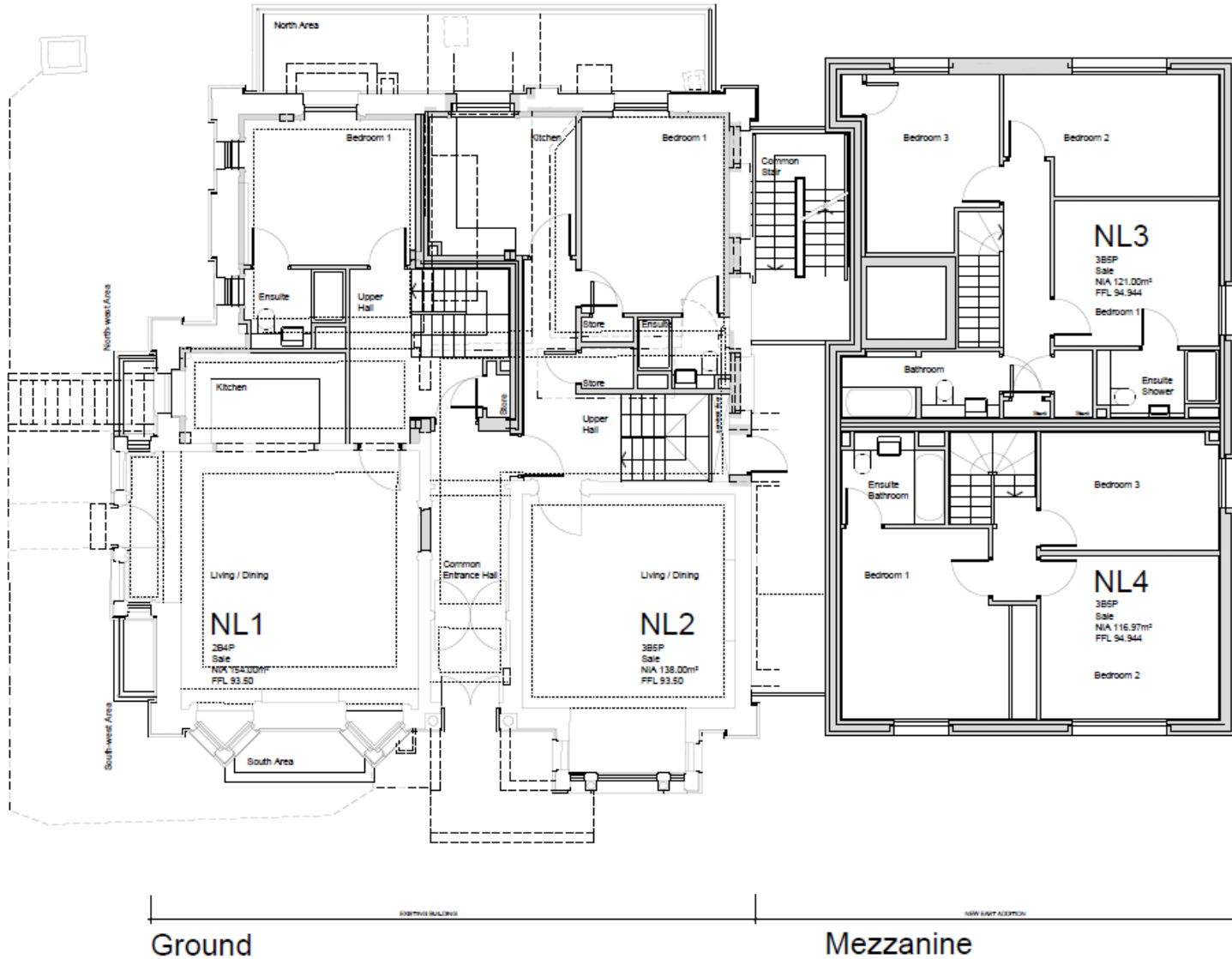
Norton Lees Basement Plan



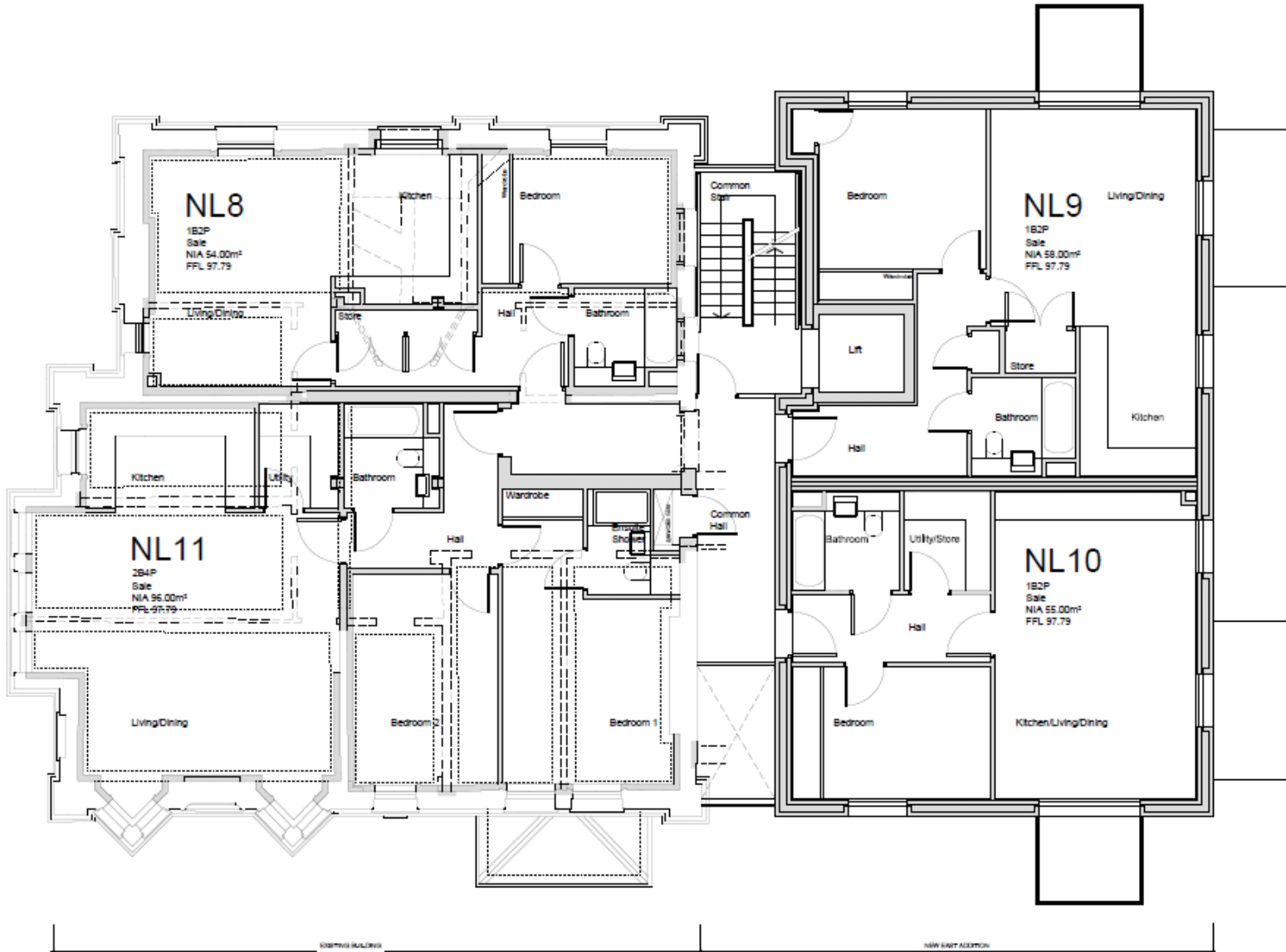
Norton Lees Lower Ground Floor Plan



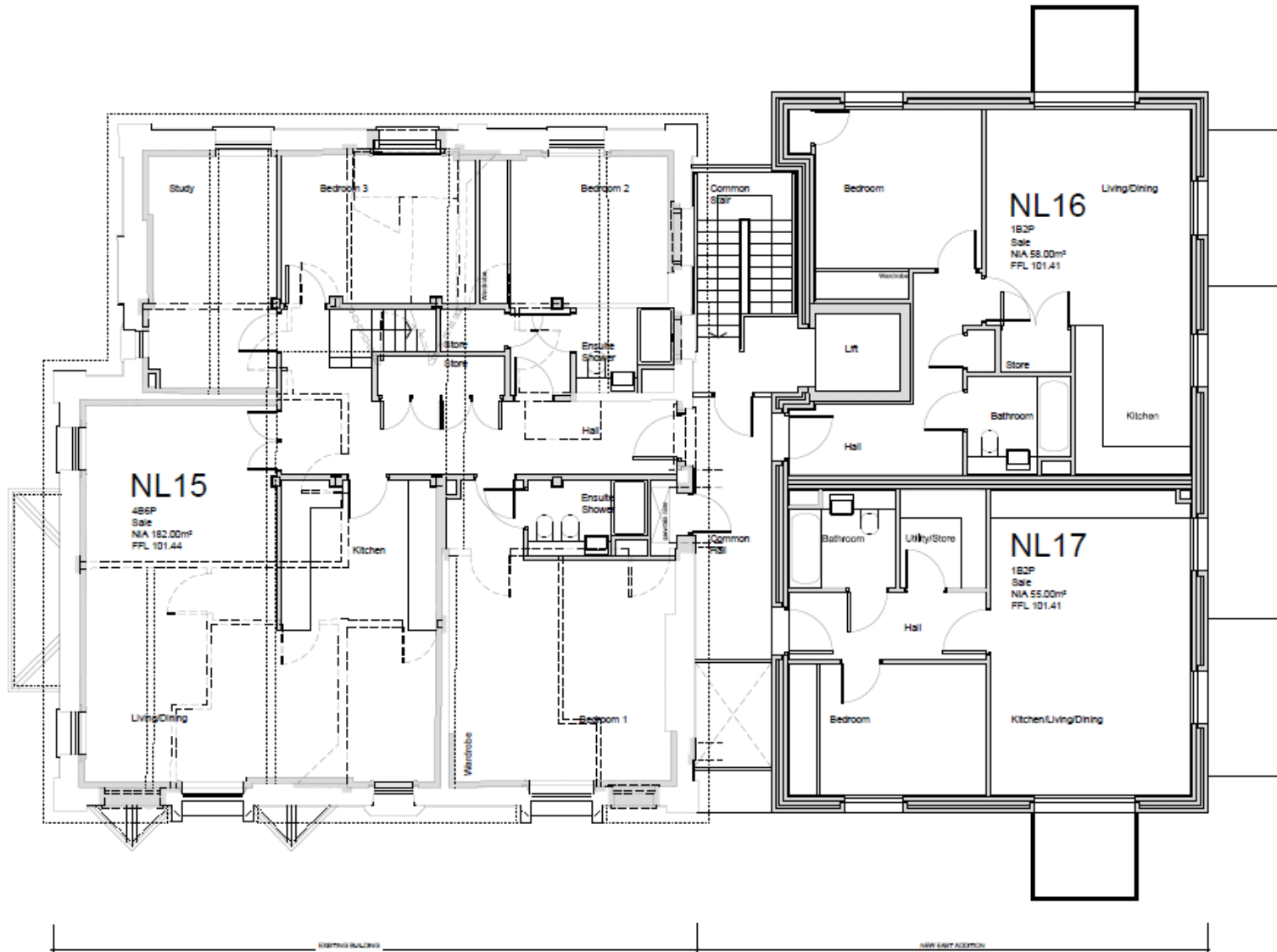
Norton Lees Ground/Mezzanine Floor Plan



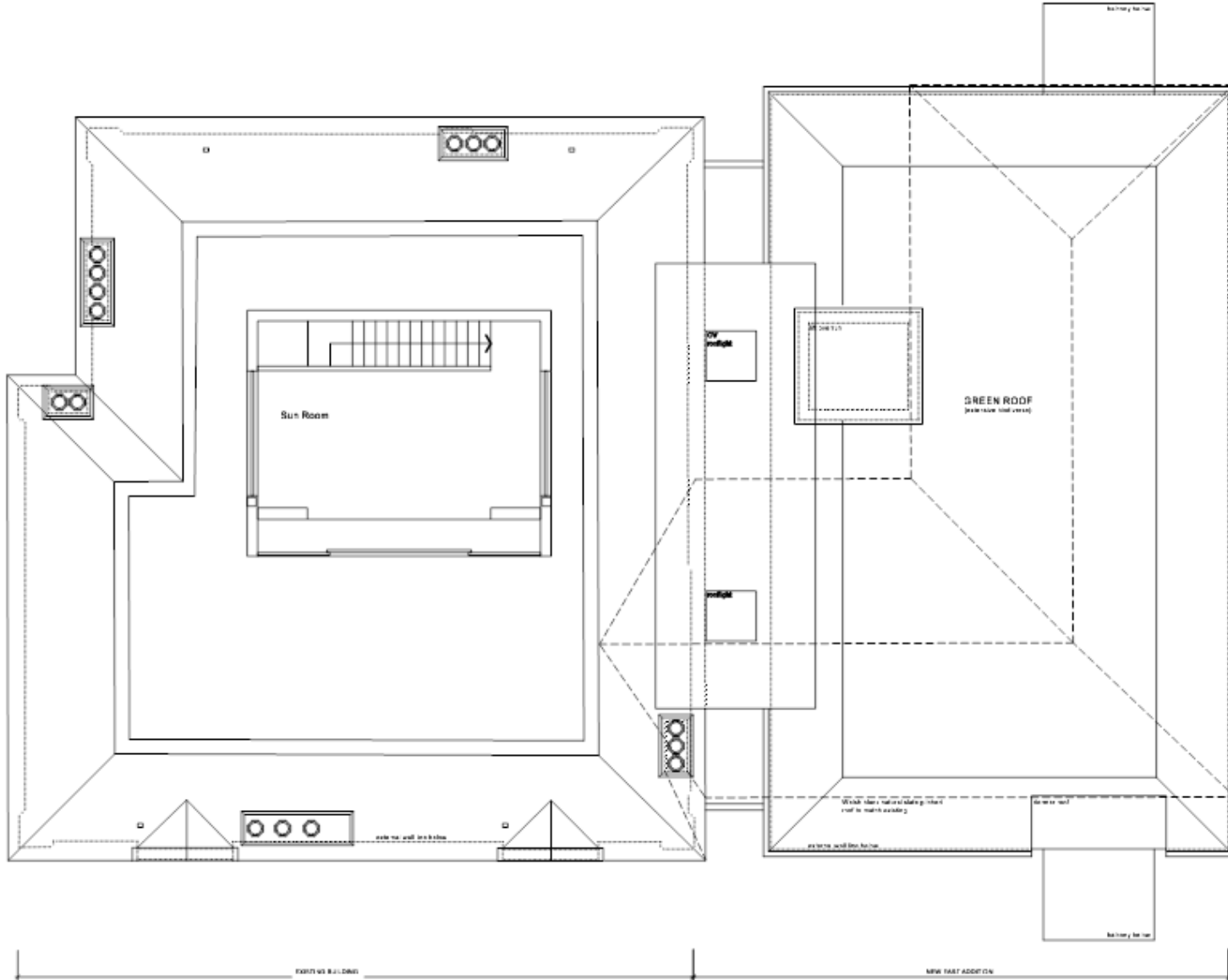
Norton Lees First Floor Plan



Norton Lees Second Floor Plan



Norton Lees Roof Plan



Norton Lees South Elevation



Norton Lees North Elevation



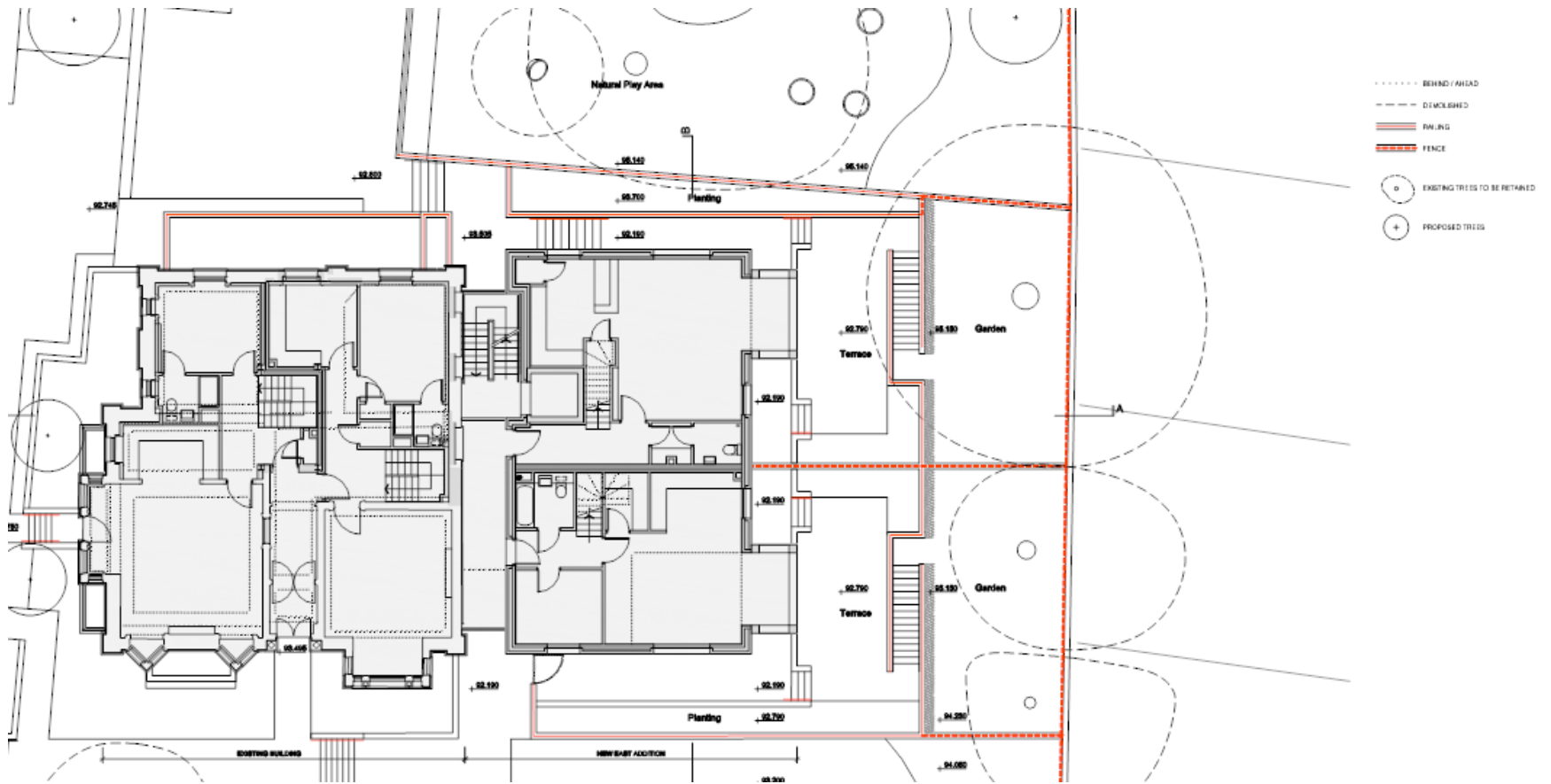
Norton Lees East Elevation



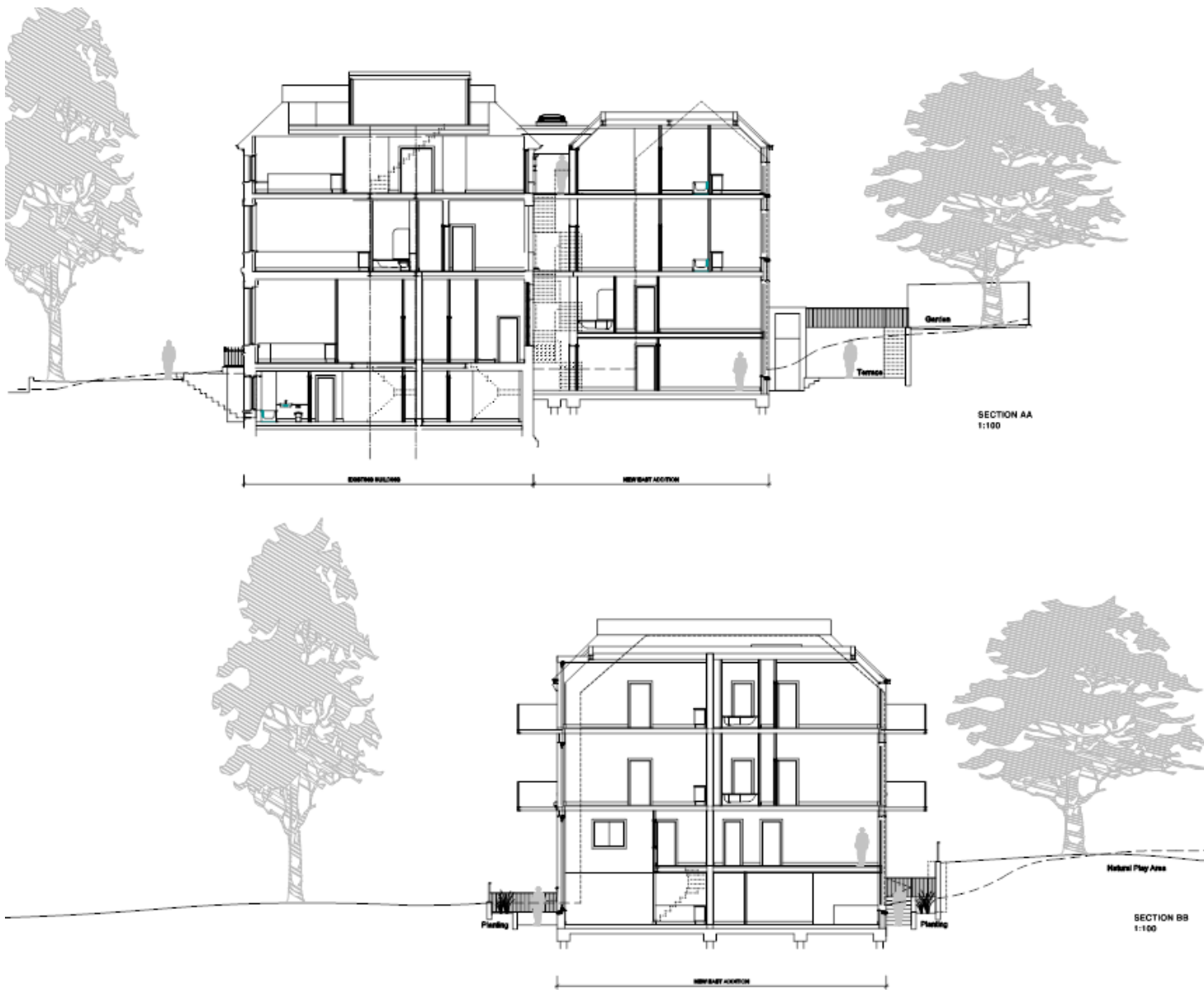
Norton Lees West Elevation



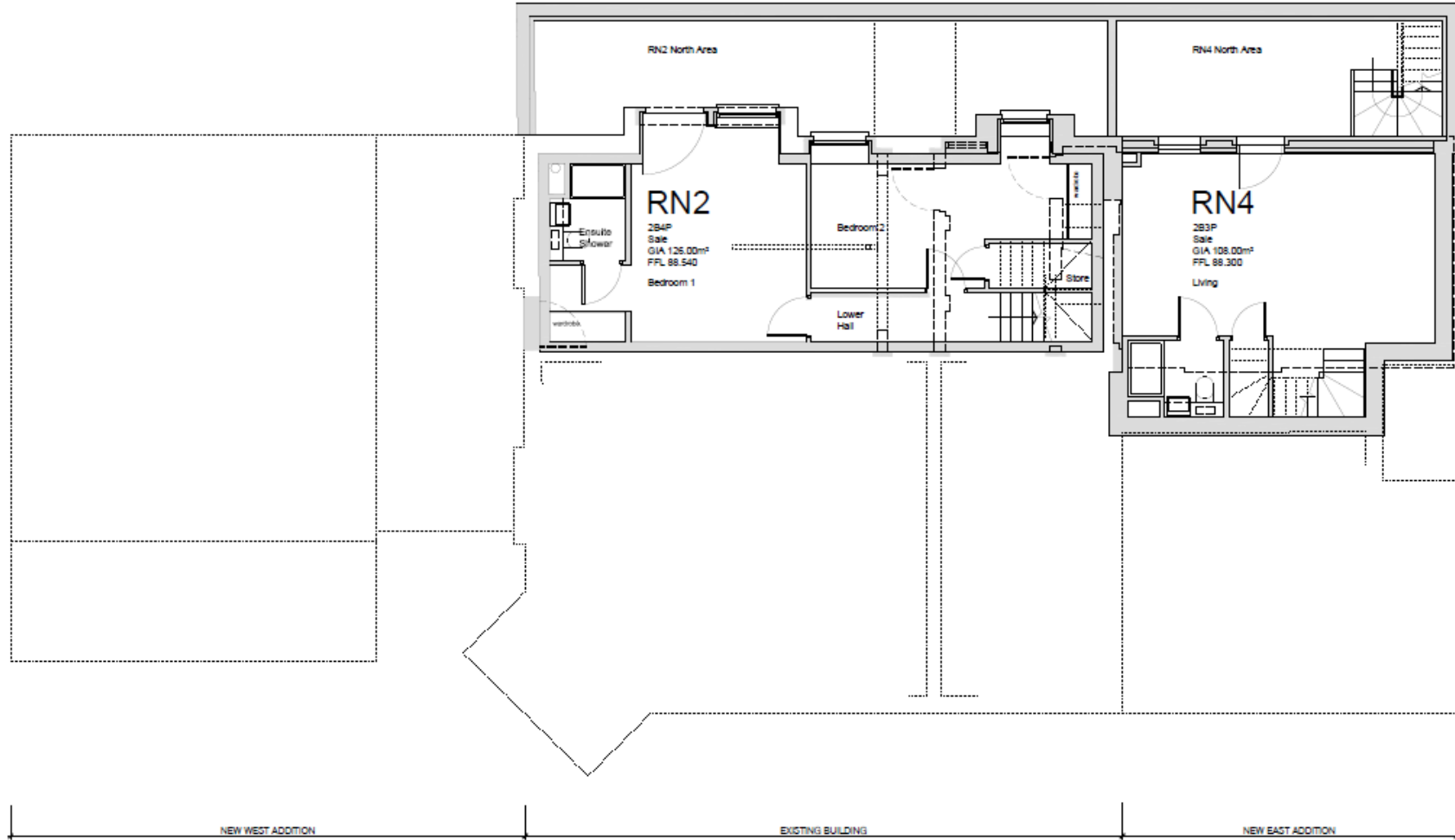
Norton Lees External Works Plan



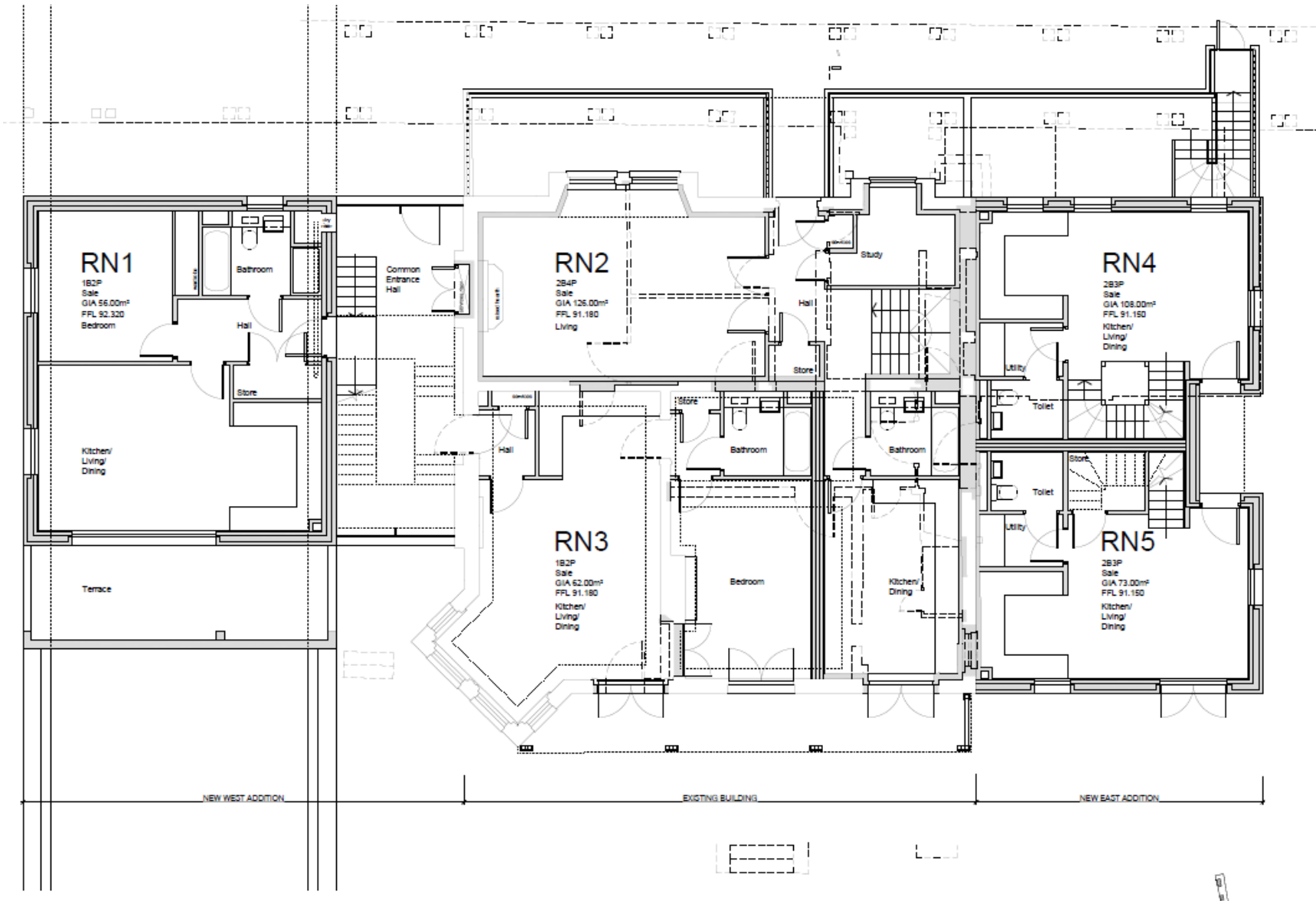
Norton Lees External Works Sections



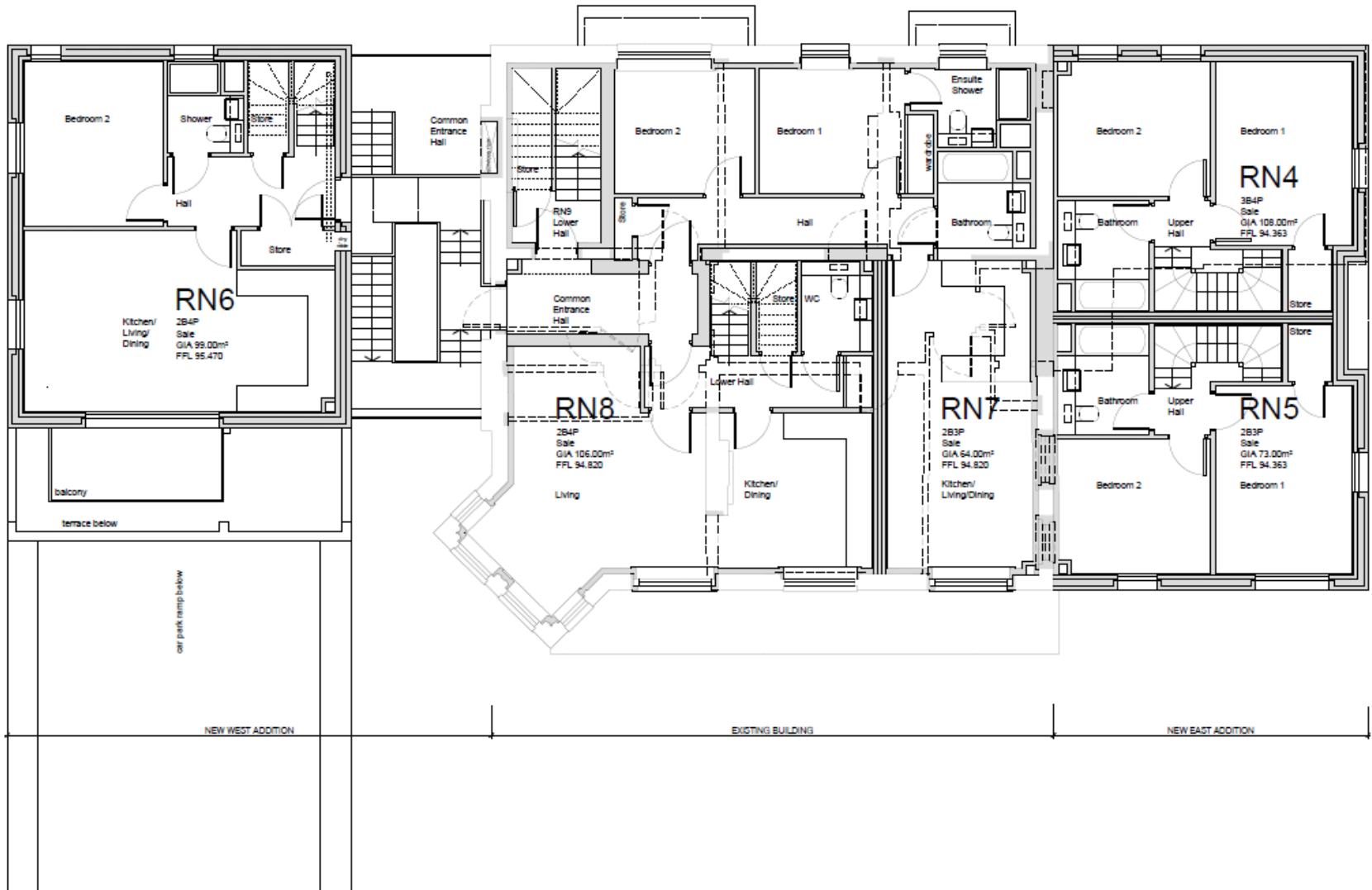
Roseneath Basement Plan



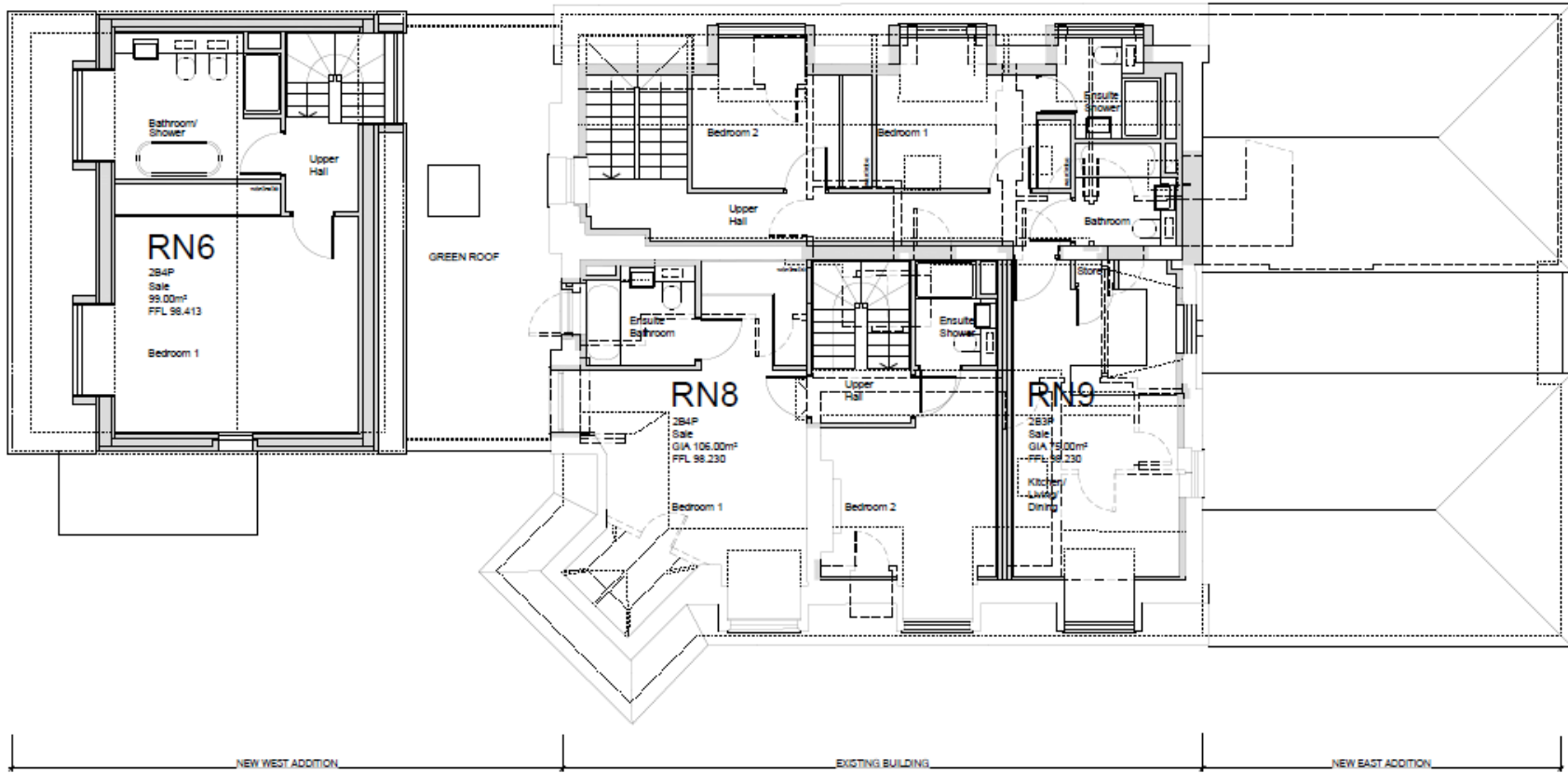
Roseneath Ground Floor Plan



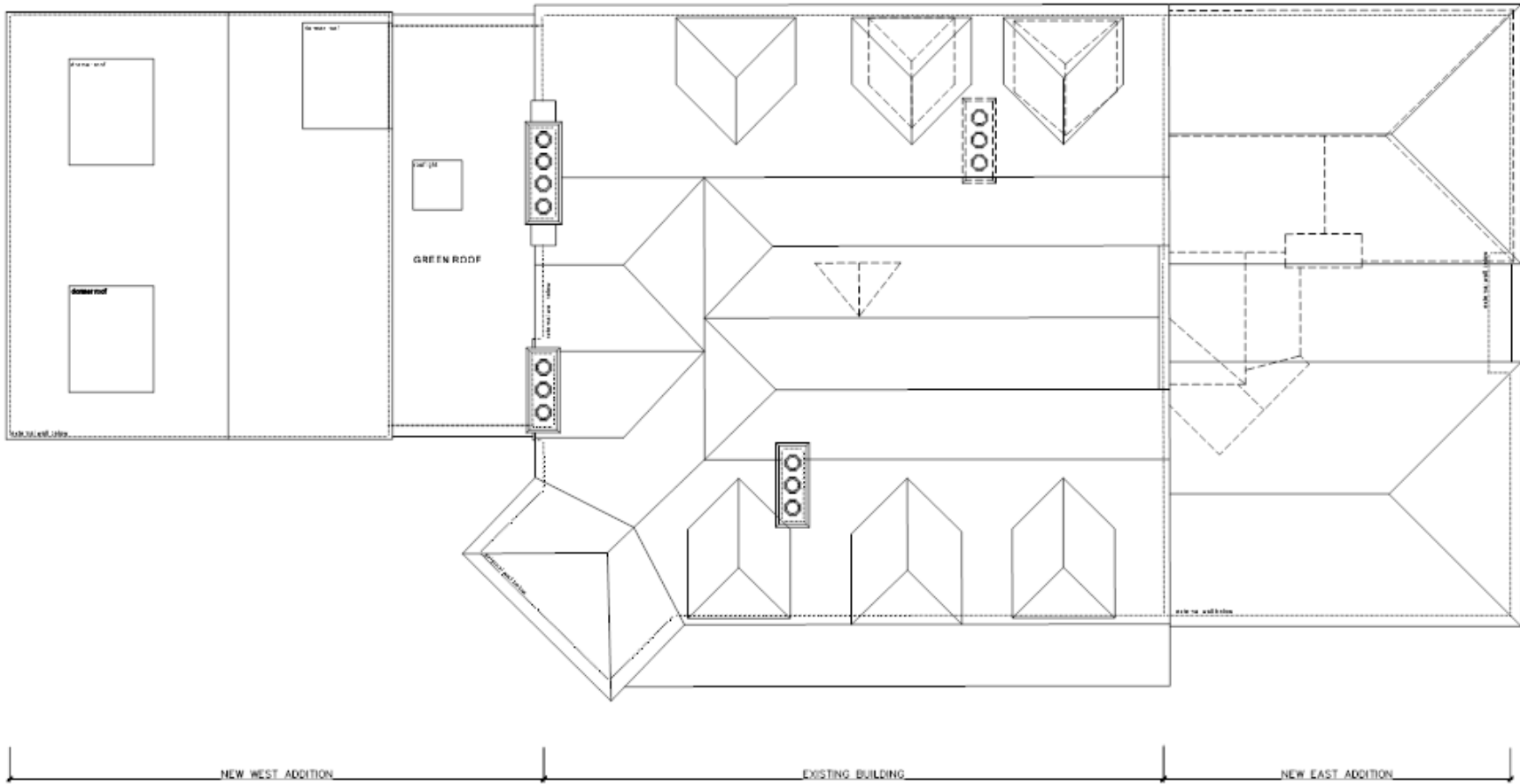
Roseneath First Floor Plan



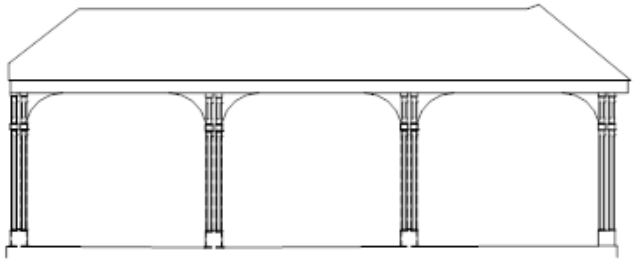
Roseneath Second Floor Plan



Roseneath Roof Plan



Roseneath South Elevation



Verandah South Elevation

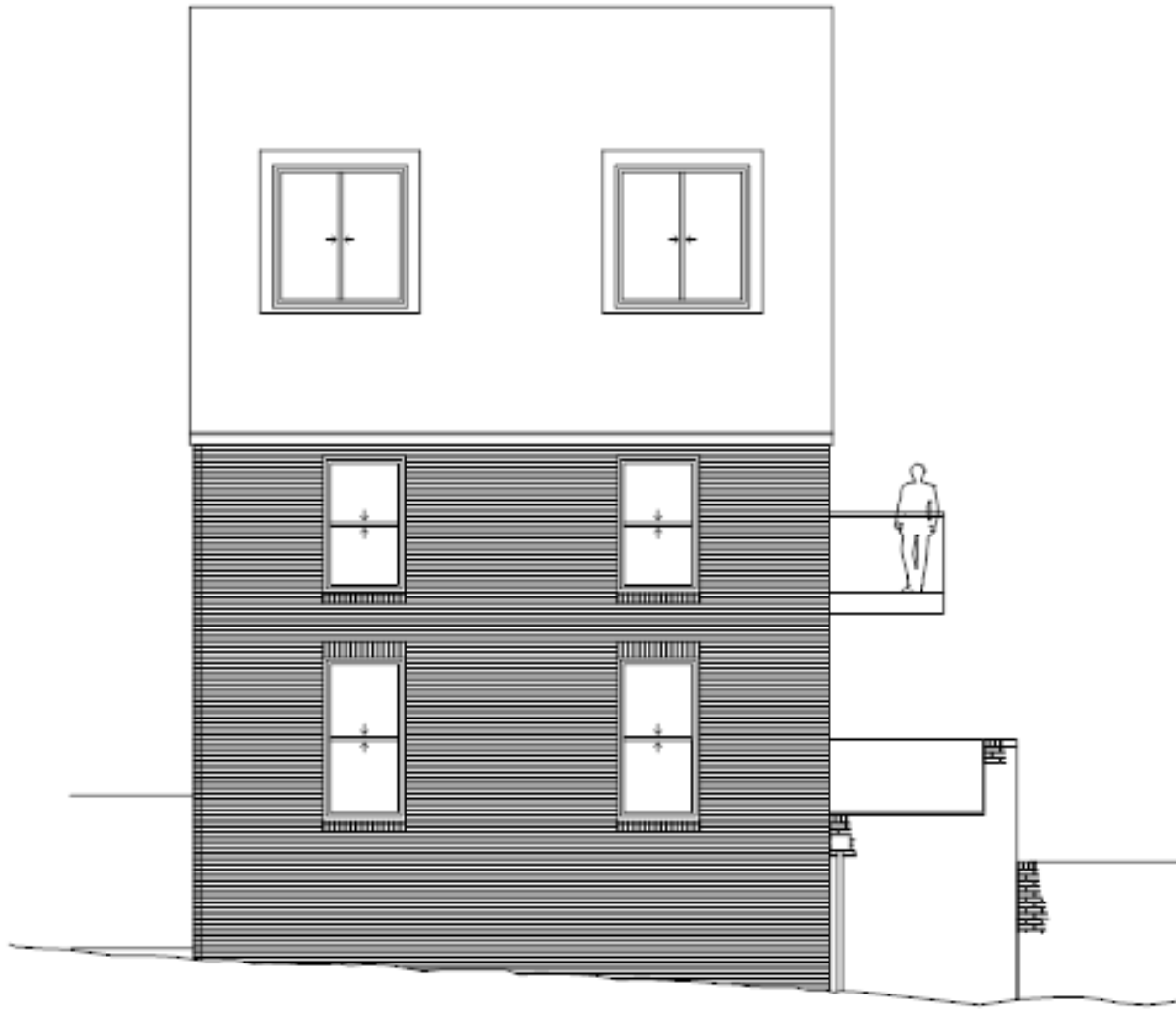
Roseneath North Elevation



Roseneath East Elevation



Roseneath West Elevation



Accommodation Schedule Block EB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

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

Doc. Ref.: S(00)01 EB1

Rev S - Minor up-date to correct unit number - 17.11.15

First issued: September 2012

Rev T-Planning Approved Tenure Location Indicated

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK EB1

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

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

Accommodation Schedule Block EB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

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

Doc. Ref.: S(00)01 EB2

Rev S-Planning Approved Tenure Location Indicated

First issued: September 2012

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK EB2

| FLAT REF. | TENURE | FLOOR | UNIT TYPE BED/PERSON | HAB RMS | SQM | Age Restriction |
|--------------|--------|-------|-------------------------|-----------|------------|-----------------|
| EB2.1 | SO | G | 2B/3P | 3 | 76.0 | Over 55 |
| EB2.2 | AR | G | 1B/2P | 2 | 55.5 | Over 55 |
| EB2.3 | AR | G | 1B/2P | 2 | 63.5 | Over 55 |
| EB2.4 | PS | 1 | 2B/4P | 3 | 78.0 | Over 55 |
| EB2.5 | PS | 1 | 1B/2P | 2 | 55.5 | Over 55 |
| EB2.6 | PS | 1 | 1B/2P | 2 | 55.5 | Over 55 |
| EB2.7 | PS | 1 | 2B/4P | 3 | 84.0 | Over 55 |
| EB2.8 | PS | 2 | 2B/4P | 3 | 81.5 | Over 55 |
| EB2.9 | AR | 2 | 1B/2P | 2 | 55.5 | Over 55 |
| EB2.10 | AR | 2 | 1B/2P | 2 | 55.5 | Over 55 |
| EB2.11 | PS | 2 | 2B/4P | 3 | 84.0 | Over 55 |
| EB2.12 | PS | 3 | 3B/5P | 4 | 122.0 | Over 55 |
| EB2.13 | PS | 3 | 3B/5P | 4 | 117.0 | Over 55 |
| Total | | | 13 | 35 | 984 | |

| Mix | 1B/2P | 2B/3P | 2B/4P | 3B/5P |
|-----|-------|-------|-------|-------|
| | 6 | 1 | 4 | 2 |

Accommodation Schedule Block EB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EB3

First issued: September 2012

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK EB3

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

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

Accommodation Schedule Block EB4

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB1.4 changed to Affordable Rented

Doc. Ref.: S(00)01 EB4

Rev S - Planning Approved Tenure Location Indicated

First issued: September 2012

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK EB4

| FLAT REF. | TENURE | FLOOR | UNIT TYPE BED/PERSON | HAB RMS | SQM | Age Restriction |
|--------------|--------|-------|-------------------------|-----------|-------------|-----------------|
| EB4.1 | PS | G | 1B/2P | 2 | 64.5 | Over 55 |
| EB4.2 | PS | G | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.3 | PS | G | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.4 | AR | G | 1B/2P | 2 | 61.5 | Over 55 |
| EB4.5 | AR | 1 | 2B/4P | 3 | 81.5 | Over 55 |
| EB4.6 | AR | 1 | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.7 | AR | 1 | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.8 | AR | 1 | 2B/4P | 3 | 84.0 | Over 55 |
| EB4.9 | AR | 2 | 2B/4P | 3 | 81.5 | Over 55 |
| EB4.10 | AR | 2 | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.11 | AR | 2 | 1B/2P | 2 | 55.5 | Over 55 |
| EB4.12 | AR | 2 | 2B/4P | 3 | 84.0 | Over 55 |
| EB4.13 | AR | 3 | 2B/4P | 3 | 99.0 | Over 55 |
| EB4.14 | PS | 3 | 3B/5P | 4 | 117.0 | Over 55 |
| Total | | | 14 | 35 | 1006 | |

| Mix | 1B/2P | 2B/3P | 2B/4P | 3B/5P |
|-----|-------|-------|-------|-------|
| | 8 | 0 | 5 | 1 |

Accommodation Schedule Block EB5

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

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

Doc. Ref.: S(00)01 EB5

Rev S-Planning Approved Tenure Location Indicated

First issued: September 2012

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK EB5

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

| | | | |
|--------------|----------|-----------|-------------|
| Total | 9 | 36 | 1070 |
|--------------|----------|-----------|-------------|

| Mix | 1B/2P | 2B/4P | 3B/5P | 3B/6P |
|-----|-------|-------|-------|-------|
| | 1 | 6 | 2 | 2 |

Accommodation Schedule Block EH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EH

First issued: September 2012

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

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

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

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

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

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

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

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

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

EH - EAST HOUSES

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

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

Accommodation Schedule Block WH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 CW

First issued: September 2012

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

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

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

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

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

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

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

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

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

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

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

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

Accommodation Schedule Block WB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB1

First issued: September 2012

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

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

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

BLOCK WB1

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

*GNF = General Needs Family unit

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

Accommodation Schedule Block WB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB2

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

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

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

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

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

First issued: September 2012

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

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

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

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

BLOCK WB2

| FLAT REF. | TENURE | FLOOR | UNIT TYPE BED/PERSON | HAB RMS | SQM | Age Restriction |
|--------------|--------|-------|-------------------------|---------|-----|-----------------|
|--------------|--------|-------|-------------------------|---------|-----|-----------------|

| | | | | | | |
|-------|----|---|-------|---|-------|---------|
| WB2.1 | CH | G | 3B/5P | 4 | 122.0 | Over 55 |
| WB2.2 | CH | 1 | 3B/6P | 2 | 130.5 | Over 55 |
| WB2.3 | CH | 1 | 2B/4P | 3 | 80.0 | Over 55 |
| WB2.4 | CH | 1 | 2B/3P | 3 | 66.5 | Over 55 |
| WB2.5 | CH | 2 | 3B/6P | 2 | 130.5 | Over 55 |
| WB2.6 | CH | 2 | 2B/4P | 3 | 80.0 | Over 55 |
| WB2.7 | CH | 2 | 2B/3P | 3 | 66.5 | Over 55 |
| WB2.8 | CH | 3 | 3B/6P | 4 | 110.5 | Over 55 |
| WB2.9 | CH | 3 | 3B/6P | 4 | 110.0 | Over 55 |

| | | | | | | |
|--------------|--|--|----------|-----------|------------|--|
| Total | | | 9 | 28 | 897 | |
|--------------|--|--|----------|-----------|------------|--|

| | | | | | |
|-----|-------|-------|-------|-------|-------|
| Mix | 1B/2P | 2B/3P | 2B/4P | 3B/5P | 3B/6P |
| | | 2 | 2 | 1 | 4 |

Accommodation Schedule Block WB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB3

First issued: September 2012

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

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

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

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

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

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

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

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

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

BLOCK WB3

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

| | | | | | | |
|--------------|--|--|-----------|-----------|------------|--|
| Total | | | 12 | 36 | 914 | |
|--------------|--|--|-----------|-----------|------------|--|

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

Accommodation Schedule Block Norton Lees

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 AD

First issued: September 2012

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

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

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

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

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

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

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

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

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

ADMIN. BLOCK

| FLAT REF. | TENURE | FLOOR | UNIT TYPE BED/PERSON | HAB RMS | SQM | Age Restriction | |
|--------------|--------|--------------|-------------------------|----------|-----------|-----------------|--|
| AD.1 | PS | B & G | 2B/4P | 4 | 101.0 | Over 55 | |
| AD.2 | PS | B & G | 3B/6P | 4 | 139.5 | Over 55 | |
| AD.3 | PS | G | 2B/4P | 4 | 113.0 | Over 55 | |
| AD.4 | PS | G & 1 | 2B/4P | 3 | 95.0 | Over 55 | |
| AD.5 | PS | G & 1 | 3B/6P | 5 | 208.0 | Over 55 | |
| Total | | | | 5 | 20 | 657 | |
| Mix | | 2B/4P | 3B/6P | | | | |
| | | 3 | 2 | | | | |

Accommodation Schedule Block Roseneath

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 RN

First issued: September 2012

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

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

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

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

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

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

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

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

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

BLOCK Roseneath

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

| | | | |
|--------------|----------|-----------|------------|
| Total | 9 | 28 | 788 |
|--------------|----------|-----------|------------|

| | | | | |
|-----|-------|-------|-------|-------|
| Mix | 1B/2P | 2B/3P | 2B/4P | 3B/4P |
| | 2 | 3 | 3 | 1 |

Accommodation Schedule Summary

Accommodation schedule - all unit listing SUMMARY SHEET

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 SUMMARY

First issued: September 2012

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

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

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

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

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

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

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

Indicative tenure shown will be subject to viability testing

SUMMARY SHEET

| BLOCK REF. | TENURE | FLOOR | NO. UNITS | HAB RMS | SQM |
|--------------|----------|---------|------------|------------|--------------|
| EB1 | PS/AR | G,1,2,3 | 14 | 42 | 1153 |
| EB2 | PS/SO/AR | G,1,2,3 | 13 | 35 | 984 |
| EB3 | PS/SO/AR | G,1,2,3 | 14 | 42 | 1164 |
| EB4 | PS/AR | G,1,2,3 | 14 | 35 | 1006 |
| EB5 | PS/AR | G,1,2,3 | 9 | 36 | 1070 |
| EH | PS | G,1,2 | 14 | 92 | 3340 |
| WH | PS/CH | G,1,2 | 12 | 50 | 1325 |
| WB1 | SO/AR | G,1,2,3 | 23 | 70 | 1738 |
| WB2 | CH | G,1,2,3 | 9 | 28 | 897 |
| WB3 | CH | G,1,2,3 | 12 | 36 | 914 |
| NL | PS | B,G,1,2 | 11 | 36 | 1075 |
| AD | PS | B,G,1 | 5 | 20 | 657 |
| RN | PS | B,G,1,2 | 9 | 28 | 788 |
| Total | | | 159 | 550 | 16107 |

Unit type summary

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

KEY

AR = Affordable Rent

SO = Shared Ownership

PS = Private Sale

CH = Cohousing Woodside Tenure TBC

Planning Sub Committee 7th March 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/3467

Ward: Noel Park

Address: Alexandra Infants and Junior School Western Road N22 6UH

Proposal: New stair to existing caretaker's building to facilitate change of use from former caretaker's flat to educational spaces

Applicant: Mr Simon Beames - Kirkland Fraser Moor

Ownership: Council

Case Officer Contact: Sarah Madondo

Date received: 23/11/2015

Last amended date: 22/02/2016

Drawing number of plans: APS 01 - APS 03, APS 04 Rev A, APS 05 Rev A, APS 06 Rev A.

1.1 The application is being referred to the Planning Sub-Committee as the proposal relates to land within the Council's ownership.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme accords with the Council's aims to support the provision of a high standard of education in the borough.
- The design and appearance of the proposal is considered to be high quality causing less than substantial harm to the character, appearance and setting of the adjoining conservation area.
- This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal by providing additional educational space.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informative 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;

Informative

- 1) Hours of construction;

CONTENTS

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

Appendix 1: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal is for the erection of a new stair to the existing caretaker's building to facilitate a change of use from the former caretaker's flat to educational spaces. The application has been amended from that submitted changing the facing material of the extension from brick to glazing.

Site and Surroundings

- 3.2 Alexandra Primary School is in Noel Park Ward and occupies a prominent corner plot on an acute bend on Western Road. The School designed by G.E.T Lawrence, dates from the turn of the 20th Century and comprises of two principle school buildings with various out-buildings arranged around a yard. The site is in the Wood Green Common Conservation Area. The school is part of a cluster of large institutional buildings with a distinct character, contrasting with the rest of the conservation area.
- 3.3 The school buildings are typical for their age and constructed in traditional facing brick and stone mouldings. The proposal relates to the school's former caretaker's residence located within the school grounds. This building was built at the same time as the main school building and is in good condition.
- 3.4 To the rear of this school site is the Chocolate Factory and a number of employment buildings. The Chocolate Factory provides studio and start up units for small businesses directed at artists and creative businesses.

Relevant Planning and Enforcement history

- 3.5 The site has been subject to numerous planning applications the most recent of which include:

HGY/2012/1981- Erection of an extension to accommodate a nursery and a new extension to form new entrance – Approved 09/12/2012

HGY/2012/1280 - Relocation of kick-about area and temporary erection of mesh fence and new gates to the school boundary wall –Approved 20/08/2012

HGY/2011/0767 - Formation of new entrance to the North Elevation of Alexandra Primary School by alterations to an existing window opening and installation of a new aluminium walkway from the existing ramp to the new entrance. – Approved 09/06/2011

4.0 CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- 1) Conservation Officer
- 2) Transportation

4.2 The following responses were received:

Transportation – The proposed change of use of the caretaker’s house to educational space does not have any material transport implications. There is no suggestion of an increase in the pupil or staff population. There is no change to the existing access arrangements. The proposal therefore will not create any material harm to the adjoining road network. Transport officers do not wish to object to the proposal.

Conservation - The revised design is considered to be a satisfactory solution which ensures that the building remains safe and useful without causing significant harm to the character and appearance of the conservation area. Require details of proposed materials to be submitted as part of the application, including a specification and/or manufacturers details for the glass curtain walling and fixtures. Use of inappropriate materials could cause harm to the character and appearance of the conservation area.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 69 letters. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Siting and design;
3. Impact on the character and appearance of the adjoining conservation area;
4. Other issues.

Principle of development

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

6.3 Paragraph 72 (proactive approach to meeting the need for new school places) of the NPPF recognises that the planning system can play an important role in

facilitating social interaction and creating healthy, inclusive communities. London Plan policy 3.18 lends support to proposals that enhance education provision and serve to meet the demands of a growing population. Local Plan policy SP16 seeks to ensure the appropriate improvement and enhancements of community facilities. Draft DM DPD policy - DMM59 'Managing the quality of Community Infrastructure' states that proposals for new and extended social and community facilities community facilities will be supported by the Council subject to having no significant adverse impact on road safety or traffic generation; and the protection of amenity of residential properties.

- 6.4 At ground level the building is currently used as a specialist classroom space and benefits from generous sized windows and high to floor ceilings. Above this space are two further levels which are constrained in terms of use by reason of a two stage internal stair which is not compliant with current guidance.
- 6.5 The conversion of the upper floor space in question to educational spaces is considered acceptable and needed to provide urgent accommodation to fulfil space demands for this school, which occupies a tightly filled and constrained site. There will be no increase in the pupil or staff population.

Siting and design

- 6.6 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity, which is supported by London Plan Policies 7.4 and 7.6.
- 6.7 In order to access the space in question a new stair is required to allow safe access to and from the upper levels. This will be accommodated within a glazed side extension which will sit flush with the facade of the existing building. New openings will be created in the flank wall of the caretaker's building to provide appropriate access onto the stair.
- 6.8 The extension was amended from that initially submitted, a solid/ brick faced extension to a glazed extension, so as to create a clear visual difference between the old and the new. As such the extension now clearly reads as a modern architectural addition separate from the existing building and not a continuation of the facade as earlier presented. The amended design also means that the symmetry of the original building is better respected.
- 6.9 The roof profile of the extension will sit below the eaves height of the main building to ensure it is subordinate in nature. The existing decorative door surround will be reused on the front facade of the new extension.

- 6.10 The applicant's have specified the system that will be provided to create a minimal visual mass in relationship to the existing care takers building. The glazed panels will span between floors with no interim transom, to create as much transparency as possible. The panels of glass will be double glazed with a low e coating on surface 3, to prevent too much heat. The final manufacturer's details for the glass curtain walling and fixtures will be required to be submitted to the LPA for approval.

Impact on the character and appearance of the adjoining conservation area

- 6.11 The caretaker's building sits just outside of the conservation area boundary, but the proposed new extension would abut the school yard and both front and side elevations would be clearly visible from the street. As such it forms part of the setting of the Wood Green Common Conservation Area.
- 6.12 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

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

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

- 6.13 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”
- 6.14 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in

Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.15 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.16 The caretaker's house reflects the design, materials and architectural quality of the other school buildings on this site. It is part of a cluster of school buildings with group value.
- 6.17 The scheme as amended will provide an interesting contrast with the existing building clearly distinguished, whilst at the same time preserving the visual integrity of the original.
- 6.18 The Council's Conservation Officer views the revised design to be a satisfactory solution which will ensure that the building remains safe causing less than substantial harm to its character and appearance and the setting of the conservation area.
- 6.19 The Conservation Officer indicates that while the facade of the proposed extension is not set back from the existing facade, the glass construction means that the extension would contrast with the existing building and read as a separate addition and not as a continuation of the original facade. The use of a transparent glass will mean that the original features, proportions and symmetry of the building would still be apparent.

- 6.20 The proposed extension as amended is deemed to be acceptable causing less than substantial harm to the character, appearance and setting of the adjoining conservation area. This less than substantial harm has been given substantial weight and is outweighed by the public benefit of the proposal; namely providing much needed educational space to this school.
- 6.21 As such the proposal is consistent with the legal tests outlined above and relevant planning policies - saved UDP Policy CSV5, Local Plan Policies SP12, London Plan Policies 7.4, 7.6 and 7.8 and SPG2 'Conservation and archaeology'.

Other issues

- 6.22 The proposed change of use of the caretaker's house to educational space does not have any material transport implications. There will be no increase in the pupil or staff population. There is no change to the existing access arrangements. The proposal therefore will not create any material harm to the adjoining road network. The Council's Transport Team do not object to the proposal.
- 6.23 Given the nature of this site and the fact that there are no residential properties in the immediate surroundings of this site there will be no impact on residential amenity.

Conclusion

- 6.24 The scheme accords with the Council's aims to support the provision of a high standard of education in the borough. The design and appearance of the proposal is considered to be high quality causing less than substantial harm to the character, appearance and setting of the adjoining conservation area. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal by providing additional educational space.
- 6.25 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

Subject to the following conditions:

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

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

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

APS 01 - APS 03, APS 04 Rev A, APS 05 Rev A, APS 06 Rev A.

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

3. Notwithstanding the information submitted with this application, no above ground development shall take place until a specification and/or manufacturers details for the glass curtain walling and fixtures are submitted to, approved in writing by the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

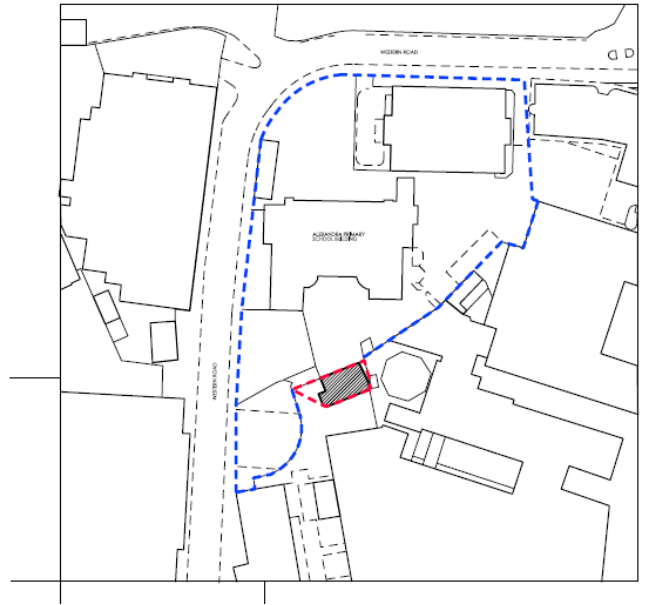
Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Appendix 1 Plans and Images

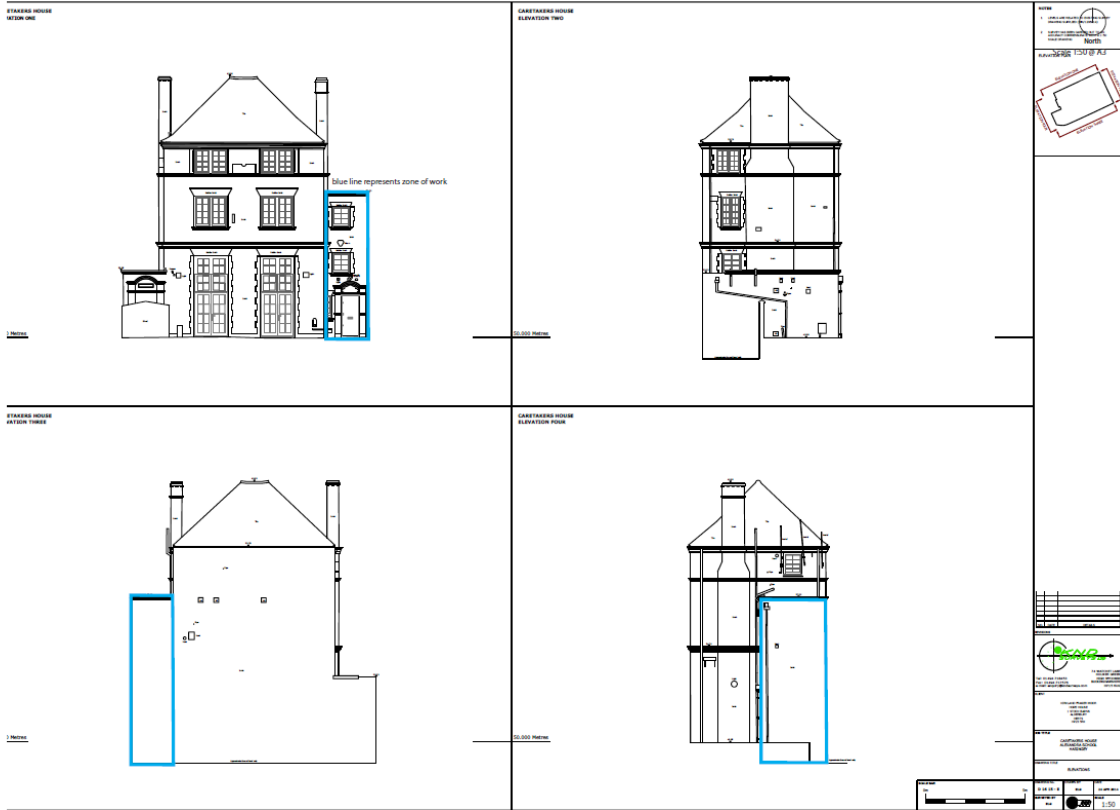


Caretaker's building

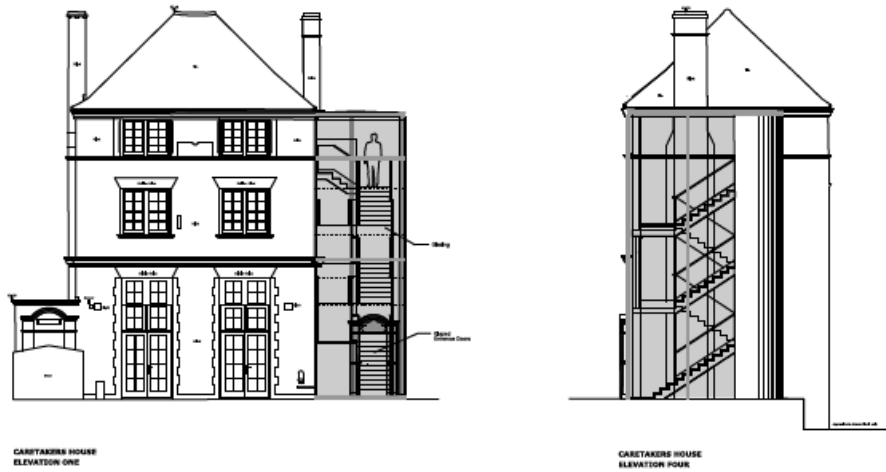


Location Plan

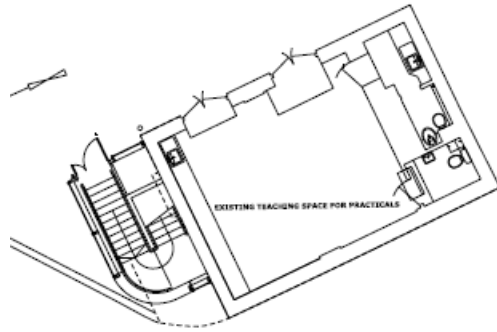
4.0/
Site Survey



Existing elevations

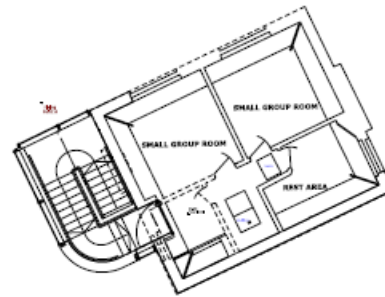
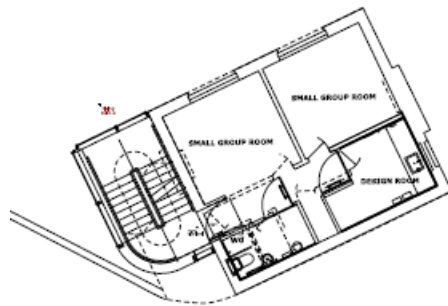


Proposed front and side elevation



CARPENTERS HOUSE

CARPENTERS HOUSE
SECOND FLOOR PLAN



Floorplans



Visualisation



Visualisation



Visualisation of initial scheme

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Planning Sub Committee 7th March 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/0109

Ward: Fortis Green

Address: Aquarius Archery Club Fortis Green Reservoir Southern Road N2 9LN

Proposal: Continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp (amended description) (updated documents)

Applicant: Mr Roger Spellane Aquarius Archery Club

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 11/01/2016

Drawing number of plans: PP01, PP02, PP03 & PP04

1.1 The reason for reporting this application to committee is due to the amount of local interest generated.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- In terms of siting, scale and appearance the proposed development is small in nature and ancillary to the land's designation as significant open land.
- The structure here is needed to support the outdoor open space activities of an established archery club with use also by a neighbouring school - Tetherdown School.
- The pavilion building will be respectful of the open nature of this site with the measures taken found to deliver an appropriate design solution and resulting building of design quality.
- The proposed development does not cause harm to the adjoining Conservation Area
- The proposed development does not affect the amenities of adjoining and neighbouring residents.

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 to secure the following matters:

Conditions

- 1) Materials and implementation within 6 months;
- 2) In accordance with approved plans;
- 3) Hours of use;
- 4) Air conditioning units.

Informatives

- 1) Co-operation

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

CONTENTS

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

APPENDICES:

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The proposal seeks to continue the use of the existing building on site used by Aquarius Archery Club as a clubhouse (D2 use), with remodelling of the elevations of the previously consented structure by re-cladding it in timber with a canopy on the south facing elevation. Consent was granted in October 2013 for a prefabricated structure (ref: HGY/2013/1521) to provide accommodation for a temporary period of two years. This was to replace an original clubhouse burnt down in 2012. The location of the structure currently on site (i.e. the temporary structure) does not change.
- 3.2 The proposal is also for the relocation of the air conditioning units to the western elevation to be incorporated into a vertical screen enclosure. Other changes include the installation of an access ramp and a new east and revised entrance to the structure.
- 3.3 An extended canopy wrapping around the southern elevation of the building is also proposed. The canopy will be supported by a new steel framed structure which will be articulated on the east and west edges with exposed angled struts to support the canopy edges. The northern elevation will have no projecting canopy.
- 3.4 This elevation of the current structure on site is further simplified by the relocation of the existing escape access and associated steps. The timber cladding to the northern elevation will be treated in a simple series of vertical, solid and slatted panels. The slatted panels will further screen windows to mitigate overlooking/light pollution.
- 3.5 The existing roof is to be covered in a series of timber boards which will be arranged in a pattern to allow open drainage and cleaning, in addition to screening the existing roof. The materials proposed is timber cladding - western red cedar panelling.

Site and Surroundings

- 3.6 The application site sits within a Thames Water reservoir site. The covered reservoir site is used for recreational purposes by the Aquarius Archery Club with Fortis Green Allotments located to the east of this site. The land is designated as Significant Local Open Land (SLOL) and a Site of Nature Conservation (SINC) (Borough Grade II) within Haringey's Local Plan 2013.
- 3.7 The surrounding area is predominately residential with the exception of the area to the east, along Woodside Avenue which contains Tetherdown School, allotments and other local amenities. Access to this site is from Lynmouth /

Southern Road. The site is located outside of Fortis Green and Muswell Hill Conservation Areas.

Relevant Planning and Enforcement history

- 3.4 HGY/2013/1521 - Erection of temporary replacement clubhouse – Approved 05/11/2013

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

Internal

- 1) LBH Parks
- 2) LBH Conservation Officer
- 3) LBH Transportation Team

External

- 4) Thames Water
- 5) Sports England

- 4.2 The following responses were received:

Internal:

- 1) Transportation: No objection
- 2) LBH Conservation Officer: No objection- From a conservation point of view, the structure would have no greater impact on the setting of the conservation area than the existing. In fact, the cladding would be an improvement to the temporary porta cabin and would be lower in height. As such, it would be considered to be an improvement to the existing structure and to the setting of the conservation area. The scheme is, therefore, acceptable.

External:

- 3) Thames Water – raise no objection
- 4) Sports England – raise no objection

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of 37 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application.

No of individual responses:

Objecting: 116
Supporting: 75
Others: 2

- 5.2 The issues raised in the representations, as summarised, that are material to the determination of the application are addressed in the report below and in Appendix 2.

Principle

- Inappropriate on SLOL land and contrary to Saved UDP Policy OS3;
- The applicants have not demonstrated why the existing building should be permanently retained at this location;
- By undertaking a proper site analysis there may well be a more appropriate location to site the building away from existing residential properties;
- Principal rationale for retaining the existing building is viability however no evidence of this is presented in the application submission and economic considerations need to be weighed against harm to the SLOL and residential amenity;
- Council's decision of 2013 was that the current temporary building is unsuitable for permanent retention and should be removed after the two year period;
- A replacement building should be similar in size and appearance to the original clubhouse;
- Precedent being set;

Size and design

- Size of the structure is excessive;
- Size of the existing structure to be refurbished exceeds the previous pavilion;
- The treated volume of the original clubhouse building was 325 cubic sq.m whilst the treated volume of the proposed building is 502 sq.m with substantial enhanced accommodation including meeting rooms and WC that were not provided in the original;
- Overhanging roof makes the building look bigger;
- Free standing wooden screen, cladding and canopy adds to the bulk and perceived volume;
- Building is not suitable for permanent retention;
- An inappropriate structure;

Amenity issues

- Visual impact;
- Eastern screen unnecessary and its removal would improve the outlook;
- Noise nuisance from social functions running until late;
- Extending the opening hours is a concern;
- Structure should not be used for any other purpose other than the archery club;

Other

- No details provided of proposed car and cycle parking;
- A Phase 1 Habitat Survey and biodiversity assessment to demonstrate how the proposals protects and enhance the SINCC should be included;
- Unsightly green containers which have been placed on the reservoir without planning permission should be removed.

5.3 The following issues raised are not material planning considerations:

- Loss of a view to the open reservoir (Officer comment: Not a material planning consideration).
- Local community was not involved in consultation until after the temporary permission expired (Officer comment: consultation has taken place prior to formal submission of this application).
- None of these supporting comments come from neighbours of the club and many of them are from outside Haringey;)
- Measurements are incorrect (Officer comment: The architect has cross-checked the measurements and the table in the report below clarifies the position. This has also been verified by officers as correct)

5.3 The following ward Councillor (Cllr Newton) has made comments on the application as summarised below:

- Supports local residents' objection to this planning application and requests the proposal is rejected.
- The applicant should go back to the drawing board and propose a more suitable club house building based on the size and volume of the original club house.
- Any building on this prominently viewable SLOL site should be of strong and sympathetic design quality.
- Original building was a modest 1930's timber building → why should the new structure be any larger.
- The treated volume of the existing building was 325 m³ the treated volume of the proposed is 502m³, with substantial enhanced accommodation, meeting rooms WC's etc.
- The footprint of the treated areas for the original measures 100sqm, the temporary building 139sqm.

- Overcladding and adding an additional awning and terrace will significantly increase the footprint and bulk of the building.
- Currently there are additional storage containers on site used by the club these significantly increase the footprint of the development.
- Consultation was not carried out for the temporary consent.
- No justification for its permanent retention of temporary structure.
- Consultation for the full application has not been carried out.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development/ Impact on 'Significant Local Open Land';
2. Design and appearance;
3. Impact on the Character and Appearance of the adjoining Conservation Area
4. Impact on residential amenity of neighbouring occupiers;
5. Impact on ecology
6. Parking and access

Principle of the development/ Impact on 'Significant Local Open Land'

6.2 In terms of land designation the site in question is designated as significant local open land (SLOL). Saved UDP Policy OS3 sets out a range of criteria that should be met if SLOL land is to be developed. These include the requirement for the development to be ancillary to the use of the open space, to be small in scale and to enhance activities associated with its open nature. London Plan Policy 3.19 supports sports and recreation facilities as they are important parts of the social infrastructure, providing a range of social and health benefits for communities and neighbourhoods. In terms of the health and well-being of communities the NPPF (para. 73) also recognises the importance of access to high quality open spaces and opportunities for sport and recreation as well as Policy DM20 of the draft Development Management DPD

6.3 It is important to bear in mind that the land in question has historically been used for sport and recreational purposes with Aquarius Archery Club using the site since the 1960s. The site is still however an operational covered reservoir for which the club has a lease from Thames Water. The original clubhouse on site was constructed in 1933 and was historically used as a tennis club. The clubhouse building was of a traditional timber clad design with a pitched roof form and a covered veranda facing south. The building was in need of some renovation prior to the fire in 2012 and had limitations in that members had to use the separate toilet block located near the northern boundary, close to residential properties on Lauradale Road.

- 6.4 The replacement structure on site is 12.5 sq.m larger than the previous structure, representing an increase of 10%. Volumetrically the building will be larger than the existing, however it is lower in height; 4m compared with the original building ridge height of 4.6m. As such there will be no noticeable perceived increase in volume when looking at the structure within the site. It is not discounted that the structure moves closer to neighbouring properties, as discussed further on in this report.

| | Original Building (before the fire) | Existing building on site | Proposed Pavilion |
|-------------------------|--|--------------------------------------|--------------------------|
| Footprint | 96 sq.m (125m ² incl veranda) | 137.5 sq.m | 137.5 sq.m |
| Enclosed volumes | 354m ³ | 508 m ³ | 508 m ³ |

- 6.5 While there is an increase in the footprint this is not considered to be significant and is justified by the needs of the user. The increase in size is in part attributed to the fact that, as mentioned above, there were no sanitary facilities in the original building which are now provided. The sale of the separate toilet block by Thames Water in 2014 means that such facilities are specifically needed here. The visual manifestation of the building does not result in a disproportionate addition over and above the size of the original building.
- 6.6 The structure to be retained is considered to be small in scale, particularly in the context of the expansive open nature of the broader site. In the context also of the previous structure on site the footprint, scale and height of the structure is considered to be acceptable and will not impact on the openness of this SLOL site. The structure here is needed to support the outdoor open space activities of this established archery club. The building and open space in question is also used by the adjacent Tetherdown School therefore being important to the broader community. The building here would be ancillary and compatible with the designation of the land as SLOL, which clearly encourages recreational uses.
- 6.7 Such associated structures in connection with open space use (i.e. clubhouses, changing facilities, cafes etc are common to parks across Haringey and London and are deemed to be ancillary to open space designations.
- 6.8 Overall Officers view that the new pavilion will not adversely affect the openness of the site nor be harmful to the broader Thames Water land's designation as SLOL in compliance with saved UDP policy OS3.

Design and appearance

- 6.9 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the high design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.
- 6.10 As noted above the application seeks to remodel the existing temporary structure that was granted consent under planning reference HGY/2013/1521. The remodelled building will remain in the same location as the structure now on site which is different to the footprint of the original building. The current structure sits closer to the boundary with residential gardens to the north (4m closer). The location of the current structure on site is influenced by a number of requirements of Thames Water (the land owners), who stipulate that the structure cannot sit over the edge of the existing reservoir as originally built.
- 6.11 The type of structure on site is also required to be easily demountable/ removed rather than a permanent building on site.
- 6.12 Local residents have raised concerns about the building's location, its footprint bulk and scale compared with the original on site. Concerns are also raised about its design and appearance and the approach taken to transform the existing prefabricated structure.
- 6.13 While consent was given by the LPA in 2013 for a prefabricated building to be used for a temporary period, the application here with the architectural concept and approach to transform it into a more permanent contemporary pavilion is materially different to the 2013 application. The building currently on site is very functional in form and has no aesthetic value.
- 6.14 The works to alter the structure would materially change its appearance and address its very modular form and bland/ grey appearance. In particular cladding the structure in timber (western red cedar) will substantially change its appearance while the introduction of a roof covering and projecting canopy on the southern elevation will improve the building's profile and appearance. The overhanging canopy will also introduce a silhouette on the south facing elevation.
- 6.15 It is considered that these works would represent a significant improvement to the building's current appearance and setting within this open land. The single storey/ flat roofed scale of the building are also considered to be acceptable, as such maintaining a subordinate structure within this site.
- 6.16 Overall the resulting pavilion building will be respectful of the open space nature of this site with the measures to be taken found to deliver an appropriate design solution and resulting building of quality.

Impact on the Character and Appearance of the adjoining Conservation Area

- 6.17 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”.

- 6.18 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.”

- 6.19 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.

- 6.20 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.

- 6.21 Policy 7.8 of the London Plan (LP) (2015) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.22 By altering the existing structure and addressing its very modular form and bland/grey appearance to a more aesthetically pleasing building, the proposal would not cause harm to the character and appearance of the adjoining conservation area, it would in fact be an improvement to its appearance.

Impact on the amenity of neighbouring occupiers;

- 6.23 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity.
- 6.24 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutant.

Outlook and amenity

- 6.25 Adjoining residents in properties on Lauradale Road to the north have raised concerns about impact on their amenity and outlook and difference between the previous/ historic structure and that currently on site. While the current structure on site does sit closer to the boundary with their gardens, given the distances from these properties, the presence of trees and screening and the difference in ground levels the proposal will not adversely affect the amenity of these nearby residents.
- 6.26 The pavilion building is lower in height (4m) compared with the original building on site (ridge height of 4.6m). This reduction in part improves the sightlines from the rooms in the ground and first floors of these properties. The windows on the

north facade of the pavilion would be screened with timber panels to prevent overlooking and the transmission of noise.

- 6.27 While concerns have been raised about impact on views there is no 'right to a view' which Planning in this instance can control. While outlook from adjoining properties and gardens is a consideration, given the properties on Lauradale Road benefit from very long and generous south facing gardens (30 meters) and the differences in levels, the height and form of the structure here would not materially harm outlook/ living conditions currently enjoyed by occupiers of these properties.
- 6.28 In terms of alternative locations it is important to point out that these are very limited and that the siting here is dictated by a number of factors, some of which have already been discussed above. For operational reasons the new building here must use the existing waste water, electricity and facility connection which were utilised by the original clubhouse, therefore requiring the building to be located as close to the original footprint as possible without impinging onto the covered reservoir.

Noise and disturbance

- 6.29 The temporary structure as consented in 2013 limited the operating hours of the structure from 08.00 to 22.00 Monday to Saturday and 09.00 hours and 18.00 hours on Sundays and Public Holidays. The club is proposing to change these to 08.00 to 23.00 Monday to Saturday and 09.00 to 23.00 on Sundays and Public Holidays, in effect those associated with the original structure on site.
- 6.30 As pointed out by the applicant the clubhouse was historically used for regular meetings concerning their governance and for a limited number of private functions for both club members and local residents. They indicated that the type of functions varied from local society meetings, dances, birthday parties, anniversaries, retirements etc.
- 6.31 Adjoining residents have raised concerns about the operating hours and possibility of noise and disturbance. Officers consider that given the historic situation here the operating hours of the clubhouse would not adversely affect the amenities of nearby residents. Noise generated will be well contained within the building with better insulation compared to the previous structure. As such Officers considered that there would be no unacceptable increase in late evening noise, disturbance and general activity to the detriment of neighbours' amenity.
- 6.32 Officers consider that in order to ensure this overall facility closes promptly at 23.00, a condition will be imposed, being mindful of normal sleeping hours the prevents use 23.00 to 07.00 .

- 6.33 As pointed out above the air-conditioning units are now proposed to be located in one position, on the west elevation near to the clubhouse entrance. The units will be placed behind a wooden louvered screen and will not be visible to the surrounding residents. The louvered screen will also help to reduce the potential impact of noise omissions from the units. The predicted noise level from the air conditioning units will be low when measured from the nearest noise sensitive premises as such meeting the requirement to be at least 10dBA below lowest existing background noise level in accordance with BS4142:1997 (as required by a planning condition).

Impact on Ecology

- 6.34 The site is designated as a 'Site of Importance for Nature Conservation' (SINC); a designation used by local authorities in England to protect sites of substantive local nature conservation value. Local Plan Policy OS13 and Policy DM19 of the draft Development Management DPD seeks to protect and enhance SINC's in particular seeks to protect species, habitats and areas from inappropriate and harmful development.
- 6.35 Local residents have raised concerns that an ecological assessment has not been submitted with the application. The proposal is considered however to have a very limited impact on ecology bearing in mind historically there was structure on this part of the site. Secondly the new structure only protrudes into a part hard surfaced area and a small grassed area, which would have been regularly mowed, as such having very limited ecological value in terms of flora and fauna. There will be no loss or impact on the trees found along the boundaries of the site.
- 6.36 As such the proposal here is considered acceptable and in accordance with Saved UDP policy OS3 and Local Plan policy SP13: 'Open Space and

Parking and access

- 6.37 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.38 The Council's Transportation Team do not object to this application as the proposed clubhouse is a replacement of a previous/ existing facility. The increase in floorspace is not expected to result in any substantial increase in generated trips and parking demand when compared to the previous use on site.

- 6.39 Aquarius Archery Club users currently enter the site via the existing vehicle and pedestrian entrance on Lynmouth / Southern Road. Members and visitors to the building enter via the existing entrance located to the west of the building. Cycle parking spaces are provided on the site in the form of uncovered stands located at the western entrance of the site.

Conclusion

- 6.40 In terms of siting, scale and appearance the proposed development is small in nature and ancillary to the land designation as SLOL with no adverse effect on its openness with any such impacts outweighed by the use of the land for sports and recreation facilities. The structure here is needed to support the outdoor open space activities of an established archery club with use also by a neighbouring school - Tetherdown School.
- 6.41 The pavilion building will be respectful of the open nature of this site with the measures taken found to deliver an appropriate design solution and resulting building of design quality. The proposed development does not cause harm to the adjoining conservation area. The proposed development does not affect the amenities of adjoining and neighbouring residents. The proposal is considered to be in accordance with National, London and Local planning policy and as such the application is recommended for approval subject to conditions.
- 6.42 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) PP01, PP02, PP03 & PP04

Subject to the following condition(s)

1. Notwithstanding any indication of materials given in the application within 2 months of the date of this permission and prior to commencement of the works samples of all materials to be used in the proposed development shall be submitted to, and approved in writing by the Local Planning Authority. Within 6 months of the approval of details the development shall be carried out in accordance with the approved details with all associated external works carried out and completed.

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.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: PP01, PP02, PP03 & PP04.

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

3. The clubhouse hereby permitted shall not be operated before 08.00 or after 23.00 hours Monday to Saturday or before 09.00 or after 23.00 hours on Sunday and Public Holidays.

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

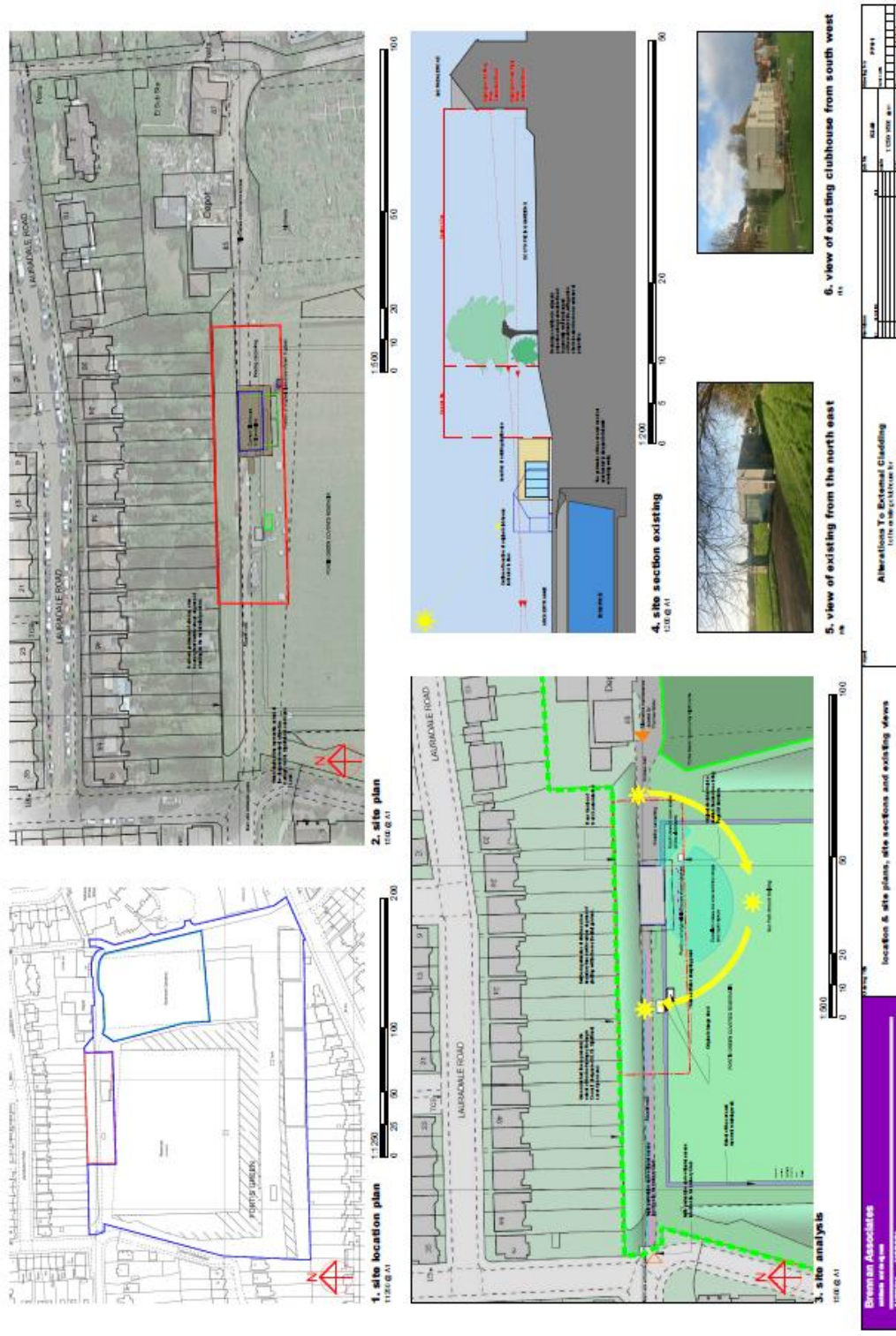
4. Noise emitted by air conditioning units shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises. The plant equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained.

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

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.

Appendix 1 Plans and Images



Location Plan and site context



Previous structure on site



Current structure on site



View of current and altered structure

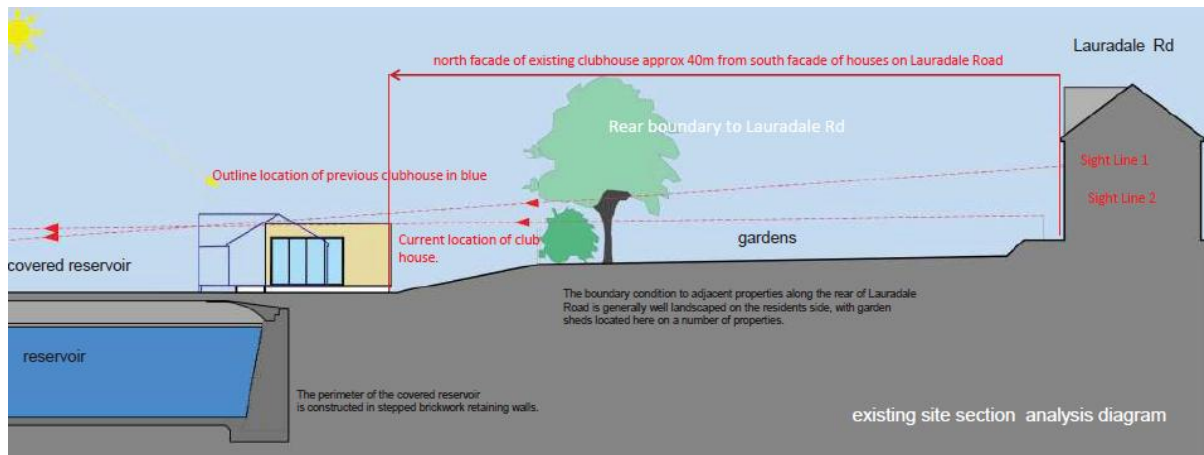


View of Proposed Clubhouse Pavilion from the South West



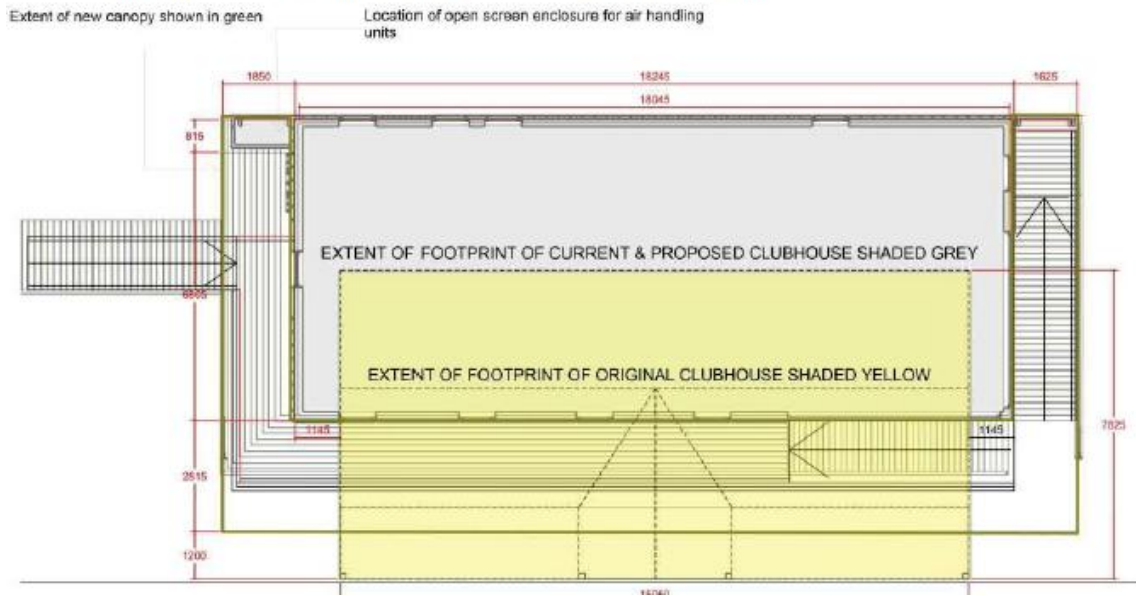
View of proposed Clubhouse Pavilion from the West

View of proposed structure

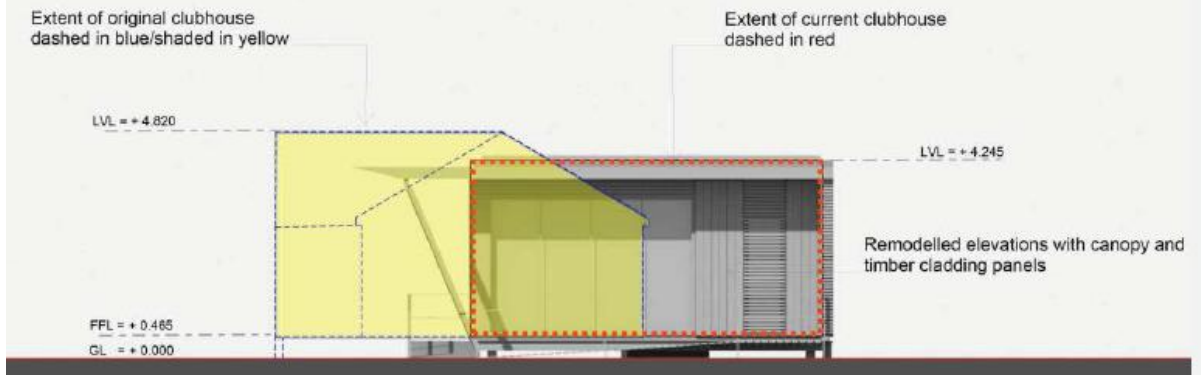


Cross section – relationship with neighbouring properties

Ground floor plan comparison of original – current - proposed pavilion.



Section/Elevation comparison of original – current - proposed pavilion.



Footprint/ cross section of existing and proposed

Appendix 2 Comment on Consultation Responses

| Stakeholder | Question/Comment | Response |
|-----------------------|--|-----------------|
| INTERNAL | | |
| Transportation | <p>This site is located in an area that has a low public transport accessibility level of 2, but is within walking distance of the 102 and 234 bus routes. These services are available on Fortis Green and offer approximately 25 buses per hour two-way. East Finchley underground station is also within walking distance of the site. It is considered that public transport together with other sustainable modes of transport would be viewed as viable options for some of those making journeys to and from the site. The proposal is for the continued use of the existing building as a Clubhouse and will not involve any changes to the existing access arrangements or to the clubs operating hours.</p> <p>The proposals will only see a modest increase in GFA of 18sqm. It is anticipated that the proposal would not result in any significant increase in traffic or parking demand above that already generated by the current operation of the club.</p> <p>Given that the above scheme is unlikely to result in any significant negative impact upon the surrounding highway network, the highway and transportation authority does not wish to raise any objection to the proposal</p> | Noted. |
| Conservation | No objection- From a conservation point of view, the structure would have no greater impact on the setting of the conservation area than the existing. In fact, the cladding would be an improvement to the temporary porta cabin and would be lower in height. As such, it would be considered to be an improvement to the existing structure and to the setting of the | Noted |

| Stakeholder | Question/Comment | Response |
|--------------------------------|---|--|
| | conservation area. The scheme is, therefore, acceptable. | |
| NEIGHBOURING PROPERTIES | <p>Size and design</p> <ol style="list-style-type: none"> 1. Size of the structure is excessive. 2. Size of the existing structure to be refurbished exceeds the previous pavilion. 3. The treated volume of the original clubhouse building was 325 cubic sq.m whilst the treated volume of the proposed building is 502 sq.m with substantial enhanced accommodation including meeting rooms and WC that were not provided in the original. 4. Overhanging roof makes the building look bigger. 5. Free standing wooden screen, cladding and canopy adds to the bulk an perceived volume. 6. Building is not suitable for permanent retention. 7. An inappropriate structure. <p>Amenity issues</p> <ol style="list-style-type: none"> 8. Visual impact 9. Eastern screen unnecessary and its removal would improve the outlook. 10. Noise nuisance from social functions running until late. 11. Extending the opening hours is a concern and it may intensify the use of the clubhouse. 12. Structure should not be used for any other purpose other than the archery club. <p>Principle</p> <ol style="list-style-type: none"> 13. The applicants have not demonstrated why the existing | <p>Addressed in report above</p> <p>Addressed in report above</p> <p>Addressed in report above</p> |

| Stakeholder | Question/Comment | Response |
|-------------|--|--|
| | <p>building should be permanently retained at this location.</p> <p>14. By undertaking a proper site analysis there may well be a more appropriate location to site the building away from existing residential properties.</p> <p>15. Principal rationale for retaining the existing building is viability however no evidence of this is presented in the application submission and economic considerations need to be weighed against harm to the SLOL and residential amenity.</p> <p>16. Council's decision of 2013 was that the current temporary building is unsuitable for permanent retention and should be removed after the two year period.</p> <p>17. A replacement building should be similar in size and appearance to the original clubhouse.</p> <p>18. Precedent being set.</p> <p>Other</p> <p>19. No details provided of proposed car and cycle parking.</p> <p>20. A Phase 1 Habitat Survey and biodiversity assessment to demonstrate how the proposals protect and enhance the SINC should be included.</p> <p>21. Unsightly green containers which have been placed on the reservoir without planning permission should be</p> | <p>16. As a voluntary body the Aquarius Archery Club only has limited resources.</p> <p>Addressed in report above</p> <p>17/18. Dealt within the report above, namely the constraints/ requirements of Thames Water.</p> <p>19. Cycle parking spaces are provided on the site in the form of uncovered stands located at the western entrance of the site. All cycle parking spaces will be located in areas of good visibility and will be secure to actively encourage members of the club to use bicycles.</p> <p>20. Addressed in report.</p> <p>21. The archery club has agreed to consider the practicalities of consolidating their</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <p>removed.</p> <p>22. The proposal is in breach of condition 1.</p> <p>23. A building of a similar scale to the original clubhouse could retain the existing access arrangements whilst reducing the proximity of the building to Lauradale Road residents.</p> <p>Summary of support letters received</p> <ol style="list-style-type: none"> 1. The proposed remodelling of the building will ensure it fits in well with its surroundings. 2. Thames Water's requirements for a temporary structure. 3. There has been a clubhouse on the site for over 50 years. 4. The proposal will enhance the existing building. 5. The field and clubhouse are available for hire by local residents and Youth; groups, and for free use by the local school. 6. The clubhouse is easily accessible to disabled, elderly and children. 7. The clubhouse has historically been on the site for many years. 8. The clubhouse provides local residents with a sports and recreational facility. 9. The clubhouse provides the only toilet facility on the site. 10. The loss of the club house would be a great concern. 11. The clubhouse is crucial for the proper running of the club, as it provides the necessary facilities for the | <p>storage within the existing footprint of the clubhouse.</p> <p>22. An application for the structure's retention has been made.</p> <p>23. Dealt within the report above, namely the constraints/ requirements of Thames Water.</p> <p>Comments noted.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|--|---|
| | archery club. | |
| Cllr Newton | <ol style="list-style-type: none"> 1. Supports local residents objection to this planning application and requests the proposal is rejected. 2. The applicant should go back to the drawing board and propose a more suitable club house building based on the size and volume of the original club house. 3. Any building on this prominently viewable SLOL site should be of strong and sympathetic design quality. 4. Original building was a modest 1930's timber building – why should the new structure be any larger. 5. The treated volume of the existing building was 325 m³ the treated volume of the proposed is 502m³, with substantial enhanced accommodation, meeting rooms WC's etc. 6. The footprint of the treated areas for the original measures 100sqm, the temporary building 139sqm. 7. Overcladding and adding an additional awning and terrace will significantly increase the footprint and bulk of the building. 8. Currently there are additional storage containers on site used by the club – these significantly increase the footprint of the development. 9. Consultation was not carried out for the temporary consent. 10. No justification for its permanent retention of temporary structure. 11. Consultation for the full Application has not been carried out | <p>The specific merits of the scheme and its design quality are addressed in the report above.</p> <p>The increase in size of the building does not result in disproportionate additions over and above the size of the original building.</p> <p>Formal statutory consultation on the planning application for the temporary structure and the application here were carried out; in addition to consultation carried out by the applications.</p> |

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/3141

Ward: Alexandra

Address: Alexandra Palace & Park Alexandra Palace Way N22 7AY

Proposal: Construction and operation of a Go Ape high ropes course

Applicant: Mr Ben Davies Adventure Forest Limited

Ownership: Council

Case Officer Contact: Robbie McNaugher

Site Visit Date: 06/11/2015

Date received: 23/10/2015 **Last amended date:** NA

Drawing number of plans: BW1 532437-14915-220915, BW1 532437-14915-220915, Appendix 1 to 10 inclusive, Design Access Statement, Preliminary Ecological Appraisal, Tree Method statement & Impact on traffic and parking report

1.1 This application is reported to the Planning Sub-Committee because it is on Council owned land and a significant number of objections have been received.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is acceptable in principle as it would enhance the outdoor recreational, leisure and sports opportunities within the Park.
- It would not harm the openness and would be appropriate development in Metropolitan Open Land (MOL)
- The proposal is considered to preserve the character and appearance of the Conservation Area and the Registered Park and would not harm the setting of the Listed Building
- The proposal is a significant distance from the nearest residential properties so would not have a significant impact on amenity
- The proposal would not generate a significant increase in traffic and there is sufficient car park capacity to cater for the additional parking demand
- The proposal would not harm the existing ecology and would provide ecological enhancements
- The proposal can be installed with minimal damage to the trees

2. RECOMMENDATION

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Hours of operation
- 4) Land restoration
- 5) Ecological mitigation
- 6) Local labour
- 7) Tree protection

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Tree works
- 4) Nesting birds

CONTENTS

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

APPENDICES:

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

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the construction and operation of a 'Go Ape' high ropes course.
- 3.1.2 The physical structures include a tower with access stairs from the ground to the rope course. The course is made up of wooden platforms between which the crossings are strung. The platforms sit on a wooden brace that uses two long bolts positioned either side of the trunk to clamp the wood to the tree. Poles will be used to create loops and obstacles where no trees are available. These will have wooden tree top platforms attached to the poles. The crossings are made of timber, wire and rope and will be arranged in five circuits. None of the cabling or braces come into contact with the trees but are held away from the bark by sacrificial wooden 'full round' battens. As the tree grows it pushes these battens out into the metal cables and braces, which eventually dig into and crush the battens instead of the tree. During annual tree inspections these battens are inspected and can be replaced if necessary. The zip wires landing zones would be constructed of wood and filled with woodchip and they would be surrounded by fencing rails. Details of the equipment are set out in Appendix 2.
- 3.1.3 The proposal includes converting part of an existing cabin to provide a reception, equipment store and office for staff. Half of the cabin is currently used as a store for Deer and the unused part will be converted. The course would operate from 8am until 9pm or dusk whichever is sooner.

3.2 Site and Surroundings

- 3.2.1 The site is an area of some 0.5 hectares located to the north of the Alexandra Palace Park, east and downhill from the boating lake and close to the deer enclosure. The site contains a number of mature trees to the west and the cabin to the east, the remainder of the site is grass and relatively flat.
- 3.2.2 The site is located in the Alexandra Palace & Park Conservation Area and Alexandra Park is designated as a Grade II Registered Park. In addition, the application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance.
- 3.2.3 To the south is Alexandra Palace which is a grade II listed building.
- 3.2.4 The application site is part of a larger site allocation (SA 53) in the emerging Site Allocations DPD. The proposed allocation includes conservation of original facades, while enabling a range of uses, including but not limited to Hotel/restaurant, making use of the natural situation of the site including the protected view to St. Pauls and across London. Opportunities to improve

connections between the Palace and the rest of the Borough will be explored. The pre submission draft of the DPD was considered by the Council at its meeting on 23rd November 2015 and was published for Reg 19 consultation on 8th January 2016

3.4 Relevant Planning and Enforcement history

3.4.1 The Palace and surrounding park have an extensive planning history with a number of applications for Planning Permission and Listed Building Consent. The most recent applications are:

HGY/2014/0559 GTD Alexandra Palace Alexandra Palace Way London Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road

HGY/2014/0560 GTD Alexandra Palace Alexandra Palace Way London Listed Building Consent for Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Economic Regeneration
LBH Arboriculture
LBH EHS - Noise & Pollution
LBH Parks
LBH Conservation Officer
LBH Nature Conservation
LBH Transportation
Alexandra Park & Palace Statutory Advisory Committee
Alexandra Palace Residents Association
Alexandra Palace
Alexandra Palace & Park CAAC Alexandra Park and Palace Charitable Trust Park
Natural England
Garden History Society

The following responses were received :

Internal:

1. Transport

No objections

2. Conservation

No objection: From a listed building point of view, the structure would be at a sufficient distance away from the listed building and would be hidden in the trees past the lake, as such it would have no impact on the listed building.

In terms of impact on the conservation area and the historic park, given its nature, the proposed structure would have minimal impact on the openness of the park and the setting of the conservation area. It would facilitate its original recreational use as Park and attract more visitors. This would be considered to enhance its significance and would be acceptable.

Overall, the proposed structure and use are in line with the recreational use of the Park and would have no impact on the setting of the listed building, the conservation area or the registered historic park. It is, therefore, acceptable.

3. Arboriculture

No objection: the Tree Officer is satisfied that the 'Go Ape' rope access system can be installed to minimise any damage to the trees. The annual inspections will ensure trees are monitored regularly and any detrimental impacts can be recorded and mitigated quickly. It is also stated that the annual inspections are to be carried out by John Harraway, who is an experienced and highly qualified Arboricultural Consultant.

4. Economic Regeneration

Request jobs are available to local residents.

5. Nature Conservation

Raises objections as a Phase 2 survey work for invertebrates has not be carried out. Seeks a full and detailed mitigation strategy as a Planning Condition.

External:

6. Historic England

Do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions

7. Natural England

No objections

8. London Wildlife Trust

Believe there will be significant adverse impacts on the habitat functionality for the area and will lead to disturbance particularly during the nesting season. It is likely that this part of the site will no longer support nesting birds, representing a significant impact on the LNR and SINC.

If the Council were minded to grant permission they recommend that an area is identified to provide woodland enhancements so that any habitat impacted by the development is appropriately mitigated for, as a condition of permission.

9. Alexandra Palace's Chief Executive

Support for the proposal.

10. Garden History Society

No comments received.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

0 Neighbouring properties
2 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: 89
Objecting: 80
Supporting: 9

5.3 The following local groups/societies made representations:

- Alexandra Palace & Park CAAC

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:

- Commercial operation not in keeping with the park
- Will harm the ecology
- Will impact on neighbouring privacy
- Increased noise impact
- Harm to trees
- Parking impacts
- Increased litter

- Security concerns
- Support for the proposal

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Impact on the Metropolitan Open Land (MOL)
3. The impact on the Listed Building Conservation Area and Registered Park
4. The impact on the amenity of adjoining occupiers
5. Parking and highway safety
6. Design
7. Biodiversity and Trees
8. Local Employment

6.2 Principle of the development

6.2.1 Saved UDP Policy OS4 refers specifically to the Alexandra Palace and Park and states that proposals for Alexandra Park and Palace should:

- a) conserve and enhance the habitat and ecological value of the Park.
- b) preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land.
- c) facilitate the restoration of the fabric of the building.
- d) enhance the outdoor recreational, leisure and sports opportunities within the Park, having regard to the needs of a wide range of users including the need for passive recreation.
- e) provide a range of uses for the Palace, which complement the outdoor activities in the Park and complement as far as possible the function of Wood Green Metropolitan Town Centre.
- f) not involve unacceptable levels of traffic that cannot be accommodated on site.
- g) protect the amenity of local residential properties.

6.2.2 The pre submission draft of the Local Plan Site Allocations DPD is currently at pre-submission stage. As such the DPD is considered to be a material planning consideration that can be accorded some, although not the same, weight as the development plan. The document provides site specific guidelines to underpin the delivery of the spatial vision set out in the Local Plan.

6.2.3 The draft Site Allocations DPD designation for Alexandra Palace includes conservation of original facades, while enabling a range of uses, including but not limited to Hotel/restaurant, making use of the natural situation of the site including the protected view to St. Pauls and across London. The Council is seeking to ensure that viable ongoing uses for Alexandra Palace, and that works to enhance the structure, and surrounding parkland are continued.

6.2.4 The principle of the proposal is considered to be in line with these policies by enhancing the outdoor recreational and leisure opportunities available at the palace and therefore the proposal is acceptable in principle subject to detailed considerations.

6.3 Impact on the Metropolitan Open Land (MOL)

6.3.1 London Plan Policy 7.17 states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Local Plan Policy SP13 'Open Space and Biodiversity' requires new developments to protect and improve Haringey's open spaces and states that all new development shall protect and enhance the borough's Green Belt, designated Metropolitan Open Land from inappropriate development.

6.3.2 Paragraph 90 of the (National Planning Policy Framework) NPPF lists the types of development which are appropriate in the Green Belt and MOL which includes the provision of appropriate facilities for outdoor recreation, as long as it preserves the openness of the MOL and does not conflict with the purposes of including land within it.

6.3.3 The proposal is for outdoor recreation and is considered to preserve the openness of the MOL and would not conflict with the purposes of MOL. The proposal would make use of the existing building on the site for reception and management purposes thus only requires the construction of the tower, platforms and ropes course structures. These would be open in their appearance and although tall in height they are not significant in their massing. They would therefore not result in urban sprawl within the MOL and the proposal is appropriate development within the MOL in accordance with paragraph 90 of the NPPF.

6.4 Impact on the Listed Building, Conservation Area and Historic Park

6.4.1 The application site has the potential to impact on a number of designated heritage assets as it lies within the Alexandra Park and Palace Conservation Area and a Registered Park and Alexandra Palace is a Grade II listed building.

6.4.2 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

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

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

material considerations which would need to carry greater weight in order to prevail.

- 6.4.6 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

Impact on the setting of the Listed Building

- 6.4.7 The proposed development would be over 100 metres from the Listed Building and sits much lower than the facade of the building so would not affect the setting of the listed building.

Impact on the Character and Appearance of the Conservation Area

- 6.4.8 The development is not significant in scale in relation to the surrounding park and the Conservation Area. The Palace itself is considered to be the dominant feature of the Conservation Area and the development would not affect its setting it is considered that the proposal would preserve the character and appearance of the surrounding Conservation Area and would not cause harm.

Impact on the Registered Park

- 6.4.9 English Heritage's designation document for the Registered Park and Garden notes that the main feature in the northern part of the park is the irregular boating lake which lies immediately north of the Palace. This was one of a series of ornamental pools formed by the damming of the stream which originally ran down the western boundary of the site. It notes that although the site has been subject to a number of alterations, the arrangement of the original path system can still be traced in most areas of the park.

- 6.4.10 The proposal is not considered to harm any of the important features of the registered park, it would sit close the boating lake but would not affect the landforms associated with it and would not impact on the setting of the Palace itself within the park which English Heritage note to be the "focus of the park". Therefore the proposal is considered to preserve the special historic interest of the Registered Park.

Conclusion

- 6.4.11 There is no harm to the setting of the Listed Building, the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation

Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.5.2 Concerns have been raised from neighbouring residents in relation to increased noise levels and loss of privacy. With regard to noise, the applicant has carried out a noise survey of the existing Go Ape site at Delamere Forest to establish typical noise levels from the use of the course and measured existing background noise levels at the site and nearest neighbouring properties. The report notes that the only apparatus generating significant noise levels was confirmed as the zip lines, from the running noise of the zip wire mechanism and from participants' voices. The acoustic consultant has undertaken an initial noise prediction from the 4 proposed zip lines to the nearest residences in Vallange Road to the west and Alexandra Park Road to the north. These residences range from approximately 80-176m (Vallange Road) and 123-139m (Alexandra Park Road) from the nearest part of the zip wire runs. They have provided a worst-case noise prediction assuming a pessimistically high usage rate of 60 people/hour for each zip line (i.e. 240 per hour in total). They have also assumed that the zip lines will be in simultaneous use. For simplicity, no account has been made of any acoustic screening that may be provided by intervening topography, but which in reality will be present and which will attenuate noise to some degree. They note that in reality, noise levels are likely to be lower than predicted, as distances to residences will be greater to the more distant stretches of the zip wire runs and usage rates are expected to be significantly lower.
- 6.5.3 The report found that the predicted Laeq noise level (equivalent continuous noise level- used as the preferred parameter for all forms of environmental noise) accounting for the worst-case when the site is at capacity is below the pre-existing levels. This would typically result in a worst-case increase in the LAeq ambient noise level of up to 2 dB(A). A change in noise level of 10 dB(A) is generally perceived as a doubling or halving of the original sound level. A change of 3 dB(A) is the minimum change perceptible. The proposed development is therefore predicted to result in an imperceptible change in ambient noise level.

- 6.5.4 The cumulative noise level is predicted at 48 dB at the Vallange Road residences and 47 dB at the Alexandra Park Road residences. This is better than the recommended range of 50-55 dB for residential gardens provided by BS8233. The Council's Environmental Health – Noise Officer is satisfied that the noise levels will not adversely affect nearby residents. The proposal is therefore considered to have no significant noise impact on neighbouring properties. The proposed development will not change the noise character of the area, as Alexandra Park is an established source of recreational and people noise.
- 6.5.5 With regard to the impact on neighbouring privacy the proposed roped course would be some 50 metres from the boundary with the nearest residential property on Alexandra Park Road at the closest point and some 60 metres from the nearest property on Valance Road at the closest point. The proposed platforms would be 12 metres at the highest point. Given the significant distance between the closest platforms and the boundary with residential gardens the proposal would afford very limited views into neighbouring properties. The proposal is therefore considered to have no material impact on neighbouring privacy.
- 6.5.6 Overall the proposal is considered to have no material impact on neighbouring amenity.

6.6 Transport and Parking

- 6.6.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.6.2 Concerns have been raised both in relation to quantum of parking provided with concerns that there is both too little and too much parking provided and the impacts on the surrounding highways.
- 6.6.3 The Council's Transportation and Highways Team has been consulted and advises that the site has a Public Transport Accessibility Level (PTAL) that ranges from 0 to 5 and is served by Alexandra Palace rail station and the W3 and 184 bus routes. These bus services offer a two-way frequency of 36 buses hour and provide frequent access to Wood Green underground station.
- 6.6.4 The proposal is capable of catering for a maximum of 130 participants at any given time. Participants will have the choice of taking part in one of two courses lasting either 3 hours or 1 hour in duration. The 1 hour experience is primarily designed to cater for children typically between the ages of 6-12 and therefore participants are normally accompanied by others who are not taking part in the activity.

- 6.6.5 The applicant has produced a Traffic and Parking statement in order to support the application. The assumptions within the report are based on survey data taken from operational GO Ape sites within Greater London. The report separates traffic and parking demand for the 3 hour and 1 hour activities in order to capture the total level of traffic generation and parking demand for each of the two courses. For robustness the report assumes that each car will be parked on-site for the duration of the course and will therefore require a parking space. The report therefore links the expected level of traffic generation with parking demand.
- 6.5.6 The survey data for relating to the 3 hour experience suggests that approximately 20% of visitors (2 cars for every 10 customers) travel to the site using private vehicles. Given that the site can cater for 15 participants every 30 minutes, it can be concluded that if operating at full capacity the maximum number of participants for this course is 90. Even taking this worst case scenario into account this element of the business is likely to generate a maximum additional parking demand of 18 spaces based on the above ratio.
- 6.5.7 In relation to the 1 hour experience, The Transportation Team has noted the results based on survey data taken from the most comparable site in Trent Park, London. Although the data suggests that this element of the business would generate a parking demand 12.8 cars, it is accepted that many of the vehicles travelling to the site would have multiple occupants as suggested in the supporting transport statement. Further survey data suggests that 56% of individuals attending the 1 hour course had planned to visit the area regardless of their booking. If applying this percentage it is concluded that this element of the business is likely to generate 6 car visits.
- 6.5.8 There will be a full-time equivalent of 21 members of staff. However, a maximum of just 12 members of staff are likely to be present on any given day. Using a first principle method based on ONS Census data for the borough the proportion of individuals arriving to work by car is likely to be in the region of 13%. Applying this percentage to the maximum number of staff present, it is considered that this element of the business is likely to generate a demand for 1.56 or 2 parking spaces.
- 6.5.9 The Traffic and Parking statement highlights the fact that Alexandra Palace Park benefits from 1200 unrestricted on-site parking spaces. Given that the development would generate a maximum demand of 26 parking spaces during its peak operational hours, which is just 2% of the available spaces. It is therefore considered that the additional parking demand can comfortably be catered for on-site.
- 6.5.10 Given the nature of the activity and the fact that session start times are staggered for each group consisting of up to 15 participants on each course, it is considered

that the operation of the business is unlikely to have any significant impact to the surrounding road network during the AM and PM peak hours. The survey results indicate that the proposal would result in a comparatively low hourly increase in traffic generation and it is considered that there is sufficient car park capacity within Alexandra Palace Park to cater for the additional parking demand. It is therefore considered that the proposed development would not have a significant impact upon the operation of the highway and transportation network in the local area.

6.8 Biodiversity and Trees

- 6.8.1 The site is designated a Site of Nature Conservation (SINC) Borough Grade I. London Plan Policies and Local Plan Policy 7.19 SP13 and Draft DM Policy DM19 state that where possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs).
- 6.8.2 With regard to trees Saved UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.

Biodiversity

- 6.8.3 The applicant has provided a Preliminary Ecological Appraisal that comprised a Phase 1 habitat survey, protected species assessment and ground level tree assessment for bats. The assessment found that the the habitats on site largely comprised semi-improved broad-leaved woodland, scattered trees, amenity grassland, semi-improved grassland and scattered scrub. One tree on site (TN1) was assessed as having low potential to support roosting bats. This tree will not be impacted under current proposals, therefore further investigation relating to bats is not necessary. □ All other trees within the survey boundary were assessed as having negligible potential to support roosting bats. The site had high potential to support breeding birds. The site was considered unlikely to support any other protected species on account. Several ecological enhancement measures are recommended.
- 6.8.4 Natural England has been consulted and raises no objections, the Council's Nature Conservation Officer notes that the appraisal recommends that an outline Ecological Impact Assessment is undertaken and that Phase 2 survey work for invertebrates is conducted. He has raised concern that permitting the development prior to the submission of these documents would pre-empt their findings. This noted, however the applicant's ecologist has advised that any likely impact on invertebrates will not fundamentally impact on the layout or

design of the proposal and will only influence the mitigation works. It is therefore considered acceptable to condition that this work be carried out and the mitigation works take the findings into account.

- 6.8.5 The London Wildlife Trust has also raised concerns around the loss of bird nesting habitat. To offset the loss of nesting habitat the condition relating to mitigation will specifically require replacement nesting areas. Therefore subject to a condition requiring the applicant to follow the recommendations of its ecological appraisal and also provide bird nesting habitat the proposal is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

Impact on trees

- 6.8.6 In relation to the impact on trees the applicant has provided a method statement which sets out that the platforms are secured to the trees by means of a brace with a platform sitting on top rather than nailed or screwed to the trees. Protective battens are installed between the wire ropes and the trees to ensure these do not damage the trees. These can also accommodate trees growth and be adjusted accordingly.

- 6.8.7 The Council's tree officer is satisfied that the 'Go Ape' rope access system can be installed to minimise any damage to the trees. The annual inspections will ensure trees are monitored regularly and any detrimental impacts can be recorded and mitigated quickly. It is also stated that the annual inspections are to be carried out by an experienced and highly qualified Arboricultural Consultant. A condition can be imposed to ensure that works are carried out and monitoring in accordance with the method statement. The proposal is therefore considered to be in accordance with policy and is acceptable in this regard.

6.10 Local Employment

- 6.10.1 A condition has been attached requiring that Go Ape works with the Council to ensure that employment and training opportunities are provided by the construction process and post occupation to assist the local employment aims for the area. This is supported by London Plan Policy 4.12, Local Plan 2013 policies SP8 and SP9.

6.11 Conclusion

- 6.11.1 The proposal is acceptable in principle as it would enhance the outdoor recreational, leisure and sports opportunities within the Park. The proposal is considered to be appropriate within the MOL as it would not impact on the openness of the MOL or result in urban sprawl and is unlikely to impact on protected species and through proposed mitigation measures is considered to

make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

6.11.2 The proposal would not impact on the amenity of neighbouring residents nor have an adverse impact on the surrounding transport network. The proposal will provide employment and training opportunities during the construction process and post occupation which in partnership with the Council's Economic Development Team will improve the opportunities for unemployed local residents.

6.11.3 Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions the planning application is recommended for approval.

6.11.4 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

6.12 CIL

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

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) BW1 532437-14915-220915, BW1 532437-14915-220915, Appendix 1 to 10 inclusive, Desgn Access Statement, Preliminary Ecological Appraisal, Tree Method statement & Impact on traffic and parking report

Subject to the following condition(s)

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

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

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

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

- 3) The use hereby permitted shall not be operated before 08:00 hours or after 21:00 hours at anytime.

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

- 4) Should the Go Ape operations cease on site the structures must be removed (and the land restored to its former condition) by or within three months of the cessation of operations.

Reason: To restore the site back to its original appearance, in the interest of a tidy site within this historic park and conservation area, to accord with Local Plan Policy SP12.

- 5) No development shall take place until an Ecological Impact Assessment phase 2 survey work for invertebrates has been conducted and a full and detailed mitigation strategy (in accordance with the findings of the survey work and the ecological appraisal report) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter. The mitigation shall include habitats for breeding birds and an educational resource such as interpretation panels and a schools pack highlighting the value of the trees as a habitat.

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

- 6) Go Ape shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the operation of the development to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post will be available to residents of the administrative area of the Council.

Go Ape shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

- 7) The development hereby permitted shall be built in accordance with the Method statement – ‘Attaching the Go Ape Course to Trees’ and retained and monitored thereafter in perpetuity.

Reason: To ensure that the development will not harm the health or longevity of the existing tree on the site in accordance with Saved UDP (2006) Policy OS17.

Informatives:

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

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

Appendix 1 Consultation Responses from internal and external agencies

| Stakeholder | Question/Comment | Response |
|-----------------------------|--|----------|
| INTERNAL | | |
| Conservation Officer | <p>No objection: From a listed building point of view, the structure would be at a sufficient distance away from the listed building and would be hidden in the trees past the lake, as such it would have no impact on the listed building.</p> <p>In terms of impact on the conservation area and the historic park, given its nature, the proposed structure would have minimal impact on the openness of the park and the setting of the conservation area. It would facilitate its original recreational use as Park and attract more visitors. This would be considered to enhance its significance and would be acceptable.</p> <p>Overall, the proposed structure and use are in line with the recreational use of the Park and would have no impact on the setting of the listed building, the conservation area or the registered historic park. It is, therefore, acceptable.</p> | Noted |
| Trees Officer | <p>No objection: the Tree Officer is satisfied that the 'Go Ape' rope access system can be installed to minimise any damage to the trees. The annual inspections will ensure trees are monitored regularly and any detrimental impacts can be recorded and mitigated quickly. It is also stated that the annual inspections are to be carried out by John Harraway, who is an experienced and highly qualified Arboricultural Consultant.</p> | Noted |

| Stakeholder | Question/Comment | Response |
|------------------------------|--|---------------|
| <p>Transportation</p> | <p>The application site is located within Alexandra Palace Park, which caters for a number of leisure uses. The site has a Public Transport Accessibility Level (PTAL) that ranges from 0 to 5 and is served by Alexandra Palace rail station and the W3 and 184 bus routes. These bus services offer a two-way frequency of 36 buses hour and provide frequent access to Wood Green underground station.</p> <p>The proposal involves the creation of a high rope adventure course, which is capable of catering for a maximum of 130 participants at any given time. Participants will have the choice of taking part in one of two courses lasting either 3 hours or 1 hour in duration. The 1 hour experience is primarily designed to cater for children typically between the ages of 6-12 and therefore participants are normally accompanied by others who are not taking part in the activity.</p> <p>The applicants have produced a Traffic and Parking statement in order to support the application. The assumptions within the report are based on survey data taken from operational GO Ape sites within Greater London. The report separates traffic and parking demand for the 3 hour and 1 hour activities in order to capture the total level of traffic generation and parking demand for each of the two courses. For robustness the report assumes that each car will be parked on-site for the duration of the course and will therefore require a parking space. The report therefore links the expected level of traffic generation with parking demand.</p> | <p>Noted.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|----------|
| | <p>The survey data for relating to the 3 hour experience suggests that approximately 20% of visitors (2 cars for every 10 customers) travel to the site using private vehicles. Given that the site can cater for 15 participants every 30 minutes, it can be concluded that if operating at full capacity the maximum number of participants for this course is 90. Even taking this worst case scenario into account this element of the business is likely to generate a maximum additional parking demand of 18 spaces based on the above ratio.</p> <p>In relation to the 1 hour experience, we have noted the results based on survey data taken from the most comparable site in Trent Park, London. Although the data suggests that this element of the business would generate a parking demand 12.8 cars, it is accepted a many of the vehicles travelling to the site would have multiple occupants as suggested in the supporting transport statement. Further survey data suggests that 56% of individuals attending the 1 hour course had planned to the visit the area regardless of their booking. If applying this percentage it is concluded that this element of the business is likely to generate 6 car visits.</p> <p>There will be a full-time equivalent of 21 (FTE) members of staff. However, a maximum of just 12 members of staff are likely to be present on any given day. Using a first principle method based on ONS Census data for the borough the proportion of individuals arriving to work by car is likely to be in the region of 13%. Applying this percentage to the maximum number of staff present, it is considered that this element of the business is likely to</p> | |

| Stakeholder | Question/Comment | Response |
|------------------------------|---|--|
| | <p>generate a demand for 1.56 or 2 parking spaces.</p> <p>The Traffic and Parking statement highlights the fact that Alexandra Palace Park benefits from 1200 unrestricted on-site parking spaces. Given that the development would generate a maximum demand of 26 parking spaces during its peak operational hours, which is just 2% of the available spaces. It is therefore considered that the additional parking demand can comfortably be catered for on-site.</p> <p>Given the nature of the activity and the fact that session start times are staggered for each group consisting of up to 15 participants on each course, it is considered that the operation of the business is unlikely to have any significant impact to the surrounding road network during the AM and PM peak hours. The survey results indicate that the proposal would result in a comparatively low hourly increase in traffic generation and it is considered that there is sufficient car park capacity within Alexandra Palace Park to cater for the additional parking demand.</p> <p>We have therefore concluded that the proposed development would not have a significant impact upon the operation of the highway and transportation network in the local area. Therefore, the highway and transportation authority does not wish to object to the proposal.</p> | |
| Economic Regeneration | Seek a commitment to work with our Haringey Employment and Skills Team on recruitment to the vacancies identified in the application form. | Noted a condition has been attached to ensure jobs a secured for local people. |
| Nature Conservation | The application form submitted with this proposal (dated | Noted, although it is recommended that |

| Stakeholder | Question/Comment | Response |
|-----------------------|---|---|
| <p>Officer</p> | <p>01/10/15) fails to identify under section 13 Biodiversity & Geological Conservation that there is a reasonable likelihood of protected and priority species, and designated sites, important habitats or other biodiversity features being affected adversely or conserved and enhanced within the application site and on land adjacent to or near the application site. This is despite the applicant having commissioned and received a Preliminary Ecological Appraisal dated 01/06/15 which identifies the site as a Site of Importance for Nature Conservation (SINC) and a Local Nature Reserve (LNR). The report also states that the site has high potential to support breeding birds and that all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).</p> <p>The Preliminary Ecological Appraisal recommends that an outline Ecological Impact Assessment is undertaken and that Phase 2 survey work for invertebrates is conducted, neither of these reports has been submitted with the Planning application. It is my opinion that until these surveys have been conducted and subsequent reports submitted that the application should be refused. To permit the development prior to the submission of these documents would pre-empt their findings.</p> <p>Whilst the Preliminary Ecological Appraisal recommends both mitigation and ecological enhancements the proposals are currently insufficient in scale and detail particularly with regard to the likely impact to habitat for breeding birds, and they cannot of course include any necessary proposals regarding invertebrates as the</p> | <p>further survey work be carried out the impact on invertebrates will not fundamentally impact on the layout or design of the proposal and will only influence the mitigation works. It is therefore considered acceptable to condition that this work be carried out and the mitigation works take the findings into account.</p> |

| Stakeholder | Question/Comment | Response |
|-------------------------|--|----------|
| | <p>recommended survey work does not appear to have taken place.</p> <p>However, should the proposal be approved a full and detailed mitigation strategy needs to be produced in agreement with the Council's Nature Conservation Officer as a Planning Condition. This needs to include signed agreements with the Manager of Alexandra Park detailing long term management commitment and responsibilities for both the duration of the course construction and its period of operation. This will ensure compliance with Haringey Council's Strategic Policy SP13 Open Space and Biodiversity.</p> <p>Preliminary discussions highlighted the need to provide an educational resource such as interpretation panels and a schools pack highlighting the value of the trees as a habitat in line with LNR principals and SINC criteria and should be incorporated into the proposals.</p> | |
| EXTERNAL | | |
| Historic England | On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed. | Noted. |
| Natural England | <p>Statutory nature conservation sites – no objection Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.</p> <p>Protected species We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on</p> | Noted. |

| Stakeholder | Question/Comment | Response |
|-------------|---|----------|
| | <p>protected species.</p> <p>You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.</p> <p>Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006</p> <p>The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'</p> <p>Local sites</p> | |

| Stakeholder | Question/Comment | Response |
|------------------------------|--|---|
| | <p>If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p> <p>Sites of Special Scientific Interest Impact Risk Zones The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website</p> | |
| London Wildlife Trust | <p>We want to alert you to the habitat impacts of the proposal for a new High Ropes Course. We would object to any works that are likely to damage the interest and/or reduce the functionality of any wildlife habitat, given the site is a statutory Local Nature Reserve and a Site of Borough Importance for Nature Conservation.</p> <p>We believe, from the submitted documentation, there will be significant adverse impacts on the habitat functionality for the area subject to the proposal. Operation of the high ropes course, planned principally from spring to autumn, will lead to disturbance particularly to during the</p> | <p>Noted, the Council’s Nature Conservation Officer does not raise concerns around the impact on birds. Ecological enhancements are proposed although none specifically relate to birds this can be part of a condition requiring mitigation and enhancement.</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|----------|
| | <p>nesting season. It is likely that this part of the site will no longer support nesting birds, representing a significant impact on the LNR and SINC.</p> <p>We recognise that Natural England have not objected to the proposal, although this is based on their scope of comments in respect of statutorily designated sites – and doesn't reflect the local nature conservation importance of the Park. We – and the applicant – recognise that habitat and species it supports will be damaged as part of this application. We believe the Council, under Strategic Policy 13 Open Space and Biodiversity (Haringey Local Plan, 2013), has grounds to reject the application.</p> <p>If, however, the Council were minded to grant permission London Wildlife Trust recommends that an area within Alexandra Park be identified to provide woodland enhancements so that any habitat impacted by the development is appropriately mitigated for, as a condition of permission. This should be based on the Park's existing management plan objectives, with reference to the borough's Biodiversity Action Plan.</p> <p>In addition site preparation and construction would need to accord to legislation, especially the Wildlife & Countryside Act 1981 (as amended), to prevent disturbance to nesting birds and roosting bats. Appropriate surveys would need to undertaken at the appropriate time prior to commencement of works to ensure the site is not in us by such species.</p> | |

| Stakeholder | Question/Comment | Response |
|---|---|---|
| | <p>We also recommend that efforts are undertaken by the applicant to ensure that managers of the rope course are required to raise awareness about the importance of the Park's wildlife habitats and Local Nature Reserve functions.</p> | |
| <p>Alexandra Palace- Chief Executive</p> | <p>Consider the activities offered by Go-Ape are in keeping with the purpose of the charitable assets and range of recreational activities that we have provided in the past and continue to provide.</p> <p>Are confident that the impact of this facility has been design to have minimal impact on the Park's habitat and ecology.</p> <p>Feel that the level of noise impact from the activity is in keeping with the rest of the parkland's activities and its suburban environment.</p> <p>We listened to a range of opinions before making our decision which resulted in the plans being adapted to take into account the opinions of our own experts and wider stakeholders.</p> | <p>Noted.</p> |
| <p>Garden History Society</p> | <p>No comments</p> | |
| <p>NEIGHBOURING PROPERTIES</p> | | |
| | <p>Impact on the Park</p> <ul style="list-style-type: none"> • Not in-keeping with the park • A commercial venture is not appropriate for the park and will change its nature • Increase visitor levels will result in noise and litter | <p>As set out under heading 6.2 the proposal is in accordance with Development Plan Policy for the site.</p> <p>Policy seeks to increase visitor numbers, litter will be a management issue for the</p> |

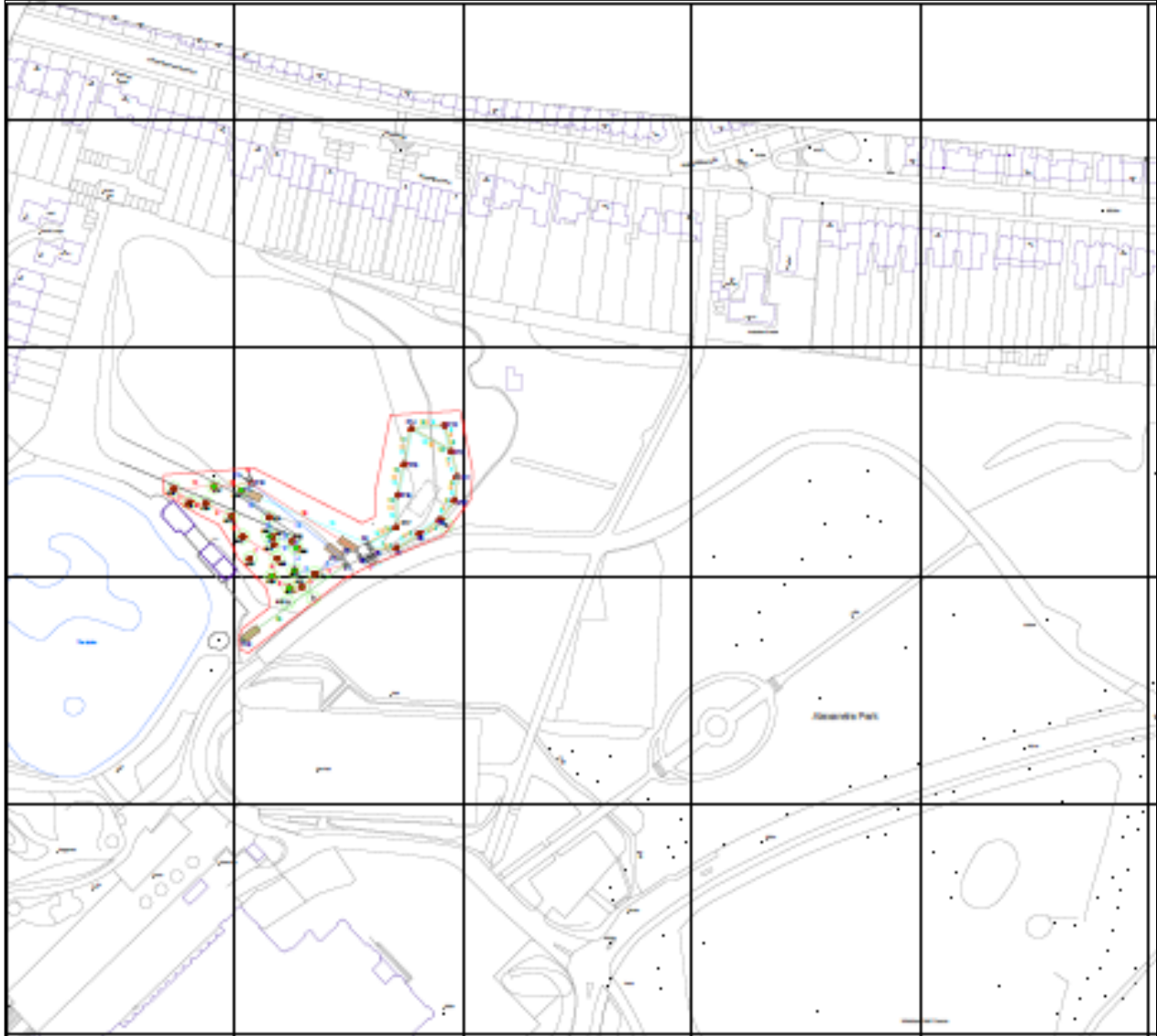
| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <ul style="list-style-type: none"> • The park should be protected from building • The proposal will remove a safe and secluded area • The site one of the remaining tranquil areas of the park • Alexandra Park Road is already under pressure • The proposal will impact on others enjoyment of the park <p>Impact on trees</p> <ul style="list-style-type: none"> • The baton system would still cause harm to trees • The proposal involves felling trees which are a health and safety risk which is unacceptable • The trees are not mature enough to make the ropes course <p>Impact on neighbouring properties</p> <ul style="list-style-type: none"> • The proposal will provide views into neighbouring properties harming privacy • The site does not have sufficient trees to protect privacy • Noise will impact on neighbouring properties • The 12.5 metre high platforms will enable views into the surrounding gardens and windows <p>Ecology</p> <ul style="list-style-type: none"> • Will disturb the deer and wildlife • The habitat survey cannot guarantee there are no bats in other trees • The proposal will impact on the wildfowl which use | <p>park to address</p> <p>The proposal does not propose new buildings and is in accordance with policy in relation to Metropolitan Open Land Local Plan Policy seek to increase activity throughout the park while preserving neighbouring amenity and biodiversity of the park this proposal is considered to comply with these policies.</p> <p>Officers are satisfied that the proposal provide adequate protection to the trees on site.</p> <p>The impact on neighbouring properties is addressed under hearing 6.5</p> <p>The impact on ecology is considered under heading 6.8. Subject to suitable mitigation the impact is considered acceptable. Works</p> |

| Stakeholder | Question/Comment | Response |
|-------------|---|--|
| | <p>the boating lake including a small Pochard population</p> <ul style="list-style-type: none"> • Disruption to hedgehogs <p>Noise</p> <ul style="list-style-type: none"> • Supporting evidence for the noise assessment is not submitted <p>Other concerns</p> <ul style="list-style-type: none"> • Increase in traffic will impact on road safety • The proposal can only be used by those who can afford to pay • Little or no income will go to the community • Will the owners ensure that people are unable to access the structure once closed? • Neighbours were not notified • This proposal was not included in public consultation on future uses of the park • Lack of waste storage • There are no toilets or rest facilities <p>Support</p> <ul style="list-style-type: none"> • The proposal will enhance the appeal of the park • The investment is overdue and welcome • The current amenities are outdated • Go Ape are a considerate and responsible company who will add to the local area | <p>will be carried out in accordance with other legislation in relation to protected species.</p> <p>The noise report have been considered by the Council's Environmental Health Officer and considered acceptable.</p> <p>The impact on traffic and parking is set out under heading 6.7 This is not a material planning consideration This is not a material planning consideration. The proposal includes measures to ensure it cannot be used outside of operating hours Notification was carried out in accordance with the Council's SOCI, site notices and press adverts were posted. This is not a material planning consideration This is a management issue for the park to address. Facilities are available in the Palace.</p> <p>Noted.</p> |

| Stakeholder | Question/Comment | Response |
|---------------------------------|---|----------|
| | <ul style="list-style-type: none"> • This will generate more visitors to the park and revenue to the neighbourhood • Would love to see Go Ape in Alexandra Palace • The site is well supported by transport links • Go Ape is a brilliant idea and does not obstruct public access to the area underneath | |
| Alexandra Palace & Park CAAC | <p>Do not object and do not welcome it. Concern that there is a risk of an adverse impact on the conservation area A temporary consent should be given and reviewed after 1 year</p> | Noted |

Appendix 2 Plans and Images

Location Plan



Existing site – Looking south west along the path towards the Palace



Existing site – Looking south west towards the Palace



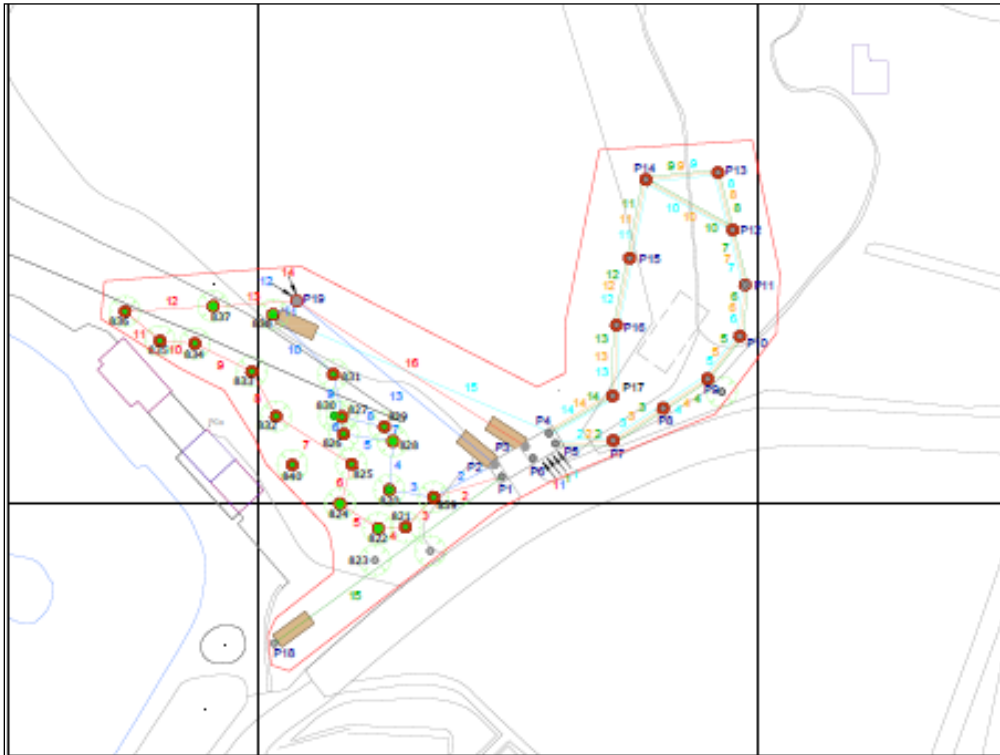
Existing site – Looking north west away from the Palace



Existing building



Proposed Site Layout



Example of 'sacrificial battens'



Example of tree top platform



Example of crossings



Example of zip wire



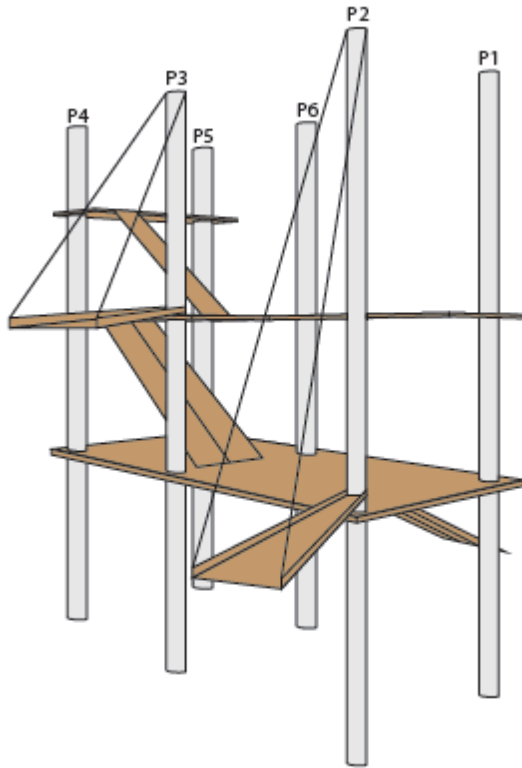
Example of landing site



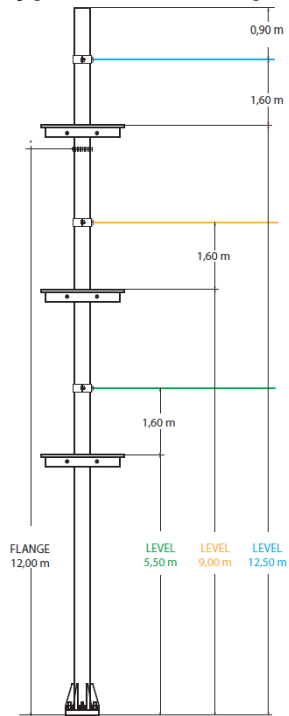
Example of 'Go Ape' course



Proposed access tower



Typical elevated platform layout



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Report for: Planning Sub-Committee 7 March 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 21 December 2015 and 19 February 2016

2. Recommendations

- 2.1 That the report be noted.

3. Background information

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

4. Local Government (Access to Information) Act 1985

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

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/12/2015 AND 19/02/2016

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: 8**

| | | | |
|-----------------|---|----------------|------------------|
| Application No: | HGY/2015/3239 | Officer: | Adam Flynn |
| Decision: | PERM DEV | Decision Date: | 24/12/2015 |
| Location: | 37 Thirlmere Road N10 2DL | | |
| Proposal: | Certificate of lawfulness for the erection of a single storey rear extension. | | |
| | | | |
| Application No: | HGY/2015/3246 | Officer: | Tobias Finlayson |
| Decision: | PERM DEV | Decision Date: | 29/12/2015 |
| Location: | 40 Harcourt Road N22 7XW | | |
| Proposal: | Certificate of lawfulness for a loft conversion and part roof extension with rear dormer extension and roof lights to front roof slope. | | |
| | | | |
| Application No: | HGY/2015/3417 | Officer: | Anthony Traub |
| Decision: | PERM DEV | Decision Date: | 12/01/2016 |
| Location: | 42 Harcourt Road N22 7XW | | |
| Proposal: | Certificate of Lawfulness for loft conversion including rear dormer, part rear roof extension and front skylights | | |
| | | | |
| Application No: | HGY/2015/3420 | Officer: | Anthony Traub |
| Decision: | PERM DEV | Decision Date: | 12/01/2016 |
| Location: | 114 Blake Road N11 2AL | | |
| Proposal: | Certificate of Lawfulness for formation of room in roof, including rear dormer and front roof lights | | |
| | | | |
| Application No: | HGY/2015/3436 | Officer: | Anthony Traub |
| Decision: | PERM REQ | Decision Date: | 13/01/2016 |
| Location: | 74 Grove Avenue N10 2AN | | |
| Proposal: | Certificate of Lawfulness for replacement of door to front with new garage door and replacement/extension of part of rear projection. | | |
| | | | |
| Application No: | HGY/2015/3653 | Officer: | Samuel Uff |
| Decision: | PERM REQ | Decision Date: | 03/02/2016 |
| Location: | 133 Durnsford Road N11 2EL | | |
| Proposal: | Loft conversion with rear dormer and a single storey rear extension. | | |
| | | | |
| Application No: | HGY/2015/3728 | Officer: | Anthony Traub |
| Decision: | PERM REQ | Decision Date: | 08/02/2016 |
| Location: | 30 Outram Road N22 7AF | | |
| Proposal: | Construction of rear infill extension. | | |
| | | | |
| Application No: | HGY/2016/0008 | Officer: | Anthony Traub |
| Decision: | PERM REQ | Decision Date: | 17/02/2016 |
| Location: | 93 Victoria Road N22 7XG | | |
| Proposal: | Certificate of lawfulness for rear dormer and front rooflights | | |

FUL Applications Decided: 17

| | | | | | |
|-----------------|---|----------|----------------|----------------|------------|
| Application No: | HGY/2015/0922 | Officer: | Neil Collins | Decision Date: | 02/02/2016 |
| Decision: | GTD | | | | |
| Location: | 1 Yewtree Close N22 7UY | | | | |
| Proposal: | Extensions to ground and first floors, associated alterations to windows and doors and extension of existing garden studio | | | | |
| Application No: | HGY/2015/3317 | Officer: | Valerie Okeiyi | Decision Date: | 04/01/2016 |
| Decision: | REF | | | | |
| Location: | 188 Albert Road N22 7AH | | | | |
| Proposal: | Formation of part additional floor to create a further flat 7 | | | | |
| Application No: | HGY/2015/3358 | Officer: | Aaron Lau | Decision Date: | 06/01/2016 |
| Decision: | GTD | | | | |
| Location: | 70 Windermere Road N10 2RG | | | | |
| Proposal: | Roof conversion including new rear dormer and front roof light | | | | |
| Application No: | HGY/2015/3412 | Officer: | Sarah Madondo | Decision Date: | 12/01/2016 |
| Decision: | GTD | | | | |
| Location: | 55 Windermere Road N10 2RD | | | | |
| Proposal: | Erection of ground floor extension | | | | |
| Application No: | HGY/2015/3416 | Officer: | Sarah Madondo | Decision Date: | 03/02/2016 |
| Decision: | GTD | | | | |
| Location: | 12 Bidwell Gardens N11 2AX | | | | |
| Proposal: | Demolition of existing garage and proposed two storey extension to the side, demolition of existing lean-to extension and proposed single storey extension to the rear, proposed dormer roof extension. | | | | |
| Application No: | HGY/2015/3463 | Officer: | Aaron Lau | Decision Date: | 15/01/2016 |
| Decision: | GTD | | | | |
| Location: | 201 Alexandra Park Road N22 7BJ | | | | |
| Proposal: | Conversion of existing basement into habitable accommodation, including rear extensions at basement and ground floor levels | | | | |
| Application No: | HGY/2015/3528 | Officer: | Adam Flynn | Decision Date: | 21/01/2016 |
| Decision: | GTD | | | | |
| Location: | 8 Albert Close N22 7AL | | | | |
| Proposal: | Replacement of existing single glazed crittal steel windows with double glazed UPVC windows | | | | |
| Application No: | HGY/2015/3580 | Officer: | Samuel Uff | Decision Date: | 27/01/2016 |
| Decision: | REF | | | | |
| Location: | 23 Maya Place N11 2EZ | | | | |
| Proposal: | Formation of front dormer and enlargement of existing rear dormer. | | | | |
| Application No: | HGY/2015/3598 | Officer: | Wendy Robinson | Decision Date: | 05/01/2016 |
| Decision: | GTD | | | | |
| Location: | Flat 2 140 Colney Hatch Lane N10 1ER | | | | |
| Proposal: | Formation of loft conversion with a rear roof dormer extension, four roof lights to front roof slope and three roof lights to the outrigger roof slope. Replacement of existing uPVC windows and door to the rear and side return elevations with new aluminium windows and door. | | | | |

| | | | | | |
|-----------------|---|----------|----------------|----------------|------------|
| Application No: | HGY/2015/3612 | Officer: | Ruma Nowaz | Decision Date: | 01/02/2016 |
| Decision: | GTD | | | | |
| Location: | 79 The Avenue N10 2QG | | | | |
| Proposal: | Proposed rear and side dormer roof extension including insertion of two rooflights all to facilitate a loft conversion | | | | |
| Application No: | HGY/2015/3649 | Officer: | Ruma Nowaz | Decision Date: | 02/02/2016 |
| Decision: | GTD | | | | |
| Location: | 160 Dukes Avenue N10 2QB | | | | |
| Proposal: | Replacement of the existing conservatory and terrace extension with a full width ground floor level extension and repairs to elevations. | | | | |
| Application No: | HGY/2015/3665 | Officer: | Ruma Nowaz | Decision Date: | 03/02/2016 |
| Decision: | GTD | | | | |
| Location: | 139 Muswell Avenue N10 2EN | | | | |
| Proposal: | Replacement of existing uPVC external kitchen door with new timber double door, and replacement of all other exterior uPVC windows and doors with new upgraded uPVC units. Rendering of rear external wall of property. | | | | |
| Application No: | HGY/2015/3718 | Officer: | Gareth Prosser | Decision Date: | 10/02/2016 |
| Decision: | GTD | | | | |
| Location: | 2 Goodwyns Vale N10 2HA | | | | |
| Proposal: | Erection of single storey side extension and internal alterations. | | | | |
| Application No: | HGY/2015/3727 | Officer: | David Farndon | Decision Date: | 16/02/2016 |
| Decision: | GTD | | | | |
| Location: | 73 Crescent Road N22 7RU | | | | |
| Proposal: | Formation of rear dormer and insertion of three front roof lights | | | | |
| Application No: | HGY/2015/3819 | Officer: | David Farndon | Decision Date: | 16/02/2016 |
| Decision: | GTD | | | | |
| Location: | 67 Albert Road N22 7AG | | | | |
| Proposal: | Erection of rear extension to the ground floor flat | | | | |
| Application No: | HGY/2015/3820 | Officer: | David Farndon | Decision Date: | 12/02/2016 |
| Decision: | GTD | | | | |
| Location: | 25 Grosvenor Road N10 2DR | | | | |
| Proposal: | Erection of single storey side and rear extension. | | | | |
| Application No: | HGY/2015/3845 | Officer: | Ruma Nowaz | Decision Date: | 18/02/2016 |
| Decision: | GTD | | | | |
| Location: | 24 Victoria Road N22 7XB | | | | |
| Proposal: | Construction of a single storey side infill extension | | | | |

Application No: **HGY/2015/3405** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/01/2016
 Location: 34 + 34A Coniston Road N10 2BP
 Proposal: Replacement of timber windows and Doors

NON Applications Decided: 2

Application No: **HGY/2016/0191** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/02/2016
 Location: 15 Palace Court Gardens N10 2LB
 Proposal: Non-material amendment following grant of planning permission HGY/2014/3342 for variation of the position and the size of windows on the rear elevation and of roof-lights on the front roof slope.

Application No: **HGY/2016/0205** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/01/2016
 Location: Garages at Anderton Court Alexandra Park Road N22 7BE
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3507 for demolition of existing boundary wall to Alexandra Park access road due to structural concerns and condition of existing wall, and construction of new wall using materials to existing wall

PNE Applications Decided: 1

Application No: **HGY/2015/3756** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/02/2016
 Location: 114 Blake Road N11 2AL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2015/3283** Officer: Adam Flynn
 Decision: GTD Decision Date: 30/12/2015
 Location: 17 Methuen Park N10 2JR
 Proposal: Approval of details pursuant to condition 3 (privacy screen) attached to planning permission HGY/2015/2452

TPO Applications Decided: 1

Application No: **HGY/2015/3418** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/01/2016
 Location: 339 Alexandra Park Road N22 7BP
 Proposal: Tree works to include branch reduction back to previous reduction points of 1 x Sycamore Tree

Total Applications Decided for Ward: 31

WARD: **Bounds Green**

CLUP Applications Decided: 4

Application No: **HGY/2015/3422** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 13/01/2016
 Location: 11 Cheshire Road N22 8JJ
 Proposal: Certificate of lawfulness for erection of new single storey rear extensions

Application No: **HGY/2015/3549** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 25/01/2016
 Location: 43 Maidstone Road N11 2TR
 Proposal: Certificate of lawfulness for loft dormer addition to rear with hip to gable conversion

Application No: **HGY/2015/3571** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 08/01/2016
 Location: 32 Richmond Road N11 2QR
 Proposal: Certificate of Lawfulness for loft conversion with new rear dormer.

Application No: **HGY/2016/0208** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 29/01/2016
 Location: 37 Maidstone Road N11 2TR
 Proposal: Certificate of Lawfulness for erection of a single storey side and rear extension including demolition of existing garage

FUL Applications Decided: 13

Application No: **HGY/2015/1146** Officer: Gareth Prosser
 Decision: GTD Decision Date: 04/02/2016
 Location: 5 St Michaels Terrace N22 7SJ
 Proposal: Change of use to massage retreat.

Application No: **HGY/2015/3118** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/01/2016
 Location: 112 Myddleton Road N22 8NQ
 Proposal: Installation of new timber shop front.

Application No: **HGY/2015/3184** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/12/2015
 Location: 16 Eastern Road N22 7DD
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2015/3248** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/12/2015
 Location: First Floor Flat 93 Whittington Road N22 8YR
 Proposal: Formation of rear dormer and insertion of roof lights

Application No: **HGY/2015/3424** Officer: Eoin Concannon
 Decision: GTD Decision Date: 13/01/2016
 Location: 32 Thorold Road N22 8YE
 Proposal: Loft conversion with rear dormer

Application No: **HGY/2015/3435** Officer: Samuel Uff
 Decision: REF Decision Date: 13/01/2016
 Location: 111 Myddleton Road N22 8NE
 Proposal: Change of use from B1 (office) to C3 (residential) of rear ground floor Unit 4

| | | | | | |
|-----------------|--|----------|----------------|----------------|------------|
| Application No: | HGY/2015/3442 | Officer: | Samuel Uff | Decision Date: | 13/01/2016 |
| Decision: | GTD | | | | |
| Location: | 11 Cheshire Road N22 8JJ | | | | |
| Proposal: | Erection of single storey rear extensions | | | | |
| | | | | | |
| Application No: | HGY/2015/3554 | Officer: | Gareth Prosser | Decision Date: | 25/01/2016 |
| Decision: | REF | | | | |
| Location: | 25 Palmerston Road N22 8QH | | | | |
| Proposal: | Replacement uPVC windows to ground floor flat | | | | |
| | | | | | |
| Application No: | HGY/2015/3695 | Officer: | Adam Flynn | Decision Date: | 05/02/2016 |
| Decision: | GTD | | | | |
| Location: | 32 Bounds Green Road N11 2QH | | | | |
| Proposal: | Formation of basement lightwells to front and rear serving existing basement rooms. Construction of rear kitchen French doors. | | | | |
| | | | | | |
| Application No: | HGY/2015/3811 | Officer: | David Farndon | Decision Date: | 18/02/2016 |
| Decision: | REF | | | | |
| Location: | 1 Dorset Road N22 7SL | | | | |
| Proposal: | Addition of rear dormer and front rooflights, and enlargement of existing first floor side window | | | | |
| | | | | | |
| Application No: | HGY/2015/3832 | Officer: | Sarah Madondo | Decision Date: | 17/02/2016 |
| Decision: | GTD | | | | |
| Location: | Outside 2 Latham Court Brownlow Road N11 2ES | | | | |
| Proposal: | Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service | | | | |
| | | | | | |
| Application No: | HGY/2016/0011 | Officer: | Wendy Robinson | Decision Date: | 10/02/2016 |
| Decision: | REF | | | | |
| Location: | 105 Nightingale Road N22 8PT | | | | |
| Proposal: | Erection of single storey part side and part rear extension | | | | |
| | | | | | |
| Application No: | HGY/2016/0031 | Officer: | Wendy Robinson | Decision Date: | 10/02/2016 |
| Decision: | GTD | | | | |
| Location: | 57 Whittington Road N22 8YS | | | | |
| Proposal: | Construction of a single storey part side and part rear extension, formation of a rear roof dormer window extension and loft conversion. | | | | |

LCD Applications Decided: 3

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|-----------------|-------------------------------------|----------|----------------|----------------|------------|
| Application No: | HGY/2015/3473 | Officer: | Gareth Prosser | Decision Date: | 18/01/2016 |
| Decision: | GTD | | | | |
| Location: | 26 & 26a Braemar Avenue N22 7BY | | | | |
| Proposal: | Replacement PVCU windows and doors. | | | | |
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| Application No: | HGY/2015/3474 | Officer: | Nanayaa Ampoma | Decision Date: | 11/02/2016 |
| Decision: | GTD | | | | |
| Location: | 118 + 118A Whittington Road N22 8YL | | | | |
| Proposal: | Replacement PVCu windows and doors | | | | |

Application No: **HGY/2015/3567** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 10/02/2016
 Location: 104 & 104A Whittington Road N22 8YH
 Proposal: Replacement PVCu windows and doors

NON Applications Decided: 1

Application No: **HGY/2015/3690** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/01/2016
 Location: 99 Myddleton Road N22 8NE
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1790 to alter and confirm fenestration and clarify labelling on approved drawings.

PNE Applications Decided: 1

Application No: **HGY/2015/3717** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 28/01/2016
 Location: 4 Richmond Road N11 2QR
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 5.97m, for which the maximum height would be 3.254m and for which the height of the eaves would be 2.9m

RES Applications Decided: 2

Application No: **HGY/2015/3289** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/12/2015
 Location: Bounds Green Junior and Infant School Bounds Green Road N11 2QG
 Proposal: Approval of details pursuant to conditions 4 (revised travel plan), attached to planning permission HGY/2015/1279

Application No: **HGY/2015/3569** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/12/2015
 Location: Bounds Green Junior and Infant School Bounds Green Road N11 2QG
 Proposal: Approval of details pursuant to conditions 8 (installation details of the boiler) attached to planning permission HGY/2015/1279

Total Applications Decided for Ward: 24WARD: **Bruce Grove****CLDE Applications Decided: 1**

Application No: **HGY/2015/3772** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/02/2016
 Location: 565A-567A High Road N17 6SB
 Proposal: Use of property as D1 use (place of worship / school / community centre).

CLUP Applications Decided: 3

Application No: **HGY/2015/3335** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 06/01/2016
 Location: 87 Clonmell Road N17 6JT
 Proposal: Certificate of lawfulness for rear dormer extension with roof lights to front roof slope to facilitate a loft conversion

Application No: **HGY/2015/3539** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 22/01/2016
 Location: 110 Philip Lane N15 4JL
 Proposal: Certificate of lawfulness for loft conversion

Application No: **HGY/2015/3692** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 05/02/2016
 Location: 40 Elmhurst Road N17 6RQ
 Proposal: Rear dormer extension with roof lights to front roof slope and a Juliet balcony.

FLEX Applications Decided: 1

Application No: **HGY/2014/2505** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 16/02/2016
 Location: 451 - 453 High Road N17 6QH
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 03/11/2014: Existing Use Class A1 - Proposed Use Class B1

FUL Applications Decided: 12

Application No: **HGY/2015/2614** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/01/2016
 Location: 88 Lordsmead Road N17 6EY
 Proposal: Demolition of existing extension and erection of new glazed rear extension and terrace decking

Application No: **HGY/2015/2848** Officer: Sarah Madondo
 Decision: REF Decision Date: 20/01/2016
 Location: 1A St Loys Road N17 6UB
 Proposal: Rearward and upward extension of property and retention as a single residential unit.

Application No: **HGY/2015/2906** Officer: Eoin Concannon
 Decision: GTD Decision Date: 02/02/2016
 Location: 40 Philip Lane N15 4JB
 Proposal: Loft conversion with rear dormer extension and two velux roof lights to front roof slope

Application No: **HGY/2015/3211** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 27 Napier Road N17 6YG
 Proposal: Erection of rear dormer and 2x rooflights.

Application No: **HGY/2015/3242** Officer: Eoin Concannon
 Decision: GTD Decision Date: 24/12/2015
 Location: 60 Ranelagh Road N17 6XU
 Proposal: Erection of rear side extension, replacement of rear bay window with new French doors, formation of rear dormer and insertion of front rooflights

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|-----------------|--|----------|----------------|----------------|------------|
| Application No: | HGY/2015/3325 | Officer: | Samuel Uff | Decision Date: | 05/01/2016 |
| Decision: | REF | | | | |
| Location: | 12 Handsworth Road N17 6DE | | | | |
| Proposal: | Erection of rear extension with internal alterations | | | | |
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| Application No: | HGY/2015/3393 | Officer: | Valerie Okeiyi | Decision Date: | 11/01/2016 |
| Decision: | GTD | | | | |
| Location: | 2A Loxwood Road N17 6TT | | | | |
| Proposal: | Erection of single storey rear extension | | | | |
| | | | | | |
| Application No: | HGY/2015/3400 | Officer: | Samuel Uff | Decision Date: | 12/01/2016 |
| Decision: | GTD | | | | |
| Location: | 57 Mount Pleasant Road N17 6TR | | | | |
| Proposal: | Conversion into 1 x two bed and 2 x one bed flats | | | | |
| | | | | | |
| Application No: | HGY/2015/3602 | Officer: | Samuel Uff | Decision Date: | 29/01/2016 |
| Decision: | GTD | | | | |
| Location: | 483 High Road N17 6QA | | | | |
| Proposal: | Change of use to upper floors from A1 (retails) to c3 (residential) to form 1 x 2 bedroom flat to first and second floor. | | | | |
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| Application No: | HGY/2015/3617 | Officer: | Samuel Uff | Decision Date: | 01/02/2016 |
| Decision: | GTD | | | | |
| Location: | 62 Dunloe Avenue N17 6LA | | | | |
| Proposal: | Demolition of an existing side extension and semi sheltered porch and erection of a new single storey rear extension, making good existing first floor rear bay window | | | | |
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| Application No: | HGY/2015/3674 | Officer: | Wendy Robinson | Decision Date: | 20/01/2016 |
| Decision: | REF | | | | |
| Location: | 174 Philip Lane N15 4JN | | | | |
| Proposal: | Conversion of property from two to three self-contained flats (1x2 bed and 1 x studio and 1 x 1 bed flat), with Erection of single storey rear extension and loft conversion with 3 x roof lights to front roof slope. | | | | |
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| Application No: | HGY/2015/3785 | Officer: | Samuel Uff | Decision Date: | 12/02/2016 |
| Decision: | GTD | | | | |
| Location: | 10 Lismore Road N17 6LE | | | | |
| Proposal: | Erection of single storey ground floor rear extension and formation of rear dormer loft conversion. | | | | |

PNC Applications Decided: 1

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|-----------------|---|----------|----------------|----------------|------------|
| Application No: | HGY/2015/3603 | Officer: | Valerie Okeiyi | Decision Date: | 29/01/2016 |
| Decision: | PN NOT REQ | | | | |
| Location: | 99A Arnold Road N15 4JQ | | | | |
| Proposal: | Prior approval for change of use of property from B1 (a) (offices) to C3 (residential). | | | | |

PNE Applications Decided: 1

Application No: **HGY/2015/3757** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/02/2016
 Location: 27 Arnold Road N15 4JF
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.4m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 19

WARD: **Crouch End**

ADV Applications Decided: 2

Application No: **HGY/2015/3725** Officer: Adam Flynn
 Decision: REF Decision Date: 10/02/2016
 Location: 1 Park Road N8 8TE
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign

Application No: **HGY/2015/3827** Officer: David Farndon
 Decision: GTD Decision Date: 16/02/2016
 Location: Exchange House 71 Crouch End Hill N8 8DF
 Proposal: Display of 6 x internally illuminated fascia signs, 2 x illuminated signs and 1 x hanging sign.

CLDE Applications Decided: 3

Application No: **HGY/2015/3206** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/02/2016
 Location: 62 Coolhurst Road N8 8EU
 Proposal: Use of garage as a studio flat.

Application No: **HGY/2015/3320** Officer: Anthony Traub
 Decision: GTD Decision Date: 29/12/2015
 Location: 58 Weston Park N8 9TD
 Proposal: Certificate of Lawfulness for use of building as 3no.bed sit flats with shared facilities, 1 x ground floor flat, 1 x second floor flat

Application No: **HGY/2015/3588** Officer: Aaron Lau
 Decision: GTD Decision Date: 28/01/2016
 Location: 60 Crouch End Hill N8 8AG
 Proposal: Certificate of Lawfulness for use of the ground floor and basement as a hot food take away (A5)

COND Applications Decided: 2

Application No: **HGY/2015/3189** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 21/12/2015
 Location: 4 Bryanstone Road N8 8TN
 Proposal: Variation of condition 2 (accordance with plans and specifications) attached to planning permission HGY/2013/0755)

Application No: **HGY/2015/3628** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2016
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2011/2016 for balustrading of all third floor terraces to match previously approved metal balustrading of front terrace.

FUL Applications Decided: 17

Application No: **HGY/2015/3099** Officer: Gareth Prosser
 Decision: GTD Decision Date: 18/01/2016
 Location: 1 Stanhope Gardens N6 5TT
 Proposal: Subdivision of existing dwelling to create two self-contained family dwellings including two storey side and single storey rear extension, basement with associated landscaping and parking.

Application No: **HGY/2015/3111** Officer: Gareth Prosser
 Decision: GTD Decision Date: 01/02/2016
 Location: 13A Elm Grove N8 9AH
 Proposal: Formation of a rear dormer with Juliet balcony and insertion of three rooflights to the front slope to create a loft conversion

Application No: **HGY/2015/3202** Officer: Sarah Madondo
 Decision: REF Decision Date: 23/12/2015
 Location: 36 Elm Grove N8 9AH
 Proposal: Construction of a ground floor extension and internal alterations

Application No: **HGY/2015/3229** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/12/2015
 Location: 22 Ridgeway Gardens N6 5XR
 Proposal: Erection of single storey rear extension and side extension to replace existing single storey garage

Application No: **HGY/2015/3282** Officer: Adam Flynn
 Decision: GTD Decision Date: 31/12/2015
 Location: 44 Ridgeway Gardens N6 5XR
 Proposal: Change of existing window to larger pattern

Application No: **HGY/2015/3352** Officer: Aaron Lau
 Decision: GTD Decision Date: 06/01/2016
 Location: 3 Bourne Road N8 9HJ
 Proposal: Partial demolition of existing ground floor kitchen extension, replacing existing windows and construction of a partial infill side/rear extension to facilitate new kitchen and dining space.

Application No: **HGY/2015/3384** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/01/2016
 Location: Flat 6 62 Shepherds Hill N6 5RN
 Proposal: Extension of the roof to match the existing pitch to allow for an additional master bedroom and en-suite

Application No: **HGY/2015/3441** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/01/2016
 Location: 11 Bedford Road N8 8HL
 Proposal: Formation of two rear dormers and insertion of three conservation type rooflights to the front slope to create a loft conversion

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|-----------------|--|----------------|----------------|
| Application No: | HGY/2015/3481 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 18/01/2016 |
| Location: | 24 Edison Road N8 8AE | | |
| Proposal: | Change of use of the first floor addition at 24-25 Edison Road from B1 to C3, including minor alterations to elevations | | |
| Application No: | HGY/2015/3483 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 24 Edison Road N8 8AE | | |
| Proposal: | Change of use of the 1st floor addition at 24-25 Edison Road from B1 to C3 to create an independent first floor flat, including minor alterations to elevations. | | |
| Application No: | HGY/2015/3590 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 28/01/2016 |
| Location: | 8 Crouch End Hill N8 8AA | | |
| Proposal: | Change of use from mini cab office (sui-generis) to an estate agents office (Class A2) | | |
| Application No: | HGY/2015/3632 | Officer: | Neil Collins |
| Decision: | GTD | Decision Date: | 25/01/2016 |
| 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/2015/3660 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 04/02/2016 |
| Location: | Flat 1 23 Crouch Hall Road N8 8HT | | |
| Proposal: | Removal of rear wall to flat and extension of existing bedroom and bathroom out over existing rear terrace. | | |
| Application No: | HGY/2015/3689 | Officer: | Aaron Lau |
| Decision: | REF | Decision Date: | 05/02/2016 |
| Location: | 33 Claremont Road N6 5DA | | |
| Proposal: | Insertion of rear dormer roof extension with 3 no. rooflights to front elevation, single storey infill glazed roof extension to rear. Replacement timber framed Sash windows to match original. | | |
| Application No: | HGY/2015/3724 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 10/02/2016 |
| Location: | 1 Park Road N8 8TE | | |
| Proposal: | Installation of new shopfront | | |
| Application No: | HGY/2015/3760 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 10/02/2016 |
| Location: | 3 Tara Mews N8 8BT | | |
| Proposal: | Erection of single storey rear extension and insertion of roof lights into the existing roof. | | |
| Application No: | HGY/2015/3822 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 16/02/2016 |
| Location: | 9 Bedford Road N8 8HL | | |
| Proposal: | Creation of dormer loft conversion with two skylights to front roof slope, re-design rear elevations on ground floor, and creation of external decking area, as well as conversion from 2 flats back into one home. | | |

LCD Applications Decided: 2

Application No: **HGY/2015/3403** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/01/2016
 Location: 26 Weston Park N8 9TJ
 Proposal: Replacement of timber windows and doors

Application No: **HGY/2015/3404** Officer: Adam Flynn
 Decision: GTD Decision Date: 11/01/2016
 Location: Flats A + B 5 Weston Park N8 9SY
 Proposal: Replacement of timber windows and doors

NON Applications Decided: 3

Application No: **HGY/2014/2370** Officer: Matthew Gunning
 Decision: GTD Decision Date: 17/02/2016
 Location: Park Road Leisure Centre Park Road N8 7JN

Proposal: Non material amendment following a grant of planning permission HGY/2013/1500 for revised configuration and layout of lido changing and kiosk pods, minor revision to external works in lido area, high level brickwork facade changed to metal aluminium cladding, external fire escape pool configurations changed on NW elevation and external louver locations indicated on the SW elevations

Application No: **HGY/2016/0103** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/02/2016
 Location: 78 Shepherds Hill N6 5RH

Proposal: Non material amendment following a grant of planning permission HGY/2013/2597 for rationalisation of existing space.

Application No: **HGY/2016/0187** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: Flat 3 60 Coolhurst Road N8 8EU

Proposal: Non material amendment following grant of planning permission HGY/2011/0766 for substitution of grey zinc (RAL7016 Anthracite) covering to rear sloping roof and dormers in lieu of natural slate roof and lead clad dormers

PNC Applications Decided: 1

Application No: **HGY/2015/3270** Officer: Adam Flynn
 Decision: PN NOT REQ Decision Date: 30/12/2015
 Location: 3 Rose Place The Broadway N8 9SU
 Proposal: Prior approval for change of use from B1 (office) to C3 (dwelling house)

RES Applications Decided: 3

Application No: **HGY/2015/3281** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 30/12/2015
 Location: 20 Coleridge Road N8 8ED

Proposal: Approval of details pursuant to condition 3 (obscure glazed screen) attached to planning permission HGY/2014/3373

Application No: **HGY/2015/3342** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/12/2015
 Location: 165 Tottenham Lane N8 9BY
 Proposal: Approval of details pursuant to conditions 8 (parking review plan - partial discharge of condition) attached to planning permission HGY/2013/1984

Application No: **HGY/2015/3627** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2016
 Location: Jameson Lodge 58 Shepherds Hill N6 5RW
 Proposal: Approval of details pursuant to condition 9 (privacy screen) attached to planning permission HGY/2014/2442

TPO Applications Decided: 1

Application No: **HGY/2015/3376** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/01/2016
 Location: 42 Shepherds Hill N6 5RR
 Proposal: Tree works to include reduction of overhang into 25 Stanhope Road by 3m of 1 x Beech Tree and 1 x Sycamore Tree

Total Applications Decided for Ward: 34WARD: **Fortis Green****CLUP Applications Decided: 3**

Application No: **HGY/2015/3421** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 12/01/2016
 Location: 47 Lanchester Road N6 4SX
 Proposal: Certificate of lawfulness for conversion of garage to bedroom and bathroom

Application No: **HGY/2015/3595** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 28/01/2016
 Location: 10 Wellfield Avenue N10 2EA
 Proposal: Certificate of lawfulness for a rear extension and minor external alterations.

Application No: **HGY/2015/3713** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 08/02/2016
 Location: 26 Fordington Road N6 4TJ
 Proposal: Replacement of two existing garden sheds with a new garden studio building for recreational use to include a private gym, sauna and spa

FUL Applications Decided: 16

Application No: **HGY/2014/3334** Officer: Aaron Lau
 Decision: GTD Decision Date: 05/02/2016
 Location: 150 Fortis Green N10 3PA
 Proposal: Erection of fifth floor extension to create 1no. 3 bedroom additional residential unit

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|-----------------|--|----------------|------------------|
| Application No: | HGY/2015/3188 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 21/12/2015 |
| Location: | 144 Osier Crescent N10 1RF | | |
| Proposal: | Replacement of existing conservatory with new orangery to the rear of the property | | |
| Application No: | HGY/2015/3210 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 24/12/2015 |
| Location: | 83 Steeds Road N10 1JB | | |
| Proposal: | Demolition of existing conservatory extension and replacement with single storey rear extension. Loft conversion and chimney removal. | | |
| Application No: | HGY/2015/3234 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 05/02/2016 |
| Location: | 24 Tetherdown N10 1NB | | |
| Proposal: | Change of use of property from nursery (D1) to single family dwelling (C3) | | |
| Application No: | HGY/2015/3280 | Officer: | Aaron Lau |
| Decision: | REF | Decision Date: | 29/12/2015 |
| Location: | 25 Ringwood Avenue N2 9NT | | |
| Proposal: | Erection of single storey rear infill extension, first floor side extension and loft conversion including hip-to-gable ends, rear dormer and roof windows to front | | |
| Application No: | HGY/2015/3459 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 15/01/2016 |
| Location: | 5 Muswell Road N10 2BJ | | |
| Proposal: | Formation of new mansard, with a dormer, facing the rear garden | | |
| Application No: | HGY/2015/3460 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 15/01/2016 |
| Location: | 7 Muswell Road N10 2BJ | | |
| Proposal: | Formation of new mansard, with a dormer, facing the rear garden | | |
| Application No: | HGY/2015/3487 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 19/01/2016 |
| Location: | 21 Shakespeare Gardens N2 9LJ | | |
| Proposal: | Demolition of existing garage and construction of side extension at ground and first floor with new pitched roof | | |
| Application No: | HGY/2015/3525 | Officer: | Ruma Nowaz |
| Decision: | REF | Decision Date: | 21/01/2016 |
| Location: | 75 Hill Road N10 1JE | | |
| Proposal: | Erection of single storey rear extension and front porch | | |
| Application No: | HGY/2015/3536 | Officer: | Robbie McNaugher |
| Decision: | REF | Decision Date: | 22/01/2016 |
| Location: | Flat A 55 Tetherdown N10 1NH | | |
| Proposal: | Reinstating original window opening in a side elevation | | |

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|-----------------|--|----------------|------------------|
| Application No: | HGY/2015/3570 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 10/02/2016 |
| Location: | 34 Birchwood Avenue N10 3BE | | |
| Proposal: | Erection of single storey rear extension. | | |
| Application No: | HGY/2015/3693 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 05/02/2016 |
| Location: | 2 Coleraine Cottages Fortis Green N2 9HJ | | |
| Proposal: | Erection of rear ground floor and first floor extension and general refurbishment works | | |
| Application No: | HGY/2015/3715 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 08/02/2016 |
| Location: | 38 Lynmouth Road N2 9LS | | |
| Proposal: | Erection of single storey rear extension. | | |
| Application No: | HGY/2015/3792 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 8 Wellfield Avenue N10 2EA | | |
| Proposal: | Deconversion of property from 8 bedsits to a single family dwelling and one bed-sit unit, and the erection of single storey ground floor rear extension, formation of 2 rear dormers, insertion of 2 front rooflights and alterations to fenestration. | | |
| Application No: | HGY/2015/3830 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 17/02/2016 |
| Location: | The London Centre for Children with Cerebral Palsy Coppetts Road N10 1JP | | |
| Proposal: | Refurbishment and 2-storey extensions to the existing school building, to provide a hall space, hydrotherapy pool, and additional office space. Landscaping works to provide accessible playground and other features. | | |
| Application No: | HGY/2015/3846 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 18/02/2016 |
| Location: | 28 Beech Drive N2 9NY | | |
| Proposal: | Proposed dormers to front and rear roofslopes. | | |

LCD Applications Decided: 1

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|-----------------|---|----------------|------------|
| Application No: | HGY/2015/3406 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 11/01/2016 |
| Location: | 5 + 7 Tetherdown N10 1ND | | |
| Proposal: | Replacement of timber windows and Doors | | |

NON Applications Decided: 2

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|-----------------|---|----------------|---------------|
| Application No: | HGY/2015/3576 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 311 Osier Crescent N10 1RD | | |
| Proposal: | Non-material amendment following a grant of planning permission HGY/2015/0217 for addition of bi folding and French doors to the rear elevation including insertion of rooflight. | | |

Application No: **HGY/2015/3621** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/12/2015
 Location: 56 Muswell Hill N10 3ST
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2069 to alter glazing to cladding ratios (Building A South-East and North-East elevations) and windows (Building A North-West elevation), and remove chimney from Building A South-East elevation.

RES Applications Decided: 5

Application No: **HGY/2013/1556** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/01/2016
 Location: 60 Grand Avenue N10 3BP
 Proposal: Approval of Details pursuant to Condition 4 (hard and soft landscaping) attached to planning permission HGY/2010/1305

Application No: **HGY/2015/3183** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/12/2015
 Location: 7A Tetherdown N10 1ND
 Proposal: Approval of details pursuant to Conditions 3 (provision of refuse) attached to planning permission HGY/2014/0495

Application No: **HGY/2015/3204** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/12/2015
 Location: 25 Fortis Green Avenue N2 9LY
 Proposal: Approval of details pursuant to condition 3 (details of the external materials) attached to planning permission HGY/2014/1141

Application No: **HGY/2015/3750** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/02/2016
 Location: (Land to Rear of 2-16 Lauradale Road) 85 Woodside Avenue N10 3HF
 Proposal: Approval of details pursuant to condition 6 (scheme for green roofs) attached to planning permission HGY/2015/0859

Application No: **HGY/2015/3797** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: Seymour Court Colney Hatch Lane N10 1EB
 Proposal: Approval of details pursuant to condition 2 (replacement tree) attached to planning permission HGY/2015/1750

TPO Applications Decided: 5

Application No: **HGY/2015/2443** Officer: Gareth Prosser
 Decision: GTD Decision Date: 12/02/2016
 Location: Cedar Court Colney Hatch Lane N10 1EE
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2015/3378** Officer: Gareth Prosser
 Decision: REF Decision Date: 08/01/2016
 Location: 7 Twyford Avenue N2 9NU
 Proposal: Tree works to include reduction of crown by approx. 4m of 1 x Oak tree

Application No: **HGY/2015/3450** Officer: Gareth Prosser
 Decision: REF Decision Date: 14/01/2016
 Location: Our Lady of Muswell Catholic Church and Hall Colney Hatch Lane N10 1PN
 Proposal: Tree works to include felling of 1 x Ash Tree.

Application No: **HGY/2015/3454** Officer: Gareth Prosser
 Decision: REF Decision Date: 14/01/2016
 Location: Pinner Lodge 3 Colney Hatch Lane N10 1PN
 Proposal: Tree works to include felling of 2x sycamore trees, 1x Ash Tree and 1x Chestnut tree

Application No: **HGY/2016/0166** Officer: Adam Flynn
 Decision: GTD Decision Date: 20/01/2016
 Location: 3 Ringwood Avenue N2 9NT
 Proposal: Tree works to include up to 3m crown reduction in all aspects of 1 x Oak tree.

Total Applications Decided for Ward: 32

WARD: **Harringay**

CLDE Applications Decided: 2

Application No: **HGY/2015/3523** Officer: Eoin Concannon
 Decision: GTD Decision Date: 21/01/2016
 Location: 11 Wordsworth Parade N8 0SJ
 Proposal: Certificate of lawfulness for use of property as six residential units.

Application No: **HGY/2016/0059** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/02/2016
 Location: 296 Wightman Road N8 0LT
 Proposal: Use of the Flat D as a self-contained flat

CLUP Applications Decided: 2

Application No: **HGY/2015/3634** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 02/02/2016
 Location: 55 Falkland Road N8 0NS
 Proposal: Certificate of lawfulness for erection of a rear dormer extension with rooflight to front roof slope. Replacement of timber sash widows and entrance door, new windows to rear first floor.

Application No: **HGY/2015/3703** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 08/02/2016
 Location: 30 Mattison Road N4 1BD
 Proposal: Conversion of existing loft to habitable room with en-suite bathroom and additional office room to rear outrigger. Addition of loft dormer with 3 roof lights to front roof slope.

FLEX Applications Decided: 2

Application No: **HGY/2014/2639** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 16/02/2016
 Location: 7 Salisbury Promenade Green Lanes N8 0RX
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 15/10/2014: Existing Use Class A1 - Proposed Use Class A3

Application No: **HGY/2014/2799** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 16/02/2016
 Location: 483 Green Lanes N4 1AJ
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01/10/2014 : Existing Use Class A1 - Proposed Use Class A3.

FUL Applications Decided: 16

Application No: **HGY/2015/1594** Officer: Wendy Robinson
 Decision: GTD Decision Date: 11/02/2016
 Location: 1 Willoughby Road N8 0HR
 Proposal: Conversion and extension of existing detached building to provide 2 x 3 bed, 1 x 2 bed and 1 x 1bed flats, demolition of existing garage at rear and erection of new 3 bed detached house.

Application No: **HGY/2015/2492** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/01/2016
 Location: 106 Hampden Road N8 0HS
 Proposal: Single storey rear and side extension

Application No: **HGY/2015/3181** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 22/12/2015
 Location: 50 Lausanne Road N8 0HN
 Proposal: Formation of loft conversion including rear dormer and front roof lights

Application No: **HGY/2015/3200** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/12/2015
 Location: 77b + 79b Turnpike Lane N8 0EE
 Proposal: Erection of rear dormer roof extensions to facilitate loft conversions at 77b and 79b Turnpike Lane

Application No: **HGY/2015/3240** Officer: Eoin Concannon
 Decision: GTD Decision Date: 24/12/2015
 Location: First Floor Flat B 107 Warham Road N4 1AS
 Proposal: Erection of a rear dormer and two rooflights to front roof slope

Application No: **HGY/2015/3274** Officer: Eoin Concannon
 Decision: REF Decision Date: 29/12/2015
 Location: 6 Lothair Road South N4 1EL
 Proposal: Formation of rear dormer and insertion of three rooflights to front slope to create a loft conversion to a flat

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| Application No: | HGY/2015/3326 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 05/01/2016 |
| Location: | 5 Queens Parade Green Lanes N8 0RD | | |
| Proposal: | Change of use from A1 to A5 Use and installation of suitable vent/extract system | | |
| Application No: | HGY/2015/3409 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 12/01/2016 |
| Location: | 21A Hewitt Road N8 0BS | | |
| Proposal: | Erection of single storey rear extension | | |
| Application No: | HGY/2015/3478 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 18/01/2016 |
| Location: | 24 Lothair Road South N4 1EL | | |
| Proposal: | Basement excavation including front and rear lightwells, single storey extension at ground floor rear. Rear roof dormer and 2no front roof lights. | | |
| Application No: | HGY/2015/3499 | Officer: | Gareth Prosser |
| Decision: | REF | Decision Date: | 20/01/2016 |
| Location: | Flat 2 11 Seymour Road N8 0BJ | | |
| Proposal: | Conversion of loft to form habitable room involving rear facing dormer. | | |
| Application No: | HGY/2015/3537 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 21/01/2016 |
| Location: | 14 Umfreville Road N4 1SB | | |
| Proposal: | Erection of rear dormer and insertion of 2 front rooflights | | |
| Application No: | HGY/2015/3654 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | 55 Falkland Road N8 0NS | | |
| Proposal: | Erection of single storey rear extension and a side infill extension at ground floor to accommodate remodelled kitchen, dining and living accommodation. | | |
| Application No: | HGY/2015/3661 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | 99 Turnpike Lane N8 0DY | | |
| Proposal: | Installation of new shop front. | | |
| Application No: | HGY/2015/3793 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 12/02/2016 |
| Location: | 453 West Green Road N15 3PW | | |
| Proposal: | Retrospective planning application for retention of 3-storey rear extension as built. | | |
| Application No: | HGY/2015/3849 | Officer: | Matthew Gunning |
| Decision: | GTD | Decision Date: | 10/02/2016 |
| Location: | Restaurant 599 Green Lanes N8 0RE | | |
| Proposal: | Variation of Condition 2 (opening hours) following the grant of planning permission HGY/32546 to allow opening hours until 00.00hours Sunday to Thursday and 01.30 hours Friday to Saturday. No food/drinks will be allowed outside after 22.00 hours on Sunday to Thursday and 23.00 hours on Friday to Saturday | | |

Application No: **HGY/2016/0004** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 17/02/2016
 Location: 44 Warham Road N4 1AT
 Proposal: Proposed monopitch roof changed to parapet wall with flat roof

LCD Applications Decided: 3

Application No: **HGY/2015/3742** Officer: Anthony Traub
 Decision: GTD Decision Date: 08/02/2016
 Location: 1-6 Milverton Wightman Road N4 1RH
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2015/3743** Officer: Anthony Traub
 Decision: GTD Decision Date: 08/02/2016
 Location: Flats 1-8 635 Green Lanes N8 0RE
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2015/3744** Officer: Anthony Traub
 Decision: GTD Decision Date: 08/02/2016
 Location: 1-5 Wordsworth Parade N8 0SJ
 Proposal: Replacement PVCu windows and doors

NON Applications Decided: 1

Application No: **HGY/2016/0385** Officer: Wendy Robinson
 Decision: GTD Decision Date: 17/02/2016
 Location: First Floor Flat B 107 Warham Road N4 1AS
 Proposal: Non material amendments following a grant of planning permission HGY/2015/3240 for the erection of a rear dormer and two rooflights to front roof slope.

PNE Applications Decided: 2

Application No: **HGY/2016/0033** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 16/02/2016
 Location: 15 Mattison Road N4 1BG
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.3m

Application No: **HGY/2016/0097** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/02/2016
 Location: 105 Allison Road N8 0AP
 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 2.75m

Total Applications Decided for Ward: 28WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2015/3233** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/12/2015
 Location: Highgate Magistrates Court Bishops Road N6 4HS
 Proposal: Display of 1 x non-illuminated hoarding sign.

CLUP Applications Decided: 4

Application No: **HGY/2015/3125** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 17/02/2016
 Location: 17 Cholmeley Crescent N6 5EZ
 Proposal: Certificate of lawfulness for erection of rear ground floor extension

Application No: **HGY/2015/3606** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 29/01/2016
 Location: 2 Southwood Lawn Road N6 5SF
 Proposal: Single storey rear ground floor extension and a new roof light in rear roof pitch.

Application No: **HGY/2015/3685** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 04/02/2016
 Location: 35 Jacksons Lane N6 5SR
 Proposal: Extension of existing garden room.

Application No: **HGY/2015/3726** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 08/02/2016
 Location: 92 Talbot Road N6 4RA
 Proposal: Creation of new off street parking to front of single family dwelling.

COND Applications Decided: 2

Application No: **HGY/2015/3737** Officer: Aaron Lau
 Decision: GTD Decision Date: 16/02/2016
 Location: Land to rear of 5 Church Road N6 4QH
 Proposal: Variation of conditions 2 (accordance with plans and specifications) and 3 (details of materials) attached to planning permission HGY/2013/1558 to add conservatory in place of terrace / balcony and alter material of canopy to entrance doors

Application No: **HGY/2015/3759** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 10/02/2016
 Location: 14 & 16 Hampstead Lane N6 4SB
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/2047 in order to list revised drawings incorporating minor alterations to approved scheme.

FLEX Applications Decided: 1

Application No: **HGY/2014/2796** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 16/02/2016
 Location: 373 Archway Road N6 4EJ
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 10/10/2014: Existing Use Class A1 - Proposed Use Class A5.

FUL Applications Decided: 25

- Application No: **HGY/2015/1815** Officer: Gareth Prosser
 Decision: GTD Decision Date: 04/02/2016
 Location: 232 Archway Road N6 5AX
 Proposal: Installation of 2 outdoor condenser (cooler/freezer) units at the back of the property.
- Application No: **HGY/2015/2801** Officer: Gareth Prosser
 Decision: GTD Decision Date: 08/01/2016
 Location: Flat E 9 Talbot Road N6 4QS
 Proposal: Demolition of existing single storey rear extension and construction of enlarged replacement extension (with additional minor internal alterations)
- Application No: **HGY/2015/2963** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/01/2016
 Location: Compton House Compton Avenue N6 4LB
 Proposal: Partial demolition of existing dwellinghouse and redevelopment behind a retained front façade and part side elevations comprising basement level, ground, first and roof level floor. Erection of swimming pool enclosure and other associated development and landscaping works. Erection of single storey summer house in rear garden.
- Application No: **HGY/2015/3119** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/01/2016
 Location: Flat 1 64 Southwood Lane N6 5DY
 Proposal: Erection of a glass conservatory
- Application No: **HGY/2015/3124** Officer: Sarah Madondo
 Decision: GTD Decision Date: 08/02/2016
 Location: 17 Cholmeley Crescent N6 5EZ
 Proposal: Erection of ground floor rear extension, rear dormer, removal of garage door and instillation of new window, replacement of PVC windows with timber to match originals, and alterations to front steps and garden.
- Application No: **HGY/2015/3187** Officer: Aaron Lau
 Decision: REF Decision Date: 24/12/2015
 Location: 53 Southwood Lane N6 5DX
 Proposal: Formation of basement extension underneath the existing footprint of the ground floor and underneath the rear garden to the side of the existing outrigger, and creation of new lightwells.
- Application No: **HGY/2015/3199** Officer: Tobias Finlayson
 Decision: REF Decision Date: 23/12/2015
 Location: 28 Muswell Hill Road N6 5UL
 Proposal: Enlargement of proposed extension following a grant of planning permission HGY/2014/2574
- Application No: **HGY/2015/3220** Officer: Adam Flynn
 Decision: GTD Decision Date: 24/12/2015
 Location: 10 Hampstead Lane N6 4SB
 Proposal: Raising existing roof line of front mass block only, lowering of existing front mass block level only to match existing lower ground levels on rest of house, new Juliet balconies facing rear on front mass block, and new glass conservatory to replace existing conservatory on rear mass block

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| Application No: | HGY/2015/3238 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 04/02/2016 |
| Location: | 28 Kingsley Place N6 5EA | | |
| Proposal: | Addition of rear extension and rooflights to main and flat roofs, and replacement of windows. | | |
| Application No: | HGY/2015/3327 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | 16 Broadlands Road N6 4AN | | |
| Proposal: | Installation of two external air conditioning condenser units within acoustic enclosure, and installation of acoustic fencing along north boundary. | | |
| Application No: | HGY/2015/3329 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 11/02/2016 |
| Location: | Flat 1 13 Cromwell Place N6 5HR | | |
| Proposal: | Erection of a single storey rear extension | | |
| Application No: | HGY/2015/3379 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 19/02/2016 |
| Location: | 16 Kingsley Place N6 5EA | | |
| Proposal: | Proposed new rear extension and internal alterations to ground floor | | |
| Application No: | HGY/2015/3455 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 14/01/2016 |
| Location: | 15 Southwood Avenue N6 5RY | | |
| Proposal: | Alterations and extensions to the existing building with excavation of new basement storey to create an additional self-contained unit. | | |
| Application No: | HGY/2015/3457 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 14/01/2016 |
| Location: | 311 Archway Road N6 5AA | | |
| Proposal: | Formation of roof extension with rear dormer | | |
| Application No: | HGY/2015/3466 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 15/01/2016 |
| Location: | 57 Wood Lane N6 5UD | | |
| Proposal: | Loft conversion including rear dormer & side dormer to facilitate new stair to existing semi detached dwelling. | | |
| Application No: | HGY/2015/3503 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 20/01/2016 |
| Location: | Hill House 76 North Hill N6 4RL | | |
| Proposal: | Proposed new gate to existing brick work wall along boundary with street. | | |
| Application No: | HGY/2015/3527 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 21/01/2016 |
| Location: | Flat A 435 Archway Road N6 4HT | | |
| Proposal: | Erection of single storey rear and side infill extension to ground floor flat. | | |

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| Application No: | HGY/2015/3538 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 21/01/2016 |
| Location: | 30 Cromwell Avenue N6 5HL | | |
| Proposal: | Insertion of sliding door in place of window and insertion of new replacement door on rear elevation, blocking up existing door and window on side elevation, and installation of rooflight. | | |
| Application No: | HGY/2015/3605 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 29/01/2016 |
| Location: | 2 Southwood Lawn Road N6 5SF | | |
| Proposal: | Replacement of existing side brick garden boundary wall and timber fence. | | |
| Application No: | HGY/2015/3633 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 02/02/2016 |
| Location: | 8 Tile Kiln Lane N6 5LG | | |
| Proposal: | Demolition of existing 1 storey entrance building, new 2 storey side extension, new rear terrace towards Archway Road and new flat roof connection to existing roof terrace | | |
| Application No: | HGY/2015/3650 | Officer: | Sarah Madondo |
| Decision: | REF | Decision Date: | 02/02/2016 |
| Location: | 32 Cholmeley Park N6 5EU | | |
| Proposal: | Change of use of garage to studio flat | | |
| Application No: | HGY/2015/3694 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 19/02/2016 |
| Location: | Flat C 7 Northwood Road N6 5TL | | |
| Proposal: | Addition of a rear roof terrace. | | |
| Application No: | HGY/2015/3790 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 11/02/2016 |
| Location: | 46 Cholmeley Park N6 5ER | | |
| Proposal: | Erection of ground floor rear extension with associated works (householder application) | | |
| Application No: | HGY/2015/3796 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 65 & 67 North Road N6 4BQ | | |
| Proposal: | Demolition of 2 existing houses and construction of 2 new dwellings | | |
| Application No: | HGY/2016/0003 | Officer: | Tobias Finlayson |
| Decision: | REF | Decision Date: | 18/02/2016 |
| Location: | Winchester Hall Tavern 206 Archway Road N6 5BA | | |
| Proposal: | Addition of two new residential units on the ground floor (from the central spine wall to the rear facade) and change of use from A4 to C3. | | |

LBC Applications Decided: 1

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|-----------------|--|----------------|------------|
| Application No: | HGY/2015/3834 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 17/02/2016 |
| Location: | 141 North Hill N6 4DP | | |
| Proposal: | Listed Building Consent to improve safety and security to the railings to the front entrance steps of the property by installing additional balusters. | | |

NON Applications Decided: 1

Application No: **HGY/2015/3733** Officer: Gareth Prosser
 Decision: GTD Decision Date: 13/01/2016
 Location: 41 Wood Lane N6 5UD
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1314 to introduce alterations to balcony and patio area, fenestration and rear garden boundary wall.

RES Applications Decided: 5

Application No: **HGY/2015/3132** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/01/2016
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2011/2229

Application No: **HGY/2015/3133** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/01/2016
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of Details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2011/2229

Application No: **HGY/2015/3135** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/01/2016
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of Details pursuant to Condition 6 (fully annotated and dimensioned elevation and section of proposed frontage) attached to planning permission HGY/2011/2229

Application No: **HGY/2015/3136** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/12/2015
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of Details pursuant to Condition 7 (central dish or aerial system) attached to planning permission HGY/2011/2229.

Application No: **HGY/2015/3139** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 22/12/2015
 Location: 274 Archway Road N6 5AU
 Proposal: Approval of details pursuant to Condition 12 (method statement) attached to planning permission HGY/2011/2229

TEL Applications Decided: 2

Application No: **HGY/2015/3165** Officer: Aaron Lau
 Decision: GTD Decision Date: 26/01/2016
 Location: Southwood Park Southwood Lawn Road N6 5SG
 Proposal: The removal of 1 antenna and the installation of 6 antennas on poles on the roof of the building, the removal and replacement of 1 equipment cabinet and the installation of a 2nd equipment and development ancillary thereto

Application No: **HGY/2015/3829** Officer: Adam Flynn
 Decision: PERM REQ Decision Date: 15/02/2016
 Location: Highgate West Streetworks Hampstead Lane N6
 Proposal: The installation of a Pogona equipment cabinet, the swap out of the existing 12.5 metre high monopole for a 13.7 metre high monopole with wrap-around Diplexor cabinet, the swap out on a like for like basis of the existing antennas, installation of additional Mast Head Amplifiers (MHAs) and associated development thereto.

TPO Applications Decided: 11

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| Application No: | HGY/2014/1724 | Officer: | Matthew Gunning |
| Decision: | GTD | Decision Date: | 05/01/2016 |
| Location: | Channing School Highgate Hill N6 5HF | | |
| Proposal: | Tree works to include felling of T19 | | |
| Application No: | HGY/2014/2902 | Officer: | Matthew Gunning |
| Decision: | NOT DET | Decision Date: | 31/12/2015 |
| Location: | 51 North Hill N6 4BS | | |
| Proposal: | Tree works to include fell as low as possible 1x Lime tree | | |
| Application No: | HGY/2015/1942 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 09/02/2016 |
| Location: | Somerele Courtenay Avenue N6 4LP | | |
| Proposal: | Tree works to include felling of 1 x Oak Tree. | | |
| Application No: | HGY/2015/2740 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 09/02/2016 |
| Location: | Somerele Courtenay Avenue N6 4LP | | |
| Proposal: | Tree works to include felling of 1 x Norway Maple | | |
| Application No: | HGY/2015/3389 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 08/01/2016 |
| Location: | Cholmeley Lodge Cholmeley Park N6 5EN | | |
| Proposal: | Tree works to include reduction, reshaping and balancing of crown and lifting of canopy by 2-3m of 1 x Holm Oak. | | |
| Application No: | HGY/2015/3399 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 29/01/2016 |
| Location: | 51 North Hill N6 4BS | | |
| Proposal: | Tree works to include felling of 1 x Lime tree | | |
| Application No: | HGY/2015/3432 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 07/01/2016 |
| Location: | 8 Broadlands Road N6 4AN | | |
| Proposal: | Tree works to include pruning of 1 x Lime tree, 1 x Ash tree and 4 x Beech trees and removal of 1 x Coniferous tree group, 1 x Elderberry group, 1 x Magnolia tree, 1 x pear tree, 1 x Acacia & Holly & Laurel group and 2 x Yew trees. | | |
| Application No: | HGY/2015/3491 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 19 Hillside Gardens N6 5SU | | |
| Proposal: | Tree works to include up to 1 metre crown reduction on all aspects of the tree, thin by 20% and create 2m clearance from house to 1 x Yew Tree. | | |

Application No: **HGY/2015/3645** Officer: Ruma Nowaz
 Decision: REF Decision Date: 03/02/2016
 Location: 44 Wood Lane N6 5UB
 Proposal: Tree works to include various works to various trees.

Application No: **HGY/2015/3828** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/02/2016
 Location: Highgate School Bishopswood Road N6 4NY
 Proposal: Tree works to include crown reduction to previous points of 1 x Lime Tree, reduce back from building by 2m of 1 x Holm Oak Tree, 1 x Willow Tree and 1 x Beech Tree.

Application No: **HGY/2015/3847** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/02/2016
 Location: 41 Sheldon Avenue N6 4JP
 Proposal: Tree works to include fell to ground to 1 x Birch Tree

Total Applications Decided for Ward: 53

WARD: **Hornsey**

ADV Applications Decided: 1

Application No: **HGY/2015/3817** Officer: David Farndon
 Decision: GTD Decision Date: 16/02/2016
 Location: 4-5 Campsbourne Parade N8 7PR
 Proposal: Display of fascia sign to replace existing signage (non- illuminated)

CLUP Applications Decided: 2

Application No: **HGY/2015/3764** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 08/02/2016
 Location: 20 Lightfoot Road N8 7JN
 Proposal: Loft conversion with rear dormer and front rooflights.

Application No: **HGY/2015/3801** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 12/02/2016
 Location: 3 Elmfield Avenue N8 8QG
 Proposal: Certificate of Lawfulness for formation of roof extension and ground floor rear extension.

COND Applications Decided: 2

Application No: **HGY/2015/3356** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 06/01/2016
 Location: 6 Oak Avenue N8 8LJ
 Proposal: Removal of Condition 3 (materials) attached to planning permission HGY/2015/2357

Application No: **HGY/2015/3470** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/01/2016
 Location: St Marys Church of England Junior School Rectory Gardens N8 7QN
 Proposal: Variation of condition 4 (Zebra crossing) attached to planning application HGY/2015/1265 to use alternative methods instead of Zebra Crossing.

FUL Applications Decided: 17

Application No: **HGY/2014/3569** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 13/01/2016
 Location: 46 Tottenham Lane N8 7ED
 Proposal: Demolition of existing building and erection of a 3 and part 4 storey block containing 4 residential units on upper floors and D2 use on ground floor.

Application No: **HGY/2015/3024** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/02/2016
 Location: 17 High Street N8 7QB
 Proposal: Retrospective application for change of use from A1 shop unit to A3 use class (restaurant) and for alteration of shopfront with an extraction flue at the rear

Application No: **HGY/2015/3203** Officer: Adam Flynn
 Decision: GTD Decision Date: 23/12/2015
 Location: 48 North View Road N8 7LL
 Proposal: Formation of loft conversion incorporating rear dormer

Application No: **HGY/2015/3334** Officer: Gareth Prosser
 Decision: REF Decision Date: 07/01/2016
 Location: 79 Tottenham Lane N8 9BE
 Proposal: Erection of single storey rear extension and internal reconfiguration of ground floor to provide 1 x 1bed residential unit

Application No: **HGY/2015/3388** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/01/2016
 Location: 274 Ferme Park Road N8 9BL
 Proposal: Erection of two storey rear extension

Application No: **HGY/2015/3502** Officer: Aaron Lau
 Decision: REF Decision Date: 20/01/2016
 Location: Rear of 31 + 33 Tottenham Lane N8 9BD
 Proposal: Erection of first floor extension and conversion of ancillary space to create two studio flats.

Application No: **HGY/2015/3520** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/01/2016
 Location: Unit A Cold Store Cranford Way N8 9DG
 Proposal: Installation of mezzanine floor.

Application No: **HGY/2015/3526** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/01/2016
 Location: 161 Rathcoole Gardens N8 9PE
 Proposal: Erection of single storey rear and side extension and replace existing front timber framed windows with white up to match existing style.

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|-----------------|--|----------------|------------------|
| Application No: | HGY/2015/3592 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 29/01/2016 |
| Location: | Hornsey Police Station 98 Tottenham Lane N8 7EJ | | |
| Proposal: | Removal of existing extensions and temporary structures to rear of main building, minor external alterations to facades and resurfacing of courtyard area to create additional parking. | | |
| Application No: | HGY/2015/3615 | Officer: | Sarah Madondo |
| Decision: | REF | Decision Date: | 01/02/2016 |
| Location: | 1 Harold Road N8 7DE | | |
| Proposal: | Demolition of existing garage and construction of two-storey one bedroom house. | | |
| Application No: | HGY/2015/3679 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 05/02/2016 |
| Location: | The Nightingale 40 Nightingale Lane N8 7QU | | |
| Proposal: | Conversion of the ground floor and basement floors into 1 x 2 bed and 1 x 3 bed duplex flats, excavation of lightwells to the Nightingale Lane and Brook Road frontages, and erection of railings to the forecourt boundary. | | |
| Application No: | HGY/2015/3696 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 05/02/2016 |
| Location: | 109B Rathcoole Gardens N8 9PH | | |
| Proposal: | Insertion of front and rear rooflights. | | |
| Application No: | HGY/2015/3697 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 05/02/2016 |
| Location: | 89 Hawthorn Road N8 7LY | | |
| Proposal: | Erection of single storey return infill extension and installaion of sliding folding doors to existing rear facing elevation | | |
| Application No: | HGY/2015/3763 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 11/02/2016 |
| Location: | 50 South View Road N8 7LT | | |
| Proposal: | Installation of external wall insulation to rear elevation of property | | |
| Application No: | HGY/2015/3794 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 68A Hillfield Avenue N8 7DN | | |
| Proposal: | Amendments to front elevation of garden flat, alterations to front and rear garden steps and landscaping, and amendments to rear elevation doors | | |
| Application No: | HGY/2015/3814 | Officer: | Adam Flynn |
| Decision: | REF | Decision Date: | 16/02/2016 |
| Location: | Richmond Court 75 High Street N8 7GA | | |
| Proposal: | Change of use of lower ground floor from C3 (residential) to Sui Generis (hostel) | | |
| Application No: | HGY/2015/3818 | Officer: | David Farndon |
| Decision: | GTD | Decision Date: | 15/02/2016 |
| Location: | 4-5 Campsbourne Parade N8 7PR | | |
| Proposal: | Replacement of existing shopfront. | | |

PNC Applications Decided: 2

Application No: **HGY/2015/3167** Officer: Gareth Prosser
 Decision: PN REFUSED Decision Date: 23/12/2015
 Location: 3 Palace Gates The Campsbourne N8 7PN
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house)

Application No: **HGY/2015/3439** Officer: Aaron Lau
 Decision: PN NOT REQ Decision Date: 13/01/2016
 Location: 12 Priory Road N8 7RD
 Proposal: Prior approval for change of use from A1 (retail) to C3 (dwelling house)

PNE Applications Decided: 2

Application No: **HGY/2015/3485** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 31/12/2015
 Location: 58 Hermiston Avenue N8 8NP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0005** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 11/02/2016
 Location: 58 Hermiston Avenue N8 8NP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 6

Application No: **HGY/2015/3083** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 5 (landscape maintenance) attached to planning permission HGY/2013/2019

Application No: **HGY/2015/3084** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 30 (external lighting strategy) attached to planning permission HGY/2013/2019

Application No: **HGY/2015/3085** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 23 (details of the boilers to be provided for space heating and domestic hot water) attached to planning permission HGY/2013/2019

Application No: **HGY/2015/3086** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 24 (emissions standard) attached to planning permission HGY/2013/2019

Application No: **HGY/2015/3087** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 29 (closed-circuit television surveillance system and security lighting) attached to planning permission HGY/2013/2019

Application No: **HGY/2016/0162** Officer: Adam Flynn
 Decision: GTD Decision Date: 01/02/2016
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB
 Proposal: Approval of details pursuant to Condition 43 (central dish / aerial system) attached to planning permission HGY/2013/2019

TPO Applications Decided: 1

Application No: **HGY/2015/3501** Officer: Gareth Prosser
 Decision: GTD Decision Date: 18/01/2016
 Location: 140 Nelson Road N8 9RN
 Proposal: Tree works to include Crown thin by 30%, Crown lift by 30% to 1 x Sycamore tree.

Total Applications Decided for Ward: 33WARD: **Muswell Hill****ADV Applications Decided: 3**

Application No: **HGY/2015/1954** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/01/2016
 Location: 258 Muswell Hill Broadway N10 3SH
 Proposal: Display of 2 x internally illuminated fascia signs, 1 x internally illuminated hanging sign and 1 x internally illuminated and 1 x other signs

Application No: **HGY/2015/3469** Officer: Gareth Prosser
 Decision: GTD Decision Date: 18/01/2016
 Location: 262 Muswell Hill Broadway N10 3SH
 Proposal: Display of 1 x trough light illuminated shop fascia sign and 1 x trough light illuminated double-sided projecting sign.

Application No: **HGY/2015/3608** Officer: Adam Flynn
 Decision: GTD Decision Date: 29/01/2016
 Location: 179 Priory Road N8 8NB
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x internally illuminated hanging sign.

CLUP Applications Decided: 1

Application No: **HGY/2015/3377** Officer: Adam Flynn
 Decision: PERM DEV Decision Date: 05/01/2016
 Location: 13 Barrington Road N8 8QT
 Proposal: Certificate of Lawfulness for reversion of property from two flats to one dwelling house

FUL Applications Decided: 10

| | | | |
|-----------------|---|----------------|------------------|
| Application No: | HGY/2015/2588 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 14/01/2016 |
| Location: | Everyman Cinema Fortis Green Road N10 3HP | | |
| Proposal: | External refurbishment and alteration of the existing cinema together with replacement plant and the installation of new signage. | | |
| Application No: | HGY/2015/3126 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 58 Muswell Hill Broadway N10 3RT | | |
| Proposal: | Change of use of the first floor of the property from Office Use (Class B1A) to Residential Use (Class 3C); creation of two additional residential units within first and second floor; construction of rear roof dormer and modification of rear annex roof to enable enlargement of the exiting second floor flat | | |
| Application No: | HGY/2015/3336 | Officer: | Valerie Okeiyi |
| Decision: | REF | Decision Date: | 06/01/2016 |
| Location: | 74-80 Muswell Hill Broadway N10 3RT | | |
| Proposal: | Replacement of widows to the front and side with like for like wooden sash windows and the back of the property with like for like PVC sash windows | | |
| Application No: | HGY/2015/3375 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 08/01/2016 |
| Location: | Wood Vale Lawn Tennis Club Wood Vale N10 3DJ | | |
| Proposal: | Reconstruction of existing two tennis courts with shale finish, to two tennis courts with permeable tarmac finish, with replacement wire fencing and ancillary hard landscaping works | | |
| Application No: | HGY/2015/3415 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 12/01/2016 |
| Location: | Flat A 82 Muswell Hill Place N10 3RR | | |
| Proposal: | Erection of first floor rear extension with part balcony and part green roof to second floor level | | |
| Application No: | HGY/2015/3456 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 15/01/2016 |
| Location: | First Floor Flat 37 Park Avenue South N8 8LU | | |
| Proposal: | Erection of rear dormer with access onto roof terrace, and provision of rooflight to front elevation | | |
| Application No: | HGY/2015/3496 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 12 Harefield Road N8 8QY | | |
| Proposal: | Erection of one single storey side extension, loft conversion and extension, opening of rooflights, rear facade reconfiguration and internal alterations to a three storey-end of terrace house (householder application) | | |
| Application No: | HGY/2015/3574 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 27/01/2016 |
| Location: | 141 Cranley Gardens N10 3AG | | |
| Proposal: | Erection of single storey rear extension and part first floor rear extension with balcony | | |
| Application No: | HGY/2015/3619 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 01/02/2016 |
| Location: | 15 Muswell Hill Road N10 3JB | | |
| Proposal: | Alterations and extensions to two existing flats including ground floor rear extension, new entrance doors, extension of existing first floor terrace and small extension to second floor rear dormer | | |

Application No: **HGY/2015/3831** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 17/02/2016
 Location: Flat 2 6 Hillfield Park N10 3QS
 Proposal: Erection of single storey ground floor rear and side return extension

LBC Applications Decided: 1

Application No: **HGY/2015/2589** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 14/01/2016
 Location: Everyman Cinema Fortis Green Road N10 3HP
 Proposal: Listed building consent for internal and external refurbishment and alteration of the existing cinema, together with replacement plant and the installation of new signage.

NON Applications Decided: 4

Application No: **HGY/2015/3833** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/01/2016
 Location: 35 Grand Avenue N10 3BD
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0850 to alter the ground floor window details.

Application No: **HGY/2016/0066** Officer: Gareth Prosser
 Decision: GTD Decision Date: 04/02/2016
 Location: 112 Cranley Gardens N10 3AH
 Proposal: Non material amendment following a grant of planning permission HGY/2014/1847 to reduce size of the basement level.

Application No: **HGY/2016/0213** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/02/2016
 Location: Connaught House Connaught Gardens N10 3LH
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1956 to amend the wording of condition 8 to allow for the relevant parts of the condition to be discharged at specific times and to adequately accommodate the precise nature of the system proposed

Amended wording is as follows:

No construction works (excluding demolition) shall commence until the details at (a) below have been submitted & approved in writing by the Local Planning Authority and that prior to occupation the details at (b) below shall be submitted & approved in writing by the Local Planning Authority:
 (a) A Surface water means of disposal report and SuDS maintenance manual.
 (b) A Long Term Maintenance Agreement (for the life of the Building) for the SuDs.
 The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Application No: **HGY/2016/0255** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 19/02/2016
 Location: 9 Railway Arches St James's Lane N10 3QX
 Proposal: Non material amendment following a grant of planning permission HGY/2014/3410 for addition of an extra window to the front facade, similar in size to the one already proposed, change in the material on the front facade from the proposed timber to the same corrugated steel sheet used at neighbouring Arch 8 and change in the position of the rooflight.

PNC Applications Decided: 2

Application No: **HGY/2015/3769** Officer: Tobias Finlayson
 Decision: PN GRANT Decision Date: 11/02/2016
 Location: 3 New Road N8 8TA
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house) - Scheme 1 (1 dwelling)

Application No: **HGY/2015/3770** Officer: Tobias Finlayson
 Decision: PN REFUSED Decision Date: 11/02/2016
 Location: 3 New Road N8 8TA
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling house) - Scheme 2 (four dwellings)

RES Applications Decided: 5

Application No: **HGY/2013/2286** Officer: Matthew Gunning
 Decision: NOT DET Decision Date: 17/02/2016
 Location: 185A Park Road N8 8JJ
 Proposal: Approval of details pursuant to condition 3 (surface treatment of hardstanding) condition 4 (planting) condition 5 (cycle stands) condition 6 (repair/replacement of fence) condition 7 (access to Park Road) and condition 9 (habitat survey) attached to planning permission HGY/2012/1279

Application No: **HGY/2015/3434** Officer: Aaron Lau
 Decision: GTD Decision Date: 13/01/2016
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 22 (wheelchair accessibility) attached to planning permission HGY/2013/2379

Application No: **HGY/2015/3446** Officer: Aaron Lau
 Decision: GTD Decision Date: 15/01/2016
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA
 Proposal: Approval of details pursuant to condition 31 (landscape management plan) attached to planning permission HGY/2013/2379

Application No: **HGY/2015/3517** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/01/2016
 Location: Land Rear of 76 St James's Lane N10 3RD
 Proposal: Approval of details pursuant to Condition 10 (level 4 code for sustainable homes) attached to planning permission HGY/2015/1787

Application No: **HGY/2015/3668** Officer: Aaron Lau
 Decision: GTD Decision Date: 29/01/2016
 Location: 44 Muswell Hill Broadway N10 3RT
 Proposal: Approval of details pursuant to Condition 4 (Construction Management and Logistics Plan) attached to planning permission HGY/2015/0365

TPO Applications Decided: 1

Application No: **HGY/2015/3328** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/01/2016
 Location: 19C Woodland Rise N10 3UP
 Proposal: Tree works to include re-pollarding to 3.5m approx. of 3 x Lime Trees (G1) and 1 x Lime Tree (T1)

Total Applications Decided for Ward: 27

WARD: **Noel Park****ADV Applications Decided: 5**

Application No: **HGY/2015/3701** Officer: Neil Collins
 Decision: GTD Decision Date: 22/12/2015
 Location: Outside 3 Cheapside High Road N22 6HH
 Proposal: Display of 1 x double-sided internally illuminated advertisement on bus shelter structure

Application No: **HGY/2015/3704** Officer: Neil Collins
 Decision: GTD Decision Date: 22/12/2015
 Location: Outside 142 High Road N22 6EB
 Proposal: Display of 1 x double-sided internally illuminated advertisement on bus shelter structure

Application No: **HGY/2015/3705** Officer: Neil Collins
 Decision: GTD Decision Date: 22/12/2015
 Location: Outside 7 Cheapside High Road N22 6HH
 Proposal: Display of 1 x double-sided internally illuminated advertisement on bus shelter structure

Application No: **HGY/2015/3706** Officer: Neil Collins
 Decision: GTD Decision Date: 22/12/2015
 Location: Outside 4-6 High Road N22 6BX
 Proposal: Display of 1 x double-sided internally illuminated advertisement on bus shelter structure

Application No: **HGY/2015/3707** Officer: Neil Collins
 Decision: GTD Decision Date: 22/12/2015
 Location: Outside 63-65 High Road N22 6BH
 Proposal: Display of 1 x double-sided internally illuminated advertisement on bus shelter structure

CLDE Applications Decided: 1

Application No: **HGY/2015/3758** Officer: Neil Collins
 Decision: GTD Decision Date: 05/01/2016
 Location: 153 Willingdon Road N22 6SE
 Proposal: Use of property as two self-contained flats

CLUP Applications Decided: 6

Application No: **HGY/2015/3321** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 05/01/2016
 Location: 28 Willingdon Road N22 6SB
 Proposal: Certificate of Lawfulness for construction of side extension to rear

Application No: **HGY/2015/3339** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 05/01/2016
 Location: 30 Willingdon Road N22 6SB
 Proposal: Certificate of lawfulness for construction of single storey side extension to rear

Application No: **HGY/2015/3390** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 11/01/2016
 Location: 6 Park Ridings N8 0LD
 Proposal: Certificate of Lawfulness for loft conversion with dormers to main house and back addition

Application No: **HGY/2015/3464** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 29/12/2015
 Location: 13 Ravenstone Road N8 0JT
 Proposal: Certificate of lawfulness for erection of single storey rear extension and ground floor partial renovation

Application No: **HGY/2016/0147** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 19/02/2016
 Location: 60 Whymark Avenue N22 6DJ
 Proposal: Certificate of lawfulness for a two storey rear extension

Application No: **HGY/2016/0432** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 12/02/2016
 Location: 12 Lymington Avenue N22 6JA
 Proposal: Certificate of Lawfulness for proposed use of the ground floor unit as a retail shop (Use Class A1)

FLEX Applications Decided: 1

Application No: **HGY/2014/1821** Officer: Fortune Gumbo
 Decision: FLEXGTD Decision Date: 16/02/2016
 Location: 62 Turnpike Lane N8 0PR
 Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01/08/2014: Existing Use Class A1 - Proposed Use Class A3

FUL Applications Decided: 9

Application No: **HGY/2015/3223** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 24/12/2015
 Location: 177 Westbury Avenue N22 6RX
 Proposal: Loft conversion and conversion of property into 1 x 2 bed flat and 1 x 3 bed flat

Application No: **HGY/2015/3278** Officer: Eoin Concannon
 Decision: REF Decision Date: 29/12/2015
 Location: 69 Alexandra Road N8 0LG
 Proposal: Conversion and extension of existing house to provide 3no. 1 x 2 bed and 2 x 1 bed flats with roof lights to front roof slope

Application No: **HGY/2015/3292** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/02/2016
 Location: 12 Turnpike Lane N8 0PT
 Proposal: Erection of ground floor rear extension to commercial unit and first floor infill extension and loft conversion of a flat.

Application No: **HGY/2015/3453** Officer: Samuel Uff
 Decision: REF Decision Date: 14/01/2016
 Location: Site adjoining 16 Coombe Road N22 5LB
 Proposal: Demolition of storage garage and construction of 2 storey dwelling with pitched roof and lower level accommodation comprising 1 x 2 bed and 2 x 1 bed flats

Application No: **HGY/2015/3622** Officer: Wendy Robinson
 Decision: GTD Decision Date: 12/01/2016
 Location: 73A Willingdon Road N22 6SE
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2015/3731** Officer: Wendy Robinson
 Decision: GTD Decision Date: 19/01/2016
 Location: 633 Lordship Lane N22 5LA
 Proposal: Single storey rear extension

Application No: **HGY/2016/0045** Officer: Wendy Robinson
 Decision: GTD Decision Date: 03/02/2016
 Location: 655 Lordship Lane N22 5LA
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2016/0048** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/02/2016
 Location: First Floor Flat 3 Park Ridings N8 0LB
 Proposal: Loft conversion with rear box dormer and three roof lights to front roof slope.

Application No: **HGY/2016/0082** Officer: Wendy Robinson
 Decision: GTD Decision Date: 12/02/2016
 Location: Flat A 57 Gladstone Avenue N22 6JY
 Proposal: Replacement of single-glazed timber sash windows with double-glazed timber sash windows

LCD Applications Decided: 6

Application No: **HGY/2015/3402** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/01/2016
 Location: 208-214 and 242-248 Lymington Avenue N22 6JH
 Proposal: Replacement of timber windows and Doors

Application No: **HGY/2015/3471** Officer: Gareth Prosser
 Decision: GTD Decision Date: 18/01/2016
 Location: Flats A, B, C 86 Turnpike Lane N8 0PH
 Proposal: Replacement PVCU windows and doors.

Application No: **HGY/2015/3472** Officer: Gareth Prosser
 Decision: GTD Decision Date: 18/01/2016
 Location: 43 & 43A Parkland Road N22 6SU
 Proposal: Replacement PVCU windows and doors.

Application No: **HGY/2015/3584** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/01/2016
 Location: 25 + 25a Parkland Road N22 6SU
 Proposal: Replacement of timber windows and doors for PVCu windows and doors

Application No: **HGY/2015/3585** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/01/2016
 Location: 30 + 30a Courcy Road N8 0QH
 Proposal: Replacement of timber windows and doors for PVCu windows and doors

Application No: **HGY/2015/3586** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/01/2016
 Location: 2 + 2a Courcy Road N8 0QH
 Proposal: Replacement of timber windows and doors for PVCu windows and doors

NON Applications Decided: 10

Application No: **HGY/2015/3775** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 4 with the wording "which is a phase of development for the purposes of this application"

Application No: **HGY/2015/3776** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 5 with the wording "at the reserved matters stage" removed and "above ground" added

Application No: **HGY/2015/3777** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 12 to add the wording "within each phase", "relating to works in that phase", "for each phase", "for that phase", "of that phase" and "within each phase"

Application No: **HGY/2015/3778** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 13 to replace the wording "prior to the commencement of the development" and "on the site shall be" with "within each phase no development shall commence until" and "within that phase has been", and to add the wording "within each phase"

Application No: **HGY/2015/3779** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 14 to remove the wording "to the entire site" and add the wording "for each phase" and "of that phase"

Application No: **HGY/2015/3780** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 16 to remove the wording "site wide" and add the wording "within each phase" and "for that phase"

Application No: **HGY/2015/3781** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 21 to include the wording "for each phase", "around that part of" and "in that phase"

Application No: **HGY/2015/3782** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 38 to include the wording "excluding demolition"

Application No: **HGY/2015/3783** Officer: Aaron Lau
 Decision: GTD Decision Date: 18/01/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 43 to include the wording "required in association with each phase of development" and "within that phase"

Application No: **HGY/2016/0049** Officer: Aaron Lau
 Decision: GTD Decision Date: 02/02/2016
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the
 Kings Cross / East Coast Mainline N8
 Proposal: Non material amendment following grant of planning permission HGY/2013/2455 to amend Condition 20 to include the wording "within each phase" omit "within the application site" and add wording "for that phase".

PNE Applications Decided: 2

Application No: **HGY/2015/3461** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 29/12/2015
 Location: 28 Willingdon Road N22 6SB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/3462** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 29/12/2015
 Location: 30 Willingdon Road N22 6SB
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 40

WARD: **Northumberland Park**

CLDE Applications Decided: 1

Application No: **HGY/2015/3559** Officer: Anthony Traub
 Decision: REF Decision Date: 26/01/2016
 Location: 84 Brantwood Road N17 0EU
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

CLUP Applications Decided: 1

Application No: **HGY/2015/3314** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 29/12/2015
 Location: 210 Park Lane N17 0JA
 Proposal: Certificate of Lawfulness for single storey rear extension and loft conversion

FUL Applications Decided: 10

Application No: **HGY/2015/2977** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 24 Farningham Road N17 0PP
 Proposal: Installation of external wall insulation to the rear and side elevations of property

Application No: **HGY/2015/2980** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 24 Foyle Road N17 0NL
 Proposal: Installation of external wall insulation to the rear elevation of property

Application No: **HGY/2015/3215** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/12/2015
 Location: 5 Cedar Road N17 8NB
 Proposal: Installation of external wall insulation to rear elevation

Application No: **HGY/2015/3243** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 20/01/2016
 Location: 641 High Road N17 8AA
 Proposal: Erection of single storey rear extension and conversion of existing residential upper floors and ground floor rear into 3 self contained flats.

Application No: **HGY/2015/3298** Officer: Eoin Concannon
 Decision: GTD Decision Date: 31/12/2015
 Location: 848 High Road N17 0EY
 Proposal: Installation of new shop front, new separate entrance and loft conversion for first floor flat

Application No: **HGY/2015/3387** Officer: Samuel Uff
 Decision: REF Decision Date: 11/01/2016
 Location: 1 Bruce Castle Road N17 8NL
 Proposal: Conversion of existing single family dwelling into 2 flats

Application No: **HGY/2015/3494** Officer: Sarah Madondo
 Decision: REF Decision Date: 19/01/2016
 Location: Unit 2 66 Northumberland Park N17 0TT
 Proposal: Erection of a single storey rear extension and part first floor extension

Application No: **HGY/2015/3507** Officer: Samuel Uff
 Decision: REF Decision Date: 20/01/2016
 Location: 23A Nursery Street N17 8AP
 Proposal: Change of Use to 3-6 person HMO (C4 use)

Application No: **HGY/2015/3551** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/01/2016
 Location: 7 St Pauls Road N17 0NB
 Proposal: Replacement of existing rear conservatory with new bedroom on existing footprint, including internal and external alterations

Application No: **HGY/2015/3557** Officer: Eoin Concannon
 Decision: GTD Decision Date: 26/01/2016
 Location: St Francis De Sales Junior School Church Road N17 8AZ
 Proposal: Formation of modular classroom on top of an existing ground floor structure

LCD Applications Decided: 2

Application No: **HGY/2015/3740** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/02/2016
 Location: 1-5, 9 + 11 Cemetery Road N17 8AU
 Proposal: Replacement of timber windows

Application No: **HGY/2015/3741** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/02/2016
 Location: 10 Cemetery Road N17 8AU
 Proposal: Replacement of timber windows

NON Applications Decided: 2

Application No: **HGY/2015/3673** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/01/2016
 Location: Vacant land between 17 and 34 Pretoria Road N17 8DX
 Proposal: Non-Material amendment following a grant of planning permission HGY/2014/1080 to introduce changes to boundary treatments of the southern and western boundaries.

Application No: **HGY/2016/0114** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/02/2016
 Location: Vacant land between 17 and 34 Pretoria Road N17 8DX
 Proposal: Non-Material amendment following a grant of planning permission HGY/2014/1080 to introduce changes to change layout and equipment within the commercial kitchen.

PNC Applications Decided: 2

Application No: **HGY/2015/3438** Officer: Nanayaa Ampoma
 Decision: PN GRANT Decision Date: 13/01/2016
 Location: Unit 8 66A Willoughby Lane N17 0SP
 Proposal: Prior approval for change of use from B1(a) (office) to 3x C3 (dwellings)

Application No: **HGY/2015/3465** Officer: Samuel Uff
 Decision: PN REFUSED Decision Date: 15/01/2016
 Location: 3 Brunswick Square N17 8ES
 Proposal: Prior approval for change of use from B1 (a) (office) to C3 (dwelling house)

RES Applications Decided: 5

Application No: **HGY/2015/3675** Officer: Anthony Traub
 Decision: GTD Decision Date: 04/02/2016
 Location: 5 Chalgrove Road N17 0NP
 Proposal: Approval of details pursuant to conditions 3 (cycle storage) attached to planning permission HGY/2015/2142.

Application No: **HGY/2015/3676** Officer: Eoin Concannon
 Decision: GTD Decision Date: 04/02/2016
 Location: 5 Chalgrove Road N17 0NP
 Proposal: Approval of details pursuant to conditions 4 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2015/2142.

Application No: **HGY/2015/3719** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 08/02/2016
 Location: Vacant Land Between 17 and 34 Pretoria Road N17 8DX
 Proposal: Approval of details pursuant to conditions 8 (remediation), attached to planning permission HGY/2014/1080.

Application No: **HGY/2015/3720** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/02/2016
 Location: Vacant Land Between 17 and 34 Pretoria Road N17 8DX
 Proposal: Approval of details pursuant to conditions 10 (boiler installation), attached to planning permission HGY/2014/1080

Application No: **HGY/2015/3722** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/02/2016
 Location: Vacant Land Between 17 and 34 Pretoria Road N17 8DX
 Proposal: Approval of details pursuant to conditions 19 (central dish / aerial system) attached to planning permission HGY/2014/1080

TEL Applications Decided: 1

Application No: **HGY/2015/3333** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/12/2015
 Location: Outside Coombes House High Road N17 9TA
 Proposal: Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service

Total Applications Decided for Ward: 24WARD: **St Anns**

CLDE Applications Decided: 4

Application No: **HGY/2015/3307** Officer: Eoin Concannon
 Decision: GTD Decision Date: 04/01/2016
 Location: 3 Abbotsford Avenue N15 3BT
 Proposal: Certificate of Lawfulness fro use of property as two self contained flats

Application No: **HGY/2015/3568** Officer: Eoin Concannon
 Decision: GTD Decision Date: 26/01/2016
 Location: 312 St Anns Road N15 3TD
 Proposal: Use of property as a House in Multiple Occupation

Application No: **HGY/2015/3611** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 01/02/2016
 Location: 31 Rutland Gardens N4 1JN
 Proposal: Use of property as two self-contained flats

Application No: **HGY/2015/3789** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/02/2016
 Location: 3 Salisbury Road N4 1JY
 Proposal: Use of property as 6no. self-contained flats (certificate of lawfulness for an existing use)

CLUP Applications Decided: 8

Application No: **HGY/2015/3313** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 29/12/2015
 Location: 66 Warwick Gardens N4 1JA
 Proposal: Certificate of Lawfulness for loft extension

Application No: **HGY/2015/3359** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 07/01/2016
 Location: 110 Chesterfield Gardens N4 1LR
 Proposal: Certificate of lawfulness for formation of rear dormer

Application No: **HGY/2015/3410** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 12/01/2016
 Location: 59 Avondale Road N15 3SR
 Proposal: Certificate of Lawfulness for formation of roof extensions including a rear facing dormer and outrigger extension

Application No: **HGY/2015/3644** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 02/02/2016
 Location: 7 Clarendon Road N15 3JX
 Proposal: Certificate of lawfulness for construction of dormers with rooflights to front roofslope

Application No: **HGY/2015/3688** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 04/02/2016
 Location: 90 Avondale Road N15 3SH
 Proposal: Erection of single storey rear extension with flat roof.

Application No: **HGY/2015/3784** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/02/2016
 Location: 66 Haringay Road N15 3HX
 Proposal: Formation of loft conversion with rear dormer and 2 front rooflights.

Application No: **HGY/2016/0296** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 18/02/2016
 Location: 19 Woodlands Park Road N15 3RU
 Proposal: Certificate of Lawfulness for a rear roof dormer extension

Application No: **HGY/2016/0300** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 12/02/2016
 Location: 33 Oulton Road N15 5PY
 Proposal: Single storey part side and part rear infill.

FUL Applications Decided: 15

Application No: **HGY/2015/2556** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 07/01/2016
 Location: St Anns Church Hall 2 Avenue Road N15 5JG
 Proposal: Extension to form a studio flat on the ground floor and studio and two bedroom flat on the first floor

Application No: **HGY/2015/3025** Officer: Eoin Concannon
 Decision: GTD Decision Date: 07/01/2016
 Location: 51 Avondale Road N15 3SR
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/3027** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/01/2016
 Location: 43 Abbotsford Avenue N15 3BT
 Proposal: Erection of rear extension, moving of building boundary line approximately 1 metre toward rear garden and internal an external alterations

Application No: **HGY/2015/3218** Officer: Eoin Concannon
 Decision: REF Decision Date: 24/12/2015
 Location: 307 West Green Road N15 3PA
 Proposal: Erection of first floor and part second floor rear extension to be used as part of the B1 office use to the existing, including a loft conversion to be used as storage space

Application No: **HGY/2015/3222** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 24/12/2015
 Location: 66 Warwick Gardens N4 1JA
 Proposal: Demolition of existing garage and erection of full width extension, front rooflights and turret to existing front bay.

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| Application No: | HGY/2015/3257 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 01/02/2016 |
| Location: | 82 Rutland Gardens N4 1JR | | |
| Proposal: | Conversion of 1 bedroom flat to 3 bedroom flat. Formation of rear dormer and insertion of 2 rooflights to front slope | | |
| Application No: | HGY/2015/3266 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 29/12/2015 |
| Location: | 43 Clinton Road N15 5BH | | |
| Proposal: | Erection of rear part single / part three storey extension | | |
| Application No: | HGY/2015/3419 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 13/01/2016 |
| Location: | 74A Roseberry Gardens N4 1JL | | |
| Proposal: | Erection of single storey rear extension (amendment to extension approved in HGY/2014/1202). | | |
| Application No: | HGY/2015/3479 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 18/01/2016 |
| Location: | Edgecot Grove N15 5HH | | |
| Proposal: | Conversion on Ground Floor Garage parking Area into a Youth Club. | | |
| Application No: | HGY/2015/3500 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 20/01/2016 |
| Location: | 26 Salisbury Road N4 1JZ | | |
| Proposal: | Erection of replacement conservatory to the rear of the property. | | |
| Application No: | HGY/2015/3505 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 20/01/2016 |
| Location: | 19 Black Boy Lane N15 3AP | | |
| Proposal: | Erection of single storey rear extension | | |
| Application No: | HGY/2015/3614 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 01/02/2016 |
| Location: | 9 Stanley Road N15 3HB | | |
| Proposal: | Retention of ground floor rear infill and boiler room | | |
| Application No: | HGY/2015/3708 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 12 Glenwood Road N15 3JU | | |
| Proposal: | Erection of side and rear single storey extension, loft conversion with dormer and outrigger dormer extensions with roof lights to front roof slope. | | |
| Application No: | HGY/2015/3712 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 08/02/2016 |
| Location: | 9 Clinton Road N15 5BH | | |
| Proposal: | Demolition of existing single storey rear extension and replacement with a larger single storey extension. | | |

Application No: **HGY/2015/3838** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/02/2016
 Location: 104 & 104A Cornwall Road N15 5AU
 Proposal: Replacement PVCU windows and doors

LCD Applications Decided: 3

Application No: **HGY/2015/3745** Officer: Anthony Traub
 Decision: GTD Decision Date: 08/02/2016
 Location: 215 + 217 Cornwall Road N15 5AX
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2015/3836** Officer: Samuel Uff
 Decision: GTD Decision Date: 17/02/2016
 Location: Flat 1-4 Coombes Croft, 29A Conway Road N15 3BB
 Proposal: Replacement of PVCu windows and doors

Application No: **HGY/2015/3837** Officer: Anthony Traub
 Decision: GTD Decision Date: 10/02/2016
 Location: 6 Terront Road N15 3AA
 Proposal: Replacement of PVCu windows and doors.

PNC Applications Decided: 1

Application No: **HGY/2015/3591** Officer: Nanayaa Ampoma
 Decision: PN REFUSED Decision Date: 29/01/2016
 Location: 446 St Anns Road N15 3JH
 Proposal: Prior approval for change of use from A1/A2 (retail) to C3 (residential).

PNE Applications Decided: 2

Application No: **HGY/2015/3732** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 29/01/2016
 Location: 66 Haringay Road N15 3HX
 Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.19m and for which the height of the eaves would be 2.89m.

Application No: **HGY/2016/0067** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/02/2016
 Location: 7 Clarendon Road N15 3JX
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 2.4m and for which the height of the eaves would be 2.4m

Total Applications Decided for Ward: 33WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2015/3596** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/02/2016
 Location: 20 Wellington Avenue N15 6AS
 Proposal: Certificate of Lawfulness for use of property as two self-contained flats

CLUP Applications Decided: 6

Application No: **HGY/2015/2685** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 10/02/2016
 Location: 5 Cadoxton Avenue N15 6LB
 Proposal: Erection of rear dormer

Application No: **HGY/2015/3291** Officer: Eoin Concannon
 Decision: PERM DEV Decision Date: 29/12/2015
 Location: 145 Fairview Road N15 6TS
 Proposal: Certificate of Lawfulness for erection of rear dormer extension with roof lights to front roof slope

Application No: **HGY/2015/3395** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 11/01/2016
 Location: 127 Craven Park Road N15 6BP
 Proposal: Certificate of Lawfulness for rear dormer, first floor rear extension and alterations to front entrance

Application No: **HGY/2015/3443** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 12/01/2016
 Location: 84 Crowland Road N15 6UU
 Proposal: Certificate of lawfulness for erection of rear ground floor 3m extension and rear dormer

Application No: **HGY/2015/3646** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 02/02/2016
 Location: 2 Plevna Crescent N15 6DN
 Proposal: Certificate of lawfulness for a single storey rear and side extension and conversion of garage to habitable room

Application No: **HGY/2015/3657** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 02/02/2016
 Location: 83 Fairview Road N15 6TT
 Proposal: Certificate of lawfulness for a dormer over the outrigger extension

FUL Applications Decided: 25

Application No: **HGY/2015/2252** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/02/2016
 Location: 42 Elm Park Avenue N15 6AU
 Proposal: Erection of additional storey 'Type 3'

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| Application No: | HGY/2015/2683 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 11/02/2016 |
| Location: | 5 Cadoxton Avenue N15 6LB | | |
| Proposal: | Erection of additional storey 'Type 3' | | |
| Application No: | HGY/2015/2872 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 85 Craven Park Road N15 6AH | | |
| Proposal: | Demolition of existing dwelling and erection of new self contained single dwelling house | | |
| Application No: | HGY/2015/3033 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 16/02/2016 |
| Location: | 41 Oakdale Road N4 1NU | | |
| Proposal: | Erection of single storey rear extension with flat roof and a roof lantern | | |
| Application No: | HGY/2015/3192 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 22/12/2015 |
| Location: | 93 Plevna Crescent N15 6DY | | |
| Proposal: | Retrospective application for replacement of windows | | |
| Application No: | HGY/2015/3263 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 30/12/2015 |
| Location: | 22 Gladesmore Road N15 6TB | | |
| Proposal: | Excavation to provide basement level | | |
| Application No: | HGY/2015/3267 | Officer: | Nanayaa Ampoma |
| Decision: | REF | Decision Date: | 27/01/2016 |
| Location: | 69 Wargrave Avenue N15 6TU | | |
| Proposal: | Demolition of existing loft, erection of a new floor and pitch roof, erection of part two storey rear extension and a single storey side extension. | | |
| Application No: | HGY/2015/3277 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 29/12/2015 |
| Location: | 130 Fairview Road N15 6TR | | |
| Proposal: | Erection of front and rear roof extension | | |
| Application No: | HGY/2015/3354 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 78 Crowland Road N15 6UU | | |
| Proposal: | Excavation of front and rear air wells to create new basement level | | |
| Application No: | HGY/2015/3368 | Officer: | Eoin Concannon |
| Decision: | REF | Decision Date: | 07/01/2016 |
| Location: | 145 Fairview Road N15 6TS | | |
| Proposal: | Erection of ground floor (infill) extension | | |

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| Application No: | HGY/2015/3380 | Officer: | Valerie Okeiyi |
| Decision: | REF | Decision Date: | 11/01/2016 |
| Location: | 22 + 24 Gladesmore Road N15 6TB | | |
| Proposal: | Erection of additional storey 'Type 3' to both 22 and 24 Gladesmore Road | | |
| Application No: | HGY/2015/3423 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 22/01/2016 |
| Location: | Omega Works Hermitage Road N4 1LZ | | |
| Proposal: | Conversion of Units 3C and 3D to live/work units. | | |
| Application No: | HGY/2015/3444 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 13/01/2016 |
| Location: | 365 Seven Sisters Road N15 6RD | | |
| Proposal: | Creation of 1 x two bed maisonette and 1 x six person HMO, with change of use from Class A1 (retail) to C3 (residential), removal of roller shutter and rear door of basement, and insertion of new windows to ground floor facade, rear rooflight and new door to the facade | | |
| Application No: | HGY/2015/3449 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 14/01/2016 |
| Location: | 119 Craven Park Road N15 6BP | | |
| Proposal: | Erection of ground and first floor extension | | |
| Application No: | HGY/2015/3468 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 18/01/2016 |
| Location: | 46 + 48 Riverside Road N15 6DA | | |
| Proposal: | Erection of extension 'Type 3' to 46 and 48 Riverside Road, and erection of rear extensions to 46 and 48 Riverside Road | | |
| Application No: | HGY/2015/3508 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 20/01/2016 |
| Location: | 132 Wargrave Avenue N15 6UA | | |
| Proposal: | Erection of rear first floor extension. | | |
| Application No: | HGY/2015/3530 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 21/01/2016 |
| Location: | 79 Crowland Road N15 6UL | | |
| Proposal: | Erection of additional storey "type 3" | | |
| Application No: | HGY/2015/3552 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 25/01/2016 |
| Location: | 38 Wargrave Avenue N15 6UD | | |
| Proposal: | Erection of additional storey "Type 3" | | |
| Application No: | HGY/2015/3555 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 27/01/2016 |
| Location: | 11 Norfolk Avenue N15 6JX | | |
| Proposal: | Erection of additional storey "Type 3" | | |

Application No: **HGY/2015/3563** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 25/01/2016
 Location: 168 Gladesmore Road N15 6TH
 Proposal: Erection of type 3 roof extension

Application No: **HGY/2015/3593** Officer: Samuel Uff
 Decision: REF Decision Date: 28/01/2016
 Location: 10 Cadoxton Avenue N15 6LB
 Proposal: Formation of loft extension

Application No: **HGY/2015/3601** Officer: Eoin Concannon
 Decision: GTD Decision Date: 29/01/2016
 Location: 14 Clifton Gardens N15 6AP
 Proposal: Erection of type 3 loft extension.

Application No: **HGY/2015/3656** Officer: Sarah Madondo
 Decision: GTD Decision Date: 04/02/2016
 Location: 108 & 110 Gladesmore Road N15 6TD
 Proposal: Erection of additional storey 'Type 3' and first floor rear extension to both 108 and 110 Gladesmore Road, and erection of part ground floor single storey rear extension to 108 Gladesmore Road.

Application No: **HGY/2015/3710** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/02/2016
 Location: 1 Lockmead Road N15 6BX
 Proposal: Erection of Type three loft conversion.

Application No: **HGY/2015/3723** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 09/02/2016
 Location: 120 Castlewood Road N15 6BE
 Proposal: Erection of ground and first floor rear extension

PND Applications Decided: 1

Application No: **HGY/2015/3714** Officer: Valerie Okeiyi
 Decision: PN NOT REQ Decision Date: 11/01/2016
 Location: 14 Lockmead Road N15 6BX
 Proposal: Prior notification for demolition of dwelling house

PNE Applications Decided: 9

Application No: **HGY/2015/3486** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 31/12/2015
 Location: 79 Crowland Road N15 6UL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.88m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

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| Application No: | HGY/2015/3488 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 31/12/2015 |
| Location: | 38 Wargrave Avenue N15 6UD | | |
| Proposal: | Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | | |
| Application No: | HGY/2015/3489 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 31/12/2015 |
| Location: | 11 Norfolk Avenue N15 6JX | | |
| 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/2015/3533 | Officer: | Anthony Traub |
| Decision: | PN REFUSED | Decision Date: | 11/01/2016 |
| Location: | 168 Gladesmore Road N15 6TH | | |
| 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/2015/3642 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 21/01/2016 |
| Location: | 108 Gladesmore Road N15 6TD | | |
| Proposal: | Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.80m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | | |
| Application No: | HGY/2015/3691 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 26/01/2016 |
| Location: | 21 Norfolk Avenue N15 6JX | | |
| Proposal: | Extension 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/2015/3755 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 01/02/2016 |
| Location: | 112 Gladesmore Road N15 6TD | | |
| 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/2015/3826 | Officer: | Anthony Traub |
| Decision: | PN REFUSED | Decision Date: | 09/02/2016 |
| Location: | 82 Wargrave Avenue N15 6UA | | |
| Proposal: | Erection of single storey extension which extends beyond the rear wall of the original house by 5.34m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | | |
| Application No: | HGY/2016/0034 | Officer: | Anthony Traub |
| Decision: | PN NOT REQ | Decision Date: | 11/02/2016 |
| Location: | 98 Ferndale Road N15 6UQ | | |
| Proposal: | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.8m and for which the height of the eaves would be 3m | | |

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|-----------------|--|----------------|---------------|
| Application No: | HGY/2015/3371 | Officer: | Anthony Traub |
| Decision: | GTD | Decision Date: | 31/12/2015 |
| Location: | Land adjacent to 31 Riverside Road N15 6DA | | |
| Proposal: | Approval of details pursuant to condition 3 (cycle parking facilities) attached to planning permission HGY/2015/1638 | | |
| Application No: | HGY/2015/3372 | Officer: | Anthony Traub |
| Decision: | GTD | Decision Date: | 31/12/2015 |
| Location: | Land adjacent to 31 Riverside Road N15 6DA | | |
| Proposal: | Approval of details pursuant to condition 4 (materials) attached to planning permission HGY/2015/1638 | | |
| Application No: | HGY/2015/3493 | Officer: | Neil Collins |
| Decision: | GTD | Decision Date: | 19/01/2016 |
| Location: | 61 Fairview Road N15 6LH | | |
| Proposal: | Approval of details pursuant to Condition 3 (front elevation facing materials) attached to planning permission HGY/2015/0497. | | |
| Application No: | HGY/2015/3498 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 21/01/2016 |
| Location: | Mavros House 95 Vale Road N4 1TG | | |
| Proposal: | Approval of details pursuant to condition 3 (living wall feature) attached to Appeal Reference APP/78420/A/14/224349 (Original Planning Ref HGY/2014/0120) | | |

Total Applications Decided for Ward: 46

WARD: Stroud Green

ADV Applications Decided: 1

| | | | |
|-----------------|---|----------------|----------------|
| Application No: | HGY/2015/3367 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 07/01/2016 |
| Location: | 78 Stroud Green Road N4 3EN | | |
| Proposal: | ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround. | | |

CLUP Applications Decided: 2

| | | | |
|-----------------|---|----------------|----------------|
| Application No: | HGY/2015/3369 | Officer: | Valerie Okeiyi |
| Decision: | PERM DEV | Decision Date: | 07/01/2016 |
| Location: | 26 Inderwick Road N8 9LD | | |
| Proposal: | Certificate of Lawfulness for formation of rear dormer. | | |
| Application No: | HGY/2015/3850 | Officer: | Anthony Traub |
| Decision: | PERM DEV | Decision Date: | 10/02/2016 |
| Location: | 79 Inderwick Road N8 9LA | | |
| Proposal: | Loft conversion with rear dormer extension, roof lights to front roof slope and a Juliet balcony. | | |

COND Applications Decided: 1

Application No: **HGY/2015/3059** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/12/2015
 Location: Land Rear of 92 Stapleton Hall Road N4 4QA
 Proposal: Removal of condition 12 (Code for Sustainable Homes) attached to planning permission HGY/2014/0697

FUL Applications Decided: 25

Application No: **HGY/2015/2387** Officer: Gareth Prosser
 Decision: GTD Decision Date: 21/01/2016
 Location: 33 Lancaster Road N4 4PJ
 Proposal: Conversion of single dwelling into two self contained flats, internal alterations and provision of rear balustrade on existing terrace and provision of new kitchen window.

Application No: **HGY/2015/2972** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 28/01/2016
 Location: 38 Stapleton Hall Road N4 3QD
 Proposal: Proposals for a new-build two storey ground floor and semi-basement lower ground floor "Upside Down" House.

Application No: **HGY/2015/3209** Officer: Tobias Finlayson
 Decision: REF Decision Date: 24/12/2015
 Location: Flat D 109 Mount View Road N4 4JH
 Proposal: Enlargement of an existing rear box dormer and demolition of rear dormer wall and cheeks of the existing box dormer.

Application No: **HGY/2015/3224** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/02/2016
 Location: 19 Elyne Road N4 4RA
 Proposal: Replacement of existing conservatory with single storey rear extension

Application No: **HGY/2015/3245** Officer: Aaron Lau
 Decision: GTD Decision Date: 08/01/2016
 Location: Flat B 101 Weston Park N8 9PR
 Proposal: Formation of loft conversion with rear dormer extensions, rear roof terrace and roof lights to front roof slope.

Application No: **HGY/2015/3285** Officer: Adam Flynn
 Decision: GTD Decision Date: 30/12/2015
 Location: 101 Stapleton Hall Road N4 4RH
 Proposal: Erection of single storey rear extension and replacement of existing rear extension windows and door with new patio doors

Application No: **HGY/2015/3309** Officer: Aaron Lau
 Decision: GTD Decision Date: 04/01/2016
 Location: 56 Nelson Road N8 9RT
 Proposal: Alteration to existing side return and construction of window seat to rear elevation

Application No: **HGY/2015/3310** Officer: Adam Flynn
 Decision: REF Decision Date: 04/01/2016
 Location: Unit D A 12 Victoria Terrace N4 4DA
 Proposal: Erection of single storey roof extension with rooflights and green roof

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|-----------------|---|----------|------------------|----------------|------------|
| Application No: | HGY/2015/3366 | Officer: | Gareth Prosser | Decision Date: | 07/01/2016 |
| Decision: | GTD | | | | |
| Location: | 78 Stroud Green Road N4 3EN | | | | |
| Proposal: | Retention of ATM | | | | |
| Application No: | HGY/2015/3370 | Officer: | Sarah Madondo | Decision Date: | 29/01/2016 |
| Decision: | GTD | | | | |
| Location: | 26 Inderwick Road N8 9LD | | | | |
| Proposal: | Erection of single-storey rear extension. | | | | |
| Application No: | HGY/2015/3382 | Officer: | Tobias Finlayson | Decision Date: | 11/01/2016 |
| Decision: | GTD | | | | |
| Location: | 8 Elyne Road N4 4RA | | | | |
| Proposal: | Formation of rear dormer window and insertion of rear rooflight | | | | |
| Application No: | HGY/2015/3411 | Officer: | Sarah Madondo | Decision Date: | 12/01/2016 |
| Decision: | REF | | | | |
| Location: | 19A & B Lancaster Road N4 4PJ | | | | |
| Proposal: | Replacement of existing windows with double glazed uPVC casement windows | | | | |
| Application No: | HGY/2015/3445 | Officer: | Tobias Finlayson | Decision Date: | 15/01/2016 |
| Decision: | GTD | | | | |
| Location: | 8 Lorne Road N4 3RT | | | | |
| Proposal: | Part single storey rear Infill extension, rear dormer extension with roof lights to front roof slope, 1st storey garden terrace and the conversion of the dwelling into 3 self contained flats. | | | | |
| Application No: | HGY/2015/3452 | Officer: | Sarah Madondo | Decision Date: | 14/01/2016 |
| Decision: | GTD | | | | |
| Location: | 173 Mount View Road N4 4JT | | | | |
| Proposal: | Enlargement of existing rear dormer | | | | |
| Application No: | HGY/2015/3490 | Officer: | Tobias Finlayson | Decision Date: | 19/01/2016 |
| Decision: | GTD | | | | |
| Location: | 177 Mount View Road N4 4JT | | | | |
| Proposal: | Demolition of existing ground floor lean to extension and construction of new full width ground floor extension, and alterations to rear fenestration. | | | | |
| Application No: | HGY/2015/3509 | Officer: | Gareth Prosser | Decision Date: | 20/01/2016 |
| Decision: | GTD | | | | |
| Location: | 220 Stapleton Hall Road N4 4QR | | | | |
| Proposal: | Erection of infill extension, demolition of existing bedroom wing and reconstruction of bedroom wing with extension, and internal refurbishment. | | | | |
| Application No: | HGY/2015/3513 | Officer: | Adam Flynn | Decision Date: | 20/01/2016 |
| Decision: | GTD | | | | |
| Location: | Reservoir Cottage Mount View Road N4 4SP | | | | |
| Proposal: | Demolition of existing building and replacement with a single dwelling and associated landscaping | | | | |

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|-----------------|---|----------------|------------------|
| Application No: | HGY/2015/3545 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 25/01/2016 |
| Location: | 33C Cornwall Road N4 4PH | | |
| Proposal: | Construction of roof terrace above 2nd floor kitchen | | |
| Application No: | HGY/2015/3558 | Officer: | Ruma Nowaz |
| Decision: | GTD | Decision Date: | 26/01/2016 |
| Location: | 2 Lancaster Road N4 4PP | | |
| Proposal: | Erection of ground floor single storey rear extension | | |
| Application No: | HGY/2015/3572 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 12/02/2016 |
| Location: | 38 Ferme Park Road N4 4ED | | |
| Proposal: | Formation of new dormer to provide access to a new roof terrace over an existing flat roof | | |
| Application No: | HGY/2015/3579 | Officer: | Adam Flynn |
| Decision: | GTD | Decision Date: | 27/01/2016 |
| Location: | 35 Ossian Road N4 4DX | | |
| Proposal: | Replacement of single glazed timber sash windows in front elevation with double glazed timber sash windows. Construction of a retaining wall in the front garden to allow formation of a light well. Reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level. Replacement and enlarging of an existing dormer window and installation of roof level windows. Construction of a two storey rear extension | | |
| Application No: | HGY/2015/3607 | Officer: | Sarah Madondo |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 5 Elyne Road N4 4RA | | |
| Proposal: | Erection of side infill to rear projection with roof light and brick extension from the rear projection, including green roof. Re-cladding of existing dormer in lead and re-glazing. New roof light to front. | | |
| Application No: | HGY/2015/3630 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | Ground Floor Flat A 2 Connaught Road N4 4NS | | |
| Proposal: | Alterations and ground floor side and rear extensions to ground floor flat | | |
| Application No: | HGY/2015/3651 | Officer: | Tobias Finlayson |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | Ground Floor Flat 64 Uplands Road N8 9NJ | | |
| Proposal: | Erection of ground floor rear extension. | | |
| Application No: | HGY/2015/3652 | Officer: | Aaron Lau |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | 20 Ossian Road N4 4EA | | |
| Proposal: | Replacement of the existing single-storey side and rear extension with new structure of similar proportions, comprising glazed roof and bi-fold door access to garden. | | |

Application No: **HGY/2012/2285** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/01/2016
 Location: 60 Inderwick Road N8 9LD
 Proposal: Approval of details pursuant to conditions 3 (construction management plan), 4 (hydrological and hydro-geological statement), 5 (details of the appointment / appointees) and 6 (construction process) attached to planning permission HGY/2012/1137

Application No: **HGY/2015/2341** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/02/2016
 Location: Ednam House Florence Road N4 4DH
 Proposal: Approval of details pursuant to condition 8 (desktop study) attached to planning permission HGY/2014/2558

Application No: **HGY/2015/2829** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 18/02/2016
 Location: Garages Adjacent Connaught Lodge Connaught Road N4 4NR
 Proposal: Approval of Details pursuant to Condition 7 (external materials) attached to planning permission HGY/2014/3508

Total Applications Decided for Ward: 32

WARD: **Tottenham Green**

ADV Applications Decided: 2

Application No: **HGY/2015/3279** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/12/2015
 Location: 251-253 High Road N15 5BT
 Proposal: Display of 1 x non-illuminated hoarding sign.

Application No: **HGY/2015/3667** Officer: Gareth Prosser
 Decision: REF Decision Date: 03/02/2016
 Location: 84 West Green Road N15 5NS
 Proposal: Display of 1 x internally illuminated fascia.

CLDE Applications Decided: 1

Application No: **HGY/2015/3447** Officer: Anthony Traub
 Decision: GTD Decision Date: 14/01/2016
 Location: 42 Beaconsfield Road N15 4SJ
 Proposal: Use of property as 4 self-contained flats

CLUP Applications Decided: 1

Application No: **HGY/2015/3577** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 29/12/2015
 Location: 3 Summerhill Road N15 4HF
 Proposal: Certificate of Lawfulness for erection of rear single storey extension

FUL Applications Decided: 21

| | | | |
|-----------------|---|----------------|----------------|
| Application No: | HGY/2015/2038 | Officer: | Eoin Concannon |
| Decision: | REF | Decision Date: | 29/01/2016 |
| Location: | 26 Jansons Road N15 4JU | | |
| Proposal: | Construction of 1 x 3 storey building comprising 1 x 2 bed flat and 1 x1 bed flat | | |
| Application No: | HGY/2015/2978 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 29/01/2016 |
| Location: | 15 Grove Park Road N15 4SW | | |
| Proposal: | Installation of external wall insulation to rear and side elevations of property. | | |
| Application No: | HGY/2015/3170 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 21/12/2015 |
| Location: | 6 Bedford Road N15 4HA | | |
| Proposal: | Window Replacement | | |
| Application No: | HGY/2015/3173 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 21/12/2015 |
| Location: | 97 Roslyn Road N15 5JB | | |
| Proposal: | Installation of external wall insulation to rear elevation | | |
| Application No: | HGY/2015/3195 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 23/12/2015 |
| Location: | Flat A 32 Earlsmead Road N15 4DA | | |
| Proposal: | Erection of single storey ground floor rear extension. | | |
| Application No: | HGY/2015/3196 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 22/12/2015 |
| Location: | 7 Bedford Road N15 4HA | | |
| Proposal: | Window replacement | | |
| Application No: | HGY/2015/3236 | Officer: | Nanayaa Ampoma |
| Decision: | GTD | Decision Date: | 24/12/2015 |
| Location: | 32 Brunswick Road N15 5DD | | |
| Proposal: | Conversion of single dwelling house into two self-contained flats | | |
| Application No: | HGY/2015/3244 | Officer: | Samuel Uff |
| Decision: | REF | Decision Date: | 24/12/2015 |
| Location: | 489 Seven Sisters Road N15 6EP | | |
| Proposal: | Conversion of 3 bedroom flat to create 1x1 studio, 1x1 bedroom and 1x2 bedroom flats with single storey rear extension and loft conversion with rear dormer extension and with Juliet balcony | | |
| Application No: | HGY/2015/3275 | Officer: | Neil Collins |
| Decision: | GTD | Decision Date: | 03/02/2016 |
| Location: | 67 Tynemouth Road N15 4AU | | |
| Proposal: | Replacement of existing timber sash windows and doors to uPVC. | | |

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|-----------------|---|----------------|------------------|
| Application No: | HGY/2015/3276 | Officer: | Robbie McNaugher |
| Decision: | GTD | Decision Date: | 29/12/2015 |
| Location: | 251-253 High Road N15 5BT | | |
| Proposal: | Demolition of the existing building within the Conservation Area and erection of hoarding surrounding the site. | | |
| Application No: | HGY/2015/3322 | Officer: | Samuel Uff |
| Decision: | GTD | Decision Date: | 31/12/2015 |
| Location: | 14 Nelson Road N15 4LE | | |
| Proposal: | Retrospective application for replacement of 5 x windows and one front door | | |
| Application No: | HGY/2015/3332 | Officer: | Valerie Okeiyi |
| Decision: | REF | Decision Date: | 05/01/2016 |
| Location: | 22 Norman Road N15 4NX | | |
| Proposal: | Retrospective application for retention of 6 residential units | | |
| Application No: | HGY/2015/3511 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 20/01/2016 |
| Location: | The College of North East London Tottenham Green Centre Town Hall Approach Road | | |
| Proposal: | Alterations to exterior of a Grade ii Listed College building to provide educational facilities for young people with autism and complex needs. | | |
| Application No: | HGY/2015/3524 | Officer: | Valerie Okeiyi |
| Decision: | REF | Decision Date: | 21/01/2016 |
| Location: | 61 Grove Park Road N15 4SL | | |
| Proposal: | Erection of single storey side infill extension and first floor rear extension. | | |
| Application No: | HGY/2015/3540 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 25/01/2016 |
| Location: | 11 Southey Road N15 5LJ | | |
| Proposal: | Replacement of existing windows and front door with new white uPVC windows and timber / glazed door | | |
| Application No: | HGY/2015/3547 | Officer: | Nanayaa Ampoma |
| Decision: | REF | Decision Date: | 25/01/2016 |
| Location: | 43 Hanover Road N15 4DL | | |
| Proposal: | Conversion of 2-storey terrace house into 2 flats | | |
| Application No: | HGY/2015/3587 | Officer: | Gareth Prosser |
| Decision: | GTD | Decision Date: | 18/02/2016 |
| Location: | 87 Roslyn Road N15 5JB | | |
| Proposal: | Demolition of existing condemned single story rear extension and rebuild a new single story rear extension on the existing footprint. | | |
| Application No: | HGY/2015/3594 | Officer: | Eoin Concannon |
| Decision: | GTD | Decision Date: | 28/01/2016 |
| Location: | 96 West Green Road N15 5NS | | |
| Proposal: | Conversion of garage into two bedroom flat with creating a new floor within the existing building. | | |

Application No: **HGY/2015/3655** Officer: Eoin Concannon
 Decision: GTD Decision Date: 12/02/2016
 Location: 23A Summerhill Road N15 4HF
 Proposal: Demolition of side store and conservatory and re-construction of side and new rear extension to provide dining room, studio, utility and WC.

Application No: **HGY/2015/3666** Officer: Gareth Prosser
 Decision: REF Decision Date: 03/02/2016
 Location: 84 West Green Road N15 5NS
 Proposal: Retention of ATM to front elevation

Application No: **HGY/2015/3716** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 09/02/2016
 Location: 69 West Green Road N15 5DA
 Proposal: Conversion of Existing HMO into 2 Self Contained flats.

LBC Applications Decided: 1

Application No: **HGY/2015/3512** Officer: Gareth Prosser
 Decision: GTD Decision Date: 20/01/2016
 Location: The College of North East London Tottenham Green Centre Town Hall Approach Road N15
 Proposal: Listed Building Consent for alterations to exterior of a Grade ii listed college building to provide educational facilities for young people with autism and complex needs

LCD Applications Decided: 5

Application No: **HGY/2015/3839** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 10/02/2016
 Location: 37A Summerhill Road N15 4HF
 Proposal: Replacement of PVCu windows and doors

Application No: **HGY/2015/3840** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 11/02/2016
 Location: 5, 37, 112 & 135 Beaconsfield Road N15 4SH
 Proposal: Replacement of PVCu windows and doors

Application No: **HGY/2015/3841** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/02/2016
 Location: 18, 38 & 46 Westerfield Road N15 5LD
 Proposal: Replacement of PVCu windows and doors

Application No: **HGY/2015/3842** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/02/2016
 Location: 2, 8, 20, 28, 32, 48 & 52 Westerfield Road N15 5LD
 Proposal: Replacement of PVCu windows and doors

Application No: **HGY/2016/0130** Officer: Anthony Traub
 Decision: GTD Decision Date: 16/02/2016
 Location: 14 & 14A Grove Park Road N15 4SN
 Proposal: Replacement with timber and PVCu windows and doors

PNE Applications Decided: 1

Application No: **HGY/2015/3542** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 12/01/2016
 Location: 635 Seven Sisters Road N15 5LE
 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 3m and for which the height of the eaves would be 3m

RES Applications Decided: 9

Application No: **HGY/2015/3343** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/01/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3344** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/01/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 4 (boundary treatment) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3345** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/01/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 5 (site levels) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3348** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/01/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 10 (Construction Management Plan (CMP) Construction Logistics Plan (CLP) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3350** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/01/2016
 Location: 332-334 High Road N15 4BN
 Proposal: Approval of details pursuant to conditions 15 (central dish / aerial system) attached to planning permission HGY/2014/1105

Application No: **HGY/2015/3610** Officer: Eoin Concannon
 Decision: GTD Decision Date: 01/02/2016
 Location: 26 Jansons Road N15 4JU
 Proposal: Approval of details pursuant to condition 8 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1616

Application No: **HGY/2015/3625** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/02/2016
 Location: The College of North East London Tottenham Green Centre Town Hall Approach Road N17 4RX
 Proposal: Approval of details pursuant to condition 5 (methodology statement and drawings) attached to planning permission HGY/2015/2926.

Application No: **HGY/2016/0179** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/01/2016
 Location: Marcus Garvey Library Tottenham Green Leisure Centre Philip Lane N15 4JA
 Proposal: Approval of details pursuant to condition 3 (protection measures of tree) attached to planning permission HGY2015/2325

Application No: **HGY/2016/0180** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 29/01/2016
 Location: Marcus Garvey Library Tottenham Green Leisure Centre Philip Lane N15 4JA
 Proposal: Approval of details pursuant to condition 4 (landscaping works) attached to planning permission HGY2015/2325

Total Applications Decided for Ward: 41

WARD: **Tottenham Hale**

ADV Applications Decided: 1

Application No: **HGY/2015/3573** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 26/01/2016
 Location: 422 High Road N17 9JB
 Proposal: Display of 1 x non-illuminated fascia sign and 1 x non-illuminated sticker film sign

CLUP Applications Decided: 1

Application No: **HGY/2015/3739** Officer: Anthony Traub
 Decision: NOT DEV Decision Date: 08/02/2016
 Location: 67 Scales Road N17 9HD
 Proposal: Proposed C3 use.

FUL Applications Decided: 7

Application No: **HGY/2015/2470** Officer: Samuel Uff
 Decision: GTD Decision Date: 04/02/2016
 Location: 476-478 High Road N17 9JF
 Proposal: Elevation treatment to 1st and 2nd floor comprising new brick facade. Formation of additional windows and the lowering of window cills. Removal of redundant external steel stairs as a secondary means of escape and replacement of existing metal sheeting boundary treatment with a boundary wall and AOV smoke shaft.

Application No: **HGY/2015/2982** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 37 Holcombe Road N17 9AS
 Proposal: Installation of external wall insulation to rear elevation of property

Application No: **HGY/2015/3308** Officer: Eoin Concannon
 Decision: REF Decision Date: 04/01/2016
 Location: 42 Park View Road N17 9AT
 Proposal: Erection of 3m deep single storey rear extension, hip to gable, loft conversion and rear dormer

Application No: **HGY/2015/3521** Officer: Samuel Uff
 Decision: GTD Decision Date: 20/01/2016
 Location: Unit 17-18 Lockwood Industrial Park Mill Mead Road N17 9QP
 Proposal: Erection of temporary structure comprising two 40ft shipping containers with roof and floor, to serve as extension to brewery taproom.

Application No: **HGY/2015/3544** Officer: Eoin Concannon
 Decision: GTD Decision Date: 25/01/2016
 Location: 25B Mitchley Road N17 9HG
 Proposal: Formation of loft conversion and internal remodelling

Application No: **HGY/2015/3560** Officer: Samuel Uff
 Decision: REF Decision Date: 26/01/2016
 Location: 662 High Road N17 0AB
 Proposal: Change of use of ground floor and cellar to 2 self-contained flats including new lightwells to new basement and part rebuild of rear extension.

Application No: **HGY/2015/3698** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/02/2016
 Location: Flats A + B 9 Baronet Road N17 0LU
 Proposal: External Wall Insulation to be applied to rear walls only, with silicon renders finish

NON Applications Decided: 1

Application No: **HGY/2016/0367** Officer: Adam Flynn
 Decision: GTD Decision Date: 19/02/2016
 Location: Parking Area Whitbread Close N17
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3509 to change the units from 1 bed, 2 person to 2 bed, 3 person units.

PNC Applications Decided: 1

Application No: **HGY/2015/3553** Officer: Nanayaa Ampoma
 Decision: PN REFUSED Decision Date: 25/01/2016
 Location: 522-528 High Road N17 9SX
 Proposal: Prior approval for change of uses of upper floors from B1 (a) (office) to 10x C3 (dwelling house)

PNE Applications Decided: 2

Application No: **HGY/2015/3514** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 11/01/2016
 Location: 133 Sherringham Avenue N17 9RU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2016/0102** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 16/02/2016
 Location: 64 Scotland Green N17 9TU
 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: 11

Application No: **HGY/2015/2858** Officer: Adam Flynn
 Decision: GTD Decision Date: 07/01/2016
 Location: Parking Area Whitbread Close N17
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/3509

Application No: **HGY/2015/3798** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 12/02/2016
 Location: Image House Station Road N17 9LR
 Proposal: Approval of details pursuant to condition 20 (NOx Emissions) attached to planning permission HGY/2014/0498

Application No: **HGY/2015/3802** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping and treatment of the surroundings) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3803** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 5 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3804** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 7 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3805** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 8 (management of demolition and construction dust) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3806** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 10 (green (or "living") roof) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3807** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN

Proposal: Approval of details pursuant to condition 13 (detailed plan of the roof terrace) attached to planning permission HGY/2013/0155.

Application No: **HGY/2015/3808** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN
 Proposal: Approval of details pursuant to condition 14 ('Secured By Design' and 'Designing Out Crime' principles) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3809** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN
 Proposal: Approval of details pursuant to condition 15 (travel plan) attached to planning permission HGY/2013/0155

Application No: **HGY/2015/3810** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/02/2016
 Location: 2 Chesnut Road N17 9EN
 Proposal: Approval of details pursuant to condition 17 (detailed plan of the jamb head and cill details of windows and doors) attached to planning permission HGY/2013/0155

Total Applications Decided for Ward: 24

WARD: **West Green**

CLUP Applications Decided: 6

Application No: **HGY/2015/3361** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 29/12/2015
 Location: 260 Boundary Road N22 6AJ
 Proposal: Certificate of Lawfulness for erection of single storey rear extension

Application No: **HGY/2015/3484** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 19/01/2016
 Location: 91 Boundary Road N22 6AS
 Proposal: Certificate of lawfulness for loft conversion with rear dormer

Application No: **HGY/2015/3616** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 01/02/2016
 Location: 6 Waldeck Road N15 3EP
 Proposal: Certificate of lawfulness for the erection of a rear roof extension and the insertion of 3 front rooflights

Application No: **HGY/2015/3851** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 18/02/2016
 Location: 16 Linden Road N15 3QB
 Proposal: Certificate of Lawfulness for formation of habitable room in loft space involving hip to gable roof extension and rear facing dormer with roof lights to front roof slope

Application No: **HGY/2016/0181** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 29/01/2016
 Location: 14 Downhills Way N17 6BA
 Proposal: Certificate of Lawfulness for a rear roof dormer extension including loft conversion to habitable use

Application No: **HGY/2016/0284** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 02/02/2016
 Location: 271 Lordship Lane N17 6AA
 Proposal: Certificate of Lawfulness for a proposed hip-to-gable and rear dormer roof extension

FUL Applications Decided: 8

Application No: **HGY/2015/2979** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 38 Langham Road N15 3RA
 Proposal: Installation of external wall insulation to rear elevations of property

Application No: **HGY/2015/3284** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/02/2016
 Location: 264 Boundary Road N22 6AJ
 Proposal: Erection of single storey rear extension and dormer loft conversion.

Application No: **HGY/2015/3290** Officer: Samuel Uff
 Decision: REF Decision Date: 31/12/2015
 Location: 9 Wilmot Road N17 6LH
 Proposal: Demolition of side garage and construction of part single part two storey side extension

Application No: **HGY/2015/3392** Officer: Samuel Uff
 Decision: REF Decision Date: 11/01/2016
 Location: 21 Waldeck Road N15 3EL
 Proposal: Conversion of property into 2 x 1 bed flats

Application No: **HGY/2015/3394** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 11/01/2016
 Location: 3A Rusper Road N22 6QY
 Proposal: Erection of first floor side extension

Application No: **HGY/2015/3529** Officer: Nanayaa Ampoma
 Decision: REF Decision Date: 16/02/2016
 Location: 5 Hawke Park Road N22 6RE
 Proposal: Change of use from a house in multiple occupation into two x 2 bedroom self contained flats including the erection of a two storey side/rear extension.

Application No: **HGY/2015/3604** Officer: Gareth Prosser
 Decision: REF Decision Date: 29/01/2016
 Location: 136 Carlingford Road N15 3ER
 Proposal: Retrospective application for the material change of use from a single family dwelling to two self-contained flats.

Application No: **HGY/2015/3799** Officer: Gareth Prosser
 Decision: REF Decision Date: 15/02/2016
 Location: 482 West Green Road N15 3DA
 Proposal: Alterations to roof over garage.

LBC Applications Decided: 1

Application No: **HGY/2015/3391** Officer: Samuel Uff
 Decision: GTD Decision Date: 11/01/2016
 Location: Turnpike Lane Underground Station Green Lanes N15 3NX
 Proposal: Listed Building Consent for removal of ticket office windows blocking of apertures, tiling to match existing finishes and minor changes to information provision.

PNE Applications Decided: 3

Application No: **HGY/2015/3531** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 31/12/2015
 Location: 167 Sirdar Road N22 6QS
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m

Application No: **HGY/2015/3687** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 26/01/2016
 Location: 23 Rusper Road N22 6RA

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 3.4m and for which the height of the eaves would be 2.95m

Application No: **HGY/2015/3762** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/02/2016
 Location: 145 Boundary Road N22 6AR

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.85m and for which the height of the eaves would be 3m

TEL Applications Decided: 1

Application No: **HGY/2015/3386** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/01/2016
 Location: Turnpike Lane Underground Station Green Lanes N15 3NX

Proposal: Replacement of existing 13.8m pole with a new 13.8m high street works pole supporting 6 no. antennas and the replacement of 2 no. cabinets and development ancillary thereto

Total Applications Decided for Ward: 19

WARD: **White Hart Lane**

CLUP Applications Decided: 3

Application No: **HGY/2015/2984** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 26/01/2016
 Location: 192 Devonshire Hill Lane N17 7NR

Proposal: Certificate of lawfulness for installation of external wall insulation to the north, south and west elevations of property

Application No: **HGY/2015/3217** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 24/12/2015
 Location: 16 Henningham Road N17 7DT

Proposal: Certificate of lawfulness for loft conversion with gable roof and rear dormer extension

Application No: **HGY/2015/3315** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 29/12/2015
 Location: 62 Courtman Road N17 7HU
 Proposal: Certificate of lawfulness for loft conversion with rear dormer and front side two roof windows

FUL Applications Decided: 11

Application No: **HGY/2015/3186** Officer: Eoin Concannon
 Decision: REF Decision Date: 22/12/2015
 Location: 26 Flexmere Road N17 7AT
 Proposal: Erection of 'granny annex' and gym in rear garden

Application No: **HGY/2015/3253** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/12/2015
 Location: 300 Somerset Gardens N17 8JY
 Proposal: Replacement of existing windows with uPVC double-glazed windows

Application No: **HGY/2015/3265** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/02/2016
 Location: 26 Siward Road N17 7PJ
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/3414** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 12/01/2016
 Location: 27 Norfolk Close N13 6AN
 Proposal: Addition of mansard roof to flat roofed side extension. Creation of bedroom and sanitary facilities, with balcony

Application No: **HGY/2015/3534** Officer: Samuel Uff
 Decision: REF Decision Date: 21/01/2016
 Location: 19 Bedwell Road N17 7AH
 Proposal: Erection of single storey rear extension and loft conversion with hip to gable roof and rear dormer.

Application No: **HGY/2015/3543** Officer: Samuel Uff
 Decision: GTD Decision Date: 22/01/2016
 Location: 236-263 Somerset Gardens N17 8JF
 Proposal: Replacement of existing windows and entrance doors with sealed double glazed uPVC windows (pattern and colour to match existing) and uPVC doors and side panels (all to match existing)

Application No: **HGY/2015/3548** Officer: Eoin Concannon
 Decision: GTD Decision Date: 25/01/2016
 Location: 372 Lordship Lane N17 7QX
 Proposal: Retrospective application for erection of outbuilding

Application No: **HGY/2015/3597** Officer: Gareth Prosser
 Decision: REF Decision Date: 28/01/2016
 Location: 23 Creighton Road N17 8JU
 Proposal: Retention of single storey rear extension and roof alterations.

Application No: **HGY/2015/3643** Officer: Samuel Uff
 Decision: REF Decision Date: 03/02/2016
 Location: 41 Risley Avenue N17 7HJ
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2015/3816** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 16/02/2016
 Location: 46 Awlfield Avenue N17 7DB
 Proposal: Erection of two storey side and rear extension with a single storey rear extension.

Application No: **HGY/2015/3843** Officer: Gareth Prosser
 Decision: REF Decision Date: 17/02/2016
 Location: 115 The Roundway N17 7HD
 Proposal: Loft conversion with rear dormer, and 3 x roof lights at front roof slope.

FULM Applications Decided: 1

Application No: **HGY/2015/3122** Officer: Aaron Lau
 Decision: GTD Decision Date: 21/01/2016
 Location: Coles Park Playing Field White Hart Lane N17 7JP
 Proposal: Replacement of existing full size grass football pitch with 3G Synthetic artificial pitch and the erection of a 1.1 metre spectator barrier.

PNE Applications Decided: 2

Application No: **HGY/2015/3623** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 20/01/2016
 Location: 31 Rivulet Road N17 7JT
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.85m and for which the height of the eaves would be 2.6m

Application No: **HGY/2015/3825** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 09/02/2016
 Location: 31 Barkham Road N17 8JR
 Proposal: Erection of a 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 3m.

RES Applications Decided: 7

Application No: **HGY/2015/3635** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2016
 Location: 139 Devonshire Hill Lane N17 7NL
 Proposal: Approval of details pursuant to condition 3 (samples of all materials) attached to planning permission HGY/2015/1637

Application No: **HGY/2015/3636** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 02/02/2016
 Location: 139 Devonshire Hill Lane N17 7NL
 Proposal: Approval of details pursuant to condition 4 (treatment of surroundings) attached to planning permission HGY/2015/1637

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|-----------------|--|----------------|----------------|
| Application No: | HGY/2015/3637 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 139 Devonshire Hill Lane N17 7NL | | |
| Proposal: | Approval of details pursuant to condition 5 (boundary treatment) attached to planning permission HGY/2015/1637 | | |
| Application No: | HGY/2015/3638 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 139 Devonshire Hill Lane N17 7NL | | |
| Proposal: | Approval of details pursuant to condition 6 (details of all levels) attached to planning permission HGY/2015/1637 | | |
| Application No: | HGY/2015/3639 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 139 Devonshire Hill Lane N17 7NL | | |
| Proposal: | Approval of details pursuant to condition 8 (risk assessment) attached to planning permission HGY/2015/1637 | | |
| Application No: | HGY/2015/3640 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 139 Devonshire Hill Lane N17 7NL | | |
| Proposal: | Approval of details pursuant to condition 9 (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2015/1637 | | |
| Application No: | HGY/2015/3641 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 02/02/2016 |
| Location: | 139 Devonshire Hill Lane N17 7NL | | |
| Proposal: | Approval of details pursuant to condition 15 (privacy screening) attached to planning permission HGY/2015/1637 | | |

Total Applications Decided for Ward: 24

WARD: **Woodside**

ADV Applications Decided: 1

| | | | |
|-----------------|---|----------------|--------------|
| Application No: | HGY/2015/3702 | Officer: | Neil Collins |
| Decision: | GTD | Decision Date: | 22/12/2015 |
| Location: | Outside 202 High Road N22 8HH | | |
| Proposal: | Display of 1 x double-sided internally illuminated advertisement on bus shelter structure | | |

CLUP Applications Decided: 2

| | | | |
|-----------------|---|----------------|---------------|
| Application No: | HGY/2015/3788 | Officer: | Anthony Traub |
| Decision: | PERM DEV | Decision Date: | 12/02/2016 |
| Location: | 19 New Road N22 5ET | | |
| Proposal: | Loft conversion with rear dormer extension. | | |

| | | | |
|-----------------|--|----------------|----------------|
| Application No: | HGY/2016/0101 | Officer: | Wendy Robinson |
| Decision: | PERM DEV | Decision Date: | 26/01/2016 |
| Location: | 48 Leith Road N22 5QA | | |
| Proposal: | Certificate of Lawfulness for a single storey rear extension, hip-to-gable roof alternation, rear roof dormer extension, and conversion of existing garage to habitable space. | | |

COND Applications Decided: 1

Application No: **HGY/2015/3738** Officer: Neil Collins
 Decision: GTD Decision Date: 10/02/2016
 Location: 606 Lordship Lane N22 5JH
 Proposal: Removal of condition 4 (Car and Cycle spaces) and Condition 5 (Central dish/aerial system) attached to planning permission HGY/2009/1041

FUL Applications Decided: 13

Application No: **HGY/2015/2986** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 26/01/2016
 Location: 117 Stirling Road N22 5BN
 Proposal: Installation of external wall insulation to the rear of the property

Application No: **HGY/2015/3230** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/01/2016
 Location: 5 Glendale Avenue N22 5AH
 Proposal: Proposed ground floor rear extension, demolition of existing conservatory and construction of first floor rear extension (Householder Application)

Application No: **HGY/2015/3351** Officer: Gareth Prosser
 Decision: GTD Decision Date: 06/01/2016
 Location: 10 Ranelagh Road N22 7TN
 Proposal: Erection of single storey side extension, new fenestration to side and rear elevations, and new roof light to the rear addition

Application No: **HGY/2015/3397** Officer: Eoin Concannon
 Decision: GTD Decision Date: 18/02/2016
 Location: 28 Melrose Avenue N22 5EA
 Proposal: Erection of rear dormer and single storey ground floor rear extension.

Application No: **HGY/2015/3451** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/02/2016
 Location: 36 Selborne Road N22 7TH
 Proposal: Erection of rear conservatory

Application No: **HGY/2015/3497** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 20/01/2016
 Location: 148 Perth Road N22 5QP
 Proposal: Erection of double storey side extension

Application No: **HGY/2015/3535** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/01/2016
 Location: 60 Perth Road N22 5QY
 Proposal: Conversion of property to form two self contained flats

Application No: **HGY/2015/3631** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/02/2016
 Location: 18 Saxon Road N22 5EB
 Proposal: Conversion of property into 2 x one bed flats

Application No: **HGY/2015/3663** Officer: Neil Collins
 Decision: GTD Decision Date: 15/01/2016
 Location: 46 Melrose Avenue N22 5EA
 Proposal: Amendment to ground floor window and door of approved two storey side extension to install two entrance doors

Application No: **HGY/2015/3678** Officer: Wendy Robinson
 Decision: GTD Decision Date: 14/01/2016
 Location: 73 Dunbar Road N22 5BG
 Proposal: Single storey rear extension

Application No: **HGY/2015/3767** Officer: Wendy Robinson
 Decision: REF Decision Date: 21/01/2016
 Location: 640 Lordship Lane N22 5JH
 Proposal: Change of use from A1 Retail Shop to A3 Restaurant & Cafe.

Application No: **HGY/2015/3774** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/02/2016
 Location: Rear of 32 White Hart Lane N22 5RJ
 Proposal: Demolition of existing shed and erection of a new building for use as an artist's studio.

Application No: **HGY/2016/0032** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/02/2016
 Location: Flat A 34 St Albans Crescent N22 5NB
 Proposal: Formation of basement with front and rear lightwells.

LCD Applications Decided: 4

Application No: **HGY/2015/3476** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/01/2016
 Location: 67 + 67A Arcadian Gardens N22 5AG
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2015/3477** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/01/2016
 Location: 16 & 18 Grainger Road N22 5LT
 Proposal: Replacement PVCU windows and doors.

Application No: **HGY/2015/3582** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/01/2016
 Location: 71 + 71a Arcadian Gardens N22 5AG
 Proposal: Replacement of timber windows and doors for PVCu windows and doors

Application No: **HGY/2015/3583** Officer: Wendy Robinson
 Decision: GTD Decision Date: 05/01/2016
 Location: 22 + 22a Grainger Road N22 5LT
 Proposal: Replacement of timber windows and doors for PVCu windows and doors

PNC Applications Decided: 1

Application No: **HGY/2015/2974** Officer: Samuel Uff
 Decision: REF Decision Date: 14/01/2016
 Location: 1A Wolseley Road N22 7TW
 Proposal: Prior approval for change of use from office (use class B1(a)) to dwelling house (use class C3)

RES Applications Decided: 2

Application No: **HGY/2015/3518** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/01/2016
 Location: 710 Lordship Lane N22 5JN
 Proposal: Approval of Details pursuant to Condition 3 (refuse and waste storage and recycling) attached to planning permission HGY/2015/2512

Application No: **HGY/2015/3519** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/01/2016
 Location: 710 Lordship Lane N22 5JN
 Proposal: Approval of Details pursuant to Condition 5 (cycle parking facilities) attached to planning permission HGY/2015/2512

Total Applications Decided for Ward: 24WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 5**

Application No: **HGY/2015/3599** Officer: Matthew Gunning
 Decision: RNO Decision Date: 30/12/2015
 Location: Woodberry Down Primary School Woodberry Grove N4 1SY
 Proposal: Erection of a single storey extension at ground floor level (to the southern elevation) to form a new classroom wing; erection of a single storey extension at lower ground floor level (to the northern elevation) and internal alterations to provide for a new dining hall and kitchen; remodelling at ground floor level with associated internal alterations; installation of a new platform lift; demolition of existing 'modern' shed; installation of a new access ramp; formation of new pedestrian entrance from Woodberry Grove; and associated removal of trees and other external alterations associated with the expansion of the existing 2 form school to a 3 form school (an increase from 420 to 630 children plus the existing nursery) (Listed Building Consent). (Observations to L.B. Hackney)

Application No: **HGY/2015/3671** Officer: Nanayaa Ampoma
 Decision: RNO Decision Date: 04/01/2016
 Location: Formerly Royal Park Hotel 350 Seven Sisters Road N4 2PG
 Proposal: Erection of two 5 storey (plus basement) semi-detached buildings and one part 5, part 4 part 3 storey (plus basement) building (all interlinked at ground floor and basement levels) to provide for a 151 room hostel with works to the front and rear including landscaping, play areas, disabled car parking and cycle parking.

Application No: **HGY/2015/3768** Officer: Adam Flynn

Decision: ROB Decision Date: 04/01/2016

Location: Meridian Water Willoughby Lane And Meridian Way N18

Proposal: Request under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2015 (as amended) for a EIA Scoping Opinion for site infrastructure works including ground and remediation works; roads, cycle-ways and footpaths; station interchange facilities required in connection with the proposal to relocate Angel Road station; utility works above and below ground; surface water drainage works and public open space/childrens play areas; and various temporary meantime uses without structures e.g. car parking, open space, planting, together with outline proposals for approximately 700 residential units (75,000 sq m GEA) between 3 to 12 storeys in height, and retail, commercial use and community space comprising A1-A3 (1,250 sq m), B1 (1,500 sqm), D1 (600 sq m), D2 (750 sq m), approximately 500 car parking spaces and provision of an energy centre to connect to the Lee Valley Heat Network (Observations to L.B. Enfield)

Application No: **HGY/2016/0080** Officer: Matthew Gunning

Decision: RNO Decision Date: 28/01/2016

Location: Brent Cross Cricklewood Regeneration Area NW2

Proposal: Obervation to London Borough of Barnet for A5 Corridor Study submission to address condition 2.7 of S73
planning application ref: F/04687/13 dated 23/07/2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Area.

Application No: **HGY/2016/0330** Officer: Matthew Gunning

Decision: RNO Decision Date: 04/02/2016

Location: Central Brent Riverside Park Within The Vicinity Of River Brent Bridge 1 Brent Cross and Cricklewood Regeneration Area, NW2

Proposal: Submission of Reserved Matters Application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration Area; relating to Layout, Scale, Appearance, Access and Landscaping for Central Brent Riverside Park within the vicinity of River Brent Bridge 1. Submission is pursuant to conditions 1.2.1A, and 2.1 and for the part discharge of condition 13.1 of planning permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area., , Application is accompanied by an Environmental Statement Addendum to the Revised ES Further Information Report, ref 15/06574/RMA (Observations to L.B. Barnet)

Total Applications Decided for Ward: 5

Total Number of Applications Decided: 593

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Report for: Planning Sub-Committee 7 March 2016

Item number:

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 | <p>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.</p> <p>Works site including concrete batching plant at 44 White Hart Lane.</p> | Members approved planning permission subject to the signing of a section 106 legal agreement by March 18 or the application will need to be referred back to committee for reconsideration. | Neil McClellan | Emma Williamson |
| 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. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Robbie McNaughton | John McRory |
| 191 – 201 Archway Road | <p>Retention and enhancement to the existing building facing Archway Road</p> <p>Provision of 25 new residential dwellings and;</p> | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Aaron Lau | John McRory |

| | | | | |
|---|--|--|------------------|-------------|
| | Provision of circa 975 sqm of mixed commercial floor space | | | |
| 2 Canning Crescent, N22 (and adjoining Land) | Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Adam Flynn | John McRory |
| Lee Valley Techno Park | The change of use and extension of the existing building on the site from B1 and B8 to a 'through' school (primary, secondary and sixth form) | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Robbie McNaugher | John McRory |
| 122-124 High Road (Travelodge) | Change of use application of the second, third and fourth floors from B1 office to C1 hotel. Works also include external refurbishment of existing and small extension into the car park on the second floor. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Robbie McNaugher | John McRory |
| 122-124 High Road (Travelodge) | Change of use application of the second, third and fourth floors from B1 office to C1 hotel and roof top extension to create an additional floor. Works also include external refurbishment of existing and small extension into the car park on the second floor. | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Robbie McNaugher | John McRory |
| St Ann's Police Station | 32 units (residential) in a mixture of unit sizes including 1, 2 & 3 bed flats and 4 bed houses together with 16 parking spaces, cycle and refuse storage. The proposal will retain the | Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed. | Aaron Lau | John McRory |

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| | 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. | | | |
| APPLICATIONS SUBMITTED TO BE DECIDED | | | | |
| Cross Lane next to Hornsey depot | Redevelopment of the site with employment space and residential units. | Principle of development acceptable. However, issues regarding height, scale, design and impact on amenity require addressing. The submission of a viability report also required. | Adam Flynn | John McRory |
| 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. Late March committee targeted | Aaron Lau | John McRory |
| St Luke's section 73 planning application | Lift age restriction on co-housing; Locally listed buildings amendments and deed of variation on restrictions on occupation. | Proposals considered acceptable. 7 March committee. | 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 |

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| Section 73 for Hale Village | The S73 is to remove the hotel from the tower. | Decision likely to be made under delegated powers shortly. | Adam Flynn | 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. To be withdrawn on grant of new application. | Neil McClellan | Emma Williamson |
| Apex House | Residential led mix use scheme. 22 storeys. | Late March committee targeted. | Robbie McNaugher | Neil McClellan |
| 624 High Road, N17 | Design amendments to previously consented scheme for 42 residential units and 1 commercial unit | Late March committee targeted. | 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. | Scheme acceptable in principle. Late March planning committee targeted. | Tobias Finlayson | 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. | Late March planning committee targeted. | Valerie Okeiyi | John McRory |
| 109 Fortis Green, N2 | Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit. | Principle acceptable in principle. May / June committee targeted. | Valerie Okeiyi | John McRory |

| IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON | | | | |
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| Hale Wharf | Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges. | In pre-application discussions. Is EIA development. PPA series of meetings. Application likely to be submitted in April / May 2016. | Robbie McNaugher | Neil McClellan |
| Haringey Heartlands Section 73 | To move Pressure Reduction Station and other condition variations | Application likely to be submitted in April / May 2016. | Adam Flynn | John McRory |
| Clarendon Road Gas Works, Wood Green | Revised master plan for redevelopment of the site. | In pre-application discussions. PPA has been drafted. Date for submission of the scheme being discussed. | Adam Flynn | John McRory / Emma Williamson |
| Warehouse, 590-594 Green Lanes, N8 (Hawes and Curtis) | Demolition of existing building and construction of residential units and provision of 700 - 900 square metres of health centre at ground floor. | Application likely to be submitted in June / July 2016. | Adam Flynn | John McRory |
| Infill garage site, 52 Templeton Road | Demolition of buildings and erection of a four storey buiding to provide 12 residential units | In pre-application discussions; The scheme has been presented to the QRP, who are supportive; Scheme was presented to sub-committee members on 29 th October as part of the pre-application process; DM Forum held in November Scheme to be submitted in April or May. | Samuel Uff | John McRory |

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| 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 mid 2016. | Robbie McNaugher | Neil McClellan |
| 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-applications taking place Possible July / August submission | Valerie Okeiyi | 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 | Pre-application meeting held. Possible August submission. | Aaron Lau | John McRory |
| Chocolate Factory | Redevelopment of the site to provide 220 units on Workspace land, with an additional 14,835 sqm of commercial space. | Pre-application meeting held – PPA drafted and possible submission in July / August | Adam Flynn | John McRory |
| 500 White Hart Lane | Redevelopment to provide approx 120 residential units, supermarket and employment floorspace. | Likely to be submitted shortly. | Neil McClellan | Emma Williamson |
| 47, 66 and 67 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 sent and signed – application to be submitted in April / May | Valerie Okeiyi | John McRory |

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| 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 Okeiyi | John McRory |
| 50-56 Lawrence Road (mono house) | Redevelopment mixed use residential led scheme | Supported in principle regarding land use. Pre-application meeting has taken place and further meetings are envisaged. | Valerie Okeiyi | John McRory |
| Hale Village Tower, Ferry Lane, Tottenham, N15 | Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor. | Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed. | Adam Flynn | Neil McClellan |
| IN PRE-APPLICATION DISCUSSIONS | | | | |
| 163 Tottenham Lane N8 | The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development. | Pre-application meeting held and principle acceptable. | Tobias Finlayson | John McRory |
| 163 Tottenham Lane N8 | The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels. | Principle unacceptable at the moment as further information required | Tobias Finlayson | John McRory |

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| 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 |
| 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 acceptable subject to re-provision of elderly accommodation. | Tobias Finlayson | 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 3rd, 4th & 5th storeys. | Principle acceptable subject to re-provision of employment use. Scheme too high and requires amending. | 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 |
| Land at Brook Road, N22 | Redevelopment of site and erection of four independent residential | Principle unacceptable – not in line with aspirations of the Wood Green AAP. | Aaron Lau | John McRory |

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| (ICELAND SITE) | blocks providing 148 residential units comprising a mix of one, two and three bedrooms. | | | |
| Wider Station Square West Development, Station Road, N17 | 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. The proposals comprise 19 residential dwellings in total. The dwelling mix comprises 2x1 bedroom units, 14x2 bedroom units and 3x3 bedroom units. | Principle acceptable | Robbie McNaugher | John McRory |
| 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. | Aaron Lau | John McRory |
| 30 Chester House, Pages Lane | Creation of 24 plus residential units | Principle may be acceptable subject to design, scale and siting – within a conservation area and a SINC site. Pre-application note sent. | TBC | John McRory |
| Car wash Site, Broad Lane | A new build for B1 offices | Principle of B1 office development within this defined employment site is acceptable. | Aaron Lau | John McRory |

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| 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 |
| 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 permission HGY/2013/1984 | Awaiting comments from internal parties. | Aaron Lau | John McRory |
| Hornsey Depot, Hornsey Refuse and Recycling Centre, High Street, N8 | A number of conditions have been submitted. | A number of pre-commencement conditions have been discharged and others awaiting comments. | Adam Flynn | John McRory |
| St Lukes | Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings | Awaiting dates for meeting | Aaron Lau | John McRory |