

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 11th July, 2016, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

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 12 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 - 18)

To confirm and sign the minutes of the Planning Sub Committee held on 9 May.

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. ALEXANDRA PALACE ALEXANDRA PALACE WAY N22 7AY (PAGES 19 - 72)

Proposal 1: Planning permission for Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing (amended description)

Proposal 2: Listed Building Consent for Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing (amended description)

RECOMMENDATIONS:

1. Grant permission subject to conditions and subject to a s111 legal agreement.
2. Grant Listed Building Consent subject to conditions

8. GISBURN MANSIONS TOTTENHAM LANE N8 7EB (PAGES 73 - 114)

Erection of new third storey and new roof to provide 12no. two bedroom flats

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

9. LAND AT HARINGEY HEARTLANDS, BETWEEN HORNSEY PARK ROAD, COBURG ROAD, CLARENDON ROAD AND THE KINGS CROSS / EAST COAST MAINLINE, LONDON N8 (PAGES 115 - 198)

Submission of reserved matters, namely a) Scale; b) Layout; c) Landscaping; and d) Appearance, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026), comprising a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/ B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuer Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens.

RECOMMENDATION: grant permission subject to conditions.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 199 - 242)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period from 30 May to 24 June 2016.

11. UPDATE ON MAJOR PROPOSALS (PAGES 243 - 256)

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.

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

13. DATE OF NEXT MEETING

5 September.

Maria Fletcher, Principal Committee Co-ordinator

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Bernie Ryan

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River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 01 July 2016

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MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 9TH MAY, 2016, 7pm

PRESENT:

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

9. FILMING AT MEETINGS

RESOLVED

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

10. DECLARATIONS OF INTEREST

Cllr Mallett identified that she was a resident of the Clyde Road Conservation Area and as such was marginally affected by the scheme but not to the level that it would be considered a prejudicial interest.

11. MINUTES

RESOLVED

- That the minutes of the Planning Committees held on 8 February, 7 March and 16 March be approved.

12. APEX HOUSE 820 SEVEN SISTERS ROAD N15 5PQ AND WARDS CORNER SITE HIGH ROAD LONDON N15

The Chair adjourned the meeting for a short period to allow Committee members sufficient time to read through documents tabled by the objectors as part of their representations.

[meeting adjourned 19.28 – 19.40].

The Committee considered a report on the application to grant planning permission for a) the demolition of the existing building and construction of one 23 storey building with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated landscaping and b) a non-material amendment following a grant of planning permission HGY/2012/0915 for the installation of a new public art wind screen to Seven Sisters Road.

The report set out details of the proposals, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to a) grant permission subject to conditions and

subject to a s106 legal agreement and subject to referral to the Mayor for London and b) grant a non material amendment subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. An addendum to the report had been circulated to the Committee on 6 May setting out details of additional representations received since the publication of the agenda and further clarification on the affordable housing position.

A number of objectors addressed the Committee on behalf of Seacole Court and Page Green Resident's Associations and raised the following issues:

- Little consideration had been given to the impact of the scheme on residents of Seacole Court, a housing association block adjacent to the site.
- Consultation with local residents had been negligible.
- Residents from Seacole Court had written to the Council, Grainger and Circle Housing Association seeking clarification on the scheme proposed but had received either no response or standard letters.
- Seacole Court residents were now anxious about the future of their homes linked to a reference within the officer report under a wider masterplan to the potential future redevelopment of the block by the applicant.
- The location proposed for the wind screen was unclear on the Council website and would result in narrowing of the pavement in the vicinity leading to risks to personal safety.
- Issues were raised with the notification process for the Committee meeting, with not all respondents to the consultation having received notification and notices displayed onsite advised as being unreadable. It was considered that the Committee meeting had been pushed through with undue haste.
- The scheme would result in significant overlooking to Seacole Court, of particular concern with vulnerable disabled residents and families living there.
- The overshadowing study undertaken grossly understated the degree of overshadowing including through the omission of houses in the Earlsmead and Pembroke Road area, a focus on the three hours either side of noon when shadows were at their shortest and the truncation of images with long shadows such as at winter solstice. Shadows from the scheme would cover the Page Green Conservation Area for over 6 hour a day, with some properties completely losing afternoon sun. An additional 10 amenities in the area would also suffer from overshadowing.
- The images provided by the applicant were distorted and perspectives not correctly applied thereby misrepresenting scale, particularly the impact of the tower. The artist's impressions de-emphasised elements of the design and misleadingly used multiple perspectives in the same image. The document circulated by the objectors set out revised images rescaled based on the canopy height of significant trees adjacent to the site.
- Insufficient time had been allowed for full consideration of the plans for the wind screen and it was misleading to connect it to the Apex House scheme as opposed to clearly identifying it as an amendment to the Wards Corner permission. Despite the screen, the amenity space at Ward's Corner would still suffer from a wind tunnelling effect due to the tower causing discomfort for pedestrians and rendering the area only suitable for pedestrian transit contrary to London Plan policies.

Cllrs Diakides, Gunes, Rice and Vanier addressed the Committee in their capacities as local ward councillors and raised the following issues:

- Certain elements of the scheme were welcomed such as the delivery of new mixed tenure housing which included an affordable housing element, space for the relocation of the Seven Sisters Market, increasing footfall in the area to the benefit of local businesses and general regeneration improvements to the local vicinity.
- The linking of the scheme to the non material amendment to the adjacent Wards Corner planning permission was misleading.
- Installation of the proposed wind screen and the residual wind vortex would result in a loss of amenity space.
- The development would cause significant overshadowing to Page Green properties resulting in the loss of over 2 hours afternoon sunlight.
- The images provided within the agenda pack were misleading and distorted to reduce the visual impact of the scheme.
- The Council's consultation on tall buildings had yet to be completed.
- Concerns were raised over the deliverability of the affordable housing contribution as the level put forward was considerably higher than that of similar schemes that had recently come before the Committee.
- The formulas used to calculate affordable rent dependent on the size of dwelling would disproportionately disadvantage tenants in the smaller one bed units.
- Concern was raised over the car free designation of the scheme in light of the issues relating to this that had arisen at nearby Hale Village.
- The scheme constituted significant overdevelopment of the site resulting in a very high density development which exceeded density standards.
- The design was mediocre and out of keeping with the area, exacerbated by the tall tower which was considered a monstrosity being over 400% taller than any other building in the area. The scheme would not enhance the Conservation Area and would not have been considered acceptable had the site been located to the west of the borough instead of Tottenham.
- The scheme would not provide any social housing units and the affordable housing units rent levels remained very expensive for local people.
- The capacity at nearby Seven Sisters underground station would not be sufficient to accommodate the additional passenger numbers generated from the scheme.
- Overlooking and overshadowing would be caused to neighbouring properties. The overshadowing report was misleading and not comprehensive.
- The wind screen proposed was visually ugly and would only partially mitigate issues with wind tunnelling.
- A considerable level of opposition to the scheme had been raised by the local community, with only 11 responses submitted in favour of the application.
- Not all residents had been notified of the Committee meeting.
- It was requested that the application be deferred to allow further consultation to be undertaken with local residents.

The Committee raised the following issues in consideration of the representations made by the objectors:

- Clarification was sought on concerns raised that a large proportion of objections made by residents had been discounted in being classified as non-material planning considerations. Officers advised that all consultation responses received had been considered and summarised within the report but emphasised their duty

to clearly identify to the Committee those objections that legally were not material to the determination of the application. The vast majority of objections raised however were material planning considerations including concerns around design, impact on neighbours etc and as such a full officer response to these had been provided within the report.

- Further clarification was sought on the reasons for the inclusion of the application for a non material amendment to the Wards Corner planning permission. Officers advised that the two linked applications had been listed together in the interests of transparency. The wind screen would only come forward with the progression of the Wards Corner development in order to mitigate the combined wind impacts arising from the two schemes together.
- Assurances were sought over the consultation process followed in light of concerns raised by Seacole Court residents. Officers confirmed that the Council policy on consultation had been followed, with over 1100 letters sent out and notification of the Committee meeting emailed to respondents.
- Further details were sought in response to concerns expressed by objectors regarding the future of Seacole Court under the wider emerging Tottenham Area Action plan. Officers advised that the housing association as landlord was responsible for engaging with their tenants regarding their aspirations for the scheme going forward. The objectors identified that Circle Housing had undertaken some informal consultation with residents but that no definite future redevelopment plans had been outlined.
- The Committee sought clarification from the conservation officer regarding the consultation response received from Historic England on the impact of the scheme on the Conservation Area. It was advised that although Historic England had identified some harm caused by the scheme to the established historic environment, this had not been quantified. In the view of the conservation officer, the scheme would have an impact but not to the detriment of locally listed or listed buildings in the vicinity. In addition, the building design overcame the limited harm caused by the scale of the development and helped recognise the importance of Seven Sisters as a key transport node within the Conservation Area.
- Clarification was sought from the objectors as to whether their concerns included the impact of the scheme on traffic in the area. The objectors responded that the application fell down on all levels but due to timing restrictions, residents had not had the time to cover all their objections in detail.
- In response to a request, the objectors provided further clarification on the charts and images provided within their tabled representation and outlined the perspective issues with the images provided by the applicant.
- The Committee sought assurances that the impact of the scheme on Seven Sisters tube station would be manageable. The transport officer advised that an assessment had been made of the additional trips generated as a result of the scheme. The current capacity of the station was sufficient to accommodate the increased demand, with no material impacts that could not be mitigated through station management. Additionally, TfL had raised no objections to the scheme.
- The objectors were asked to clarify the main material planning considerations forming the basis of their opposition to the scheme. In response, it was identified that these included the wider impact of the wind vortex, the impact on existing trees in the area, the high number of objections from local people and concerns over viability, with the developer projected to only break even leading to a temptation to raise rents on an annual basis.

- Plans were queried to improve the cycling infrastructure in the area. Officers advised that TfL's Cycle Superhighway 1 had recently been implemented adjacent to the site, increasing connectivity of the cycle network through a two way cycle lane to the Tottenham High Road frontage. Cycling would also be monitored as part of the travel plan secured under the s106 agreement.
- Concerns were expressed regarding the logistics of managing such a large construction project located at a major traffic intersection. Officers confirmed that the applicant would be required under condition to submit a comprehensive construction management plan and which would potentially include consultation with local ward councillors.
- Assurances were sought over the overshadowing study undertaken in light on concerns raised by the objectors that the analysis was misleading and didn't reflect seasonal changes. In response, officers advised that they were satisfied with the analysis undertaken using standard BRE methodology including the calculation of shadow path lengths using a standard 3D digital rendering of the tower covering the different seasons. The shadows cast had been assessed against BRE standards based on the duration and extent of shadows and were considered to be acceptable.
- In response to a question, officers confirmed that Seacole Court as well as the Apex House site, was included within the emerging Area Action Plan for Tottenham.

The Cabinet Member for Housing and Regeneration addressed the Committee and raised the following points:

- The scheme would provide significant benefits through the delivery of new homes and which would include a number of in demand 3 and 4 bed units, as well as a level of affordable housing higher than that previously achieved for schemes on Council land. The balance of units would be allocated for private rent, a tenure in demand in the borough, particularly when managed by a respected provider and constructed to a high standard.
- The provision of the affordable rent units would be secured in perpetuity through the s106 legal agreement and the land contract.
- Additional regeneration benefits included the creation of new jobs, modern commercial units and an option for the potential relocation of Seven Sisters Market

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

- The plans had been developed by an award winning team of architects.
- Although it was recognised that the acceptability of the height of the tower was subjective, the site was able to accommodate a tall building due to its unique nature including as a major transport hub. The scheme would have a positive impact in terms of providing architectural interest.
- Public benefits of the scheme would include the provision of a public square, road and street frontage improvements and the provision of new housing including 39% of units set at affordable rent.
- Consultation on the scheme had been undertaken over a two year period including the hosting of events with stakeholders. Changes had been made to the design plans following comments received during the consultation.

- The residential units would be managed by the Grainger Trust, an experienced landlord, with a dedicated property management team providing an end to end lettings service and offering tenancies of up to five years.
- The impact of the scheme on historical assets in the area had been fully assessed and deemed acceptable in terms of harm to the Conservation Area. No objection had been raised by Historic England.
- Assurances were provided that the images and photographs provided within the agenda pack were visually and optically correct.
- It was advised that although the scheme would result in a degree of harm to views from the Page Green scheme, this was deemed to be less than substantial due to the considerable separation distances involved.

A supporter of the application from Seven Sisters market addressed the meeting and raised the following points:

- The market supported approximately 50 employees plus a similar amount in the local supply chain.
- The scheme provided an opportunity for early relocation of the market, avoiding the need for traders to move twice once the Wards Corner scheme progressed.
- Consultation on the plans had been undertaken with the market traders.

The Committee raised the following issues in consideration of the applicant's and supporter's representations:

- Clarification was sought as to whether amenity spaces and facilities within the development would be accessible to all tenants irrespective of tenure. The applicant confirmed that this would be the case including to the gym, resident's lounge etc.
- Clarification was sought on the reasoning behind the selection of a 23 storey tower. The applicant advised that Council policy identified a circa 20 storey building for the landmark site, with the GLA also referencing a building of a similar height. A taller building also allowed for the provision of greater public realm space to the ground floor whilst delivering a high level of new housing.
- Further details were sought on the urban characterisation study undertaken. Officers outlined that this study evidenced the suitability of the site for a single tall building of around 20 storeys to provide urban design benefits as a landmark and wayfinder to mark the important transport hub.
- Concern was raised on the potential for the application to set a precedent regarding the acceptability of tall buildings within the borough. Officers advised that the site was unique in terms of being suitable to accommodate such a tall building and therefore would not set a precedent.
- Further assurances were sought over the accuracy of images provided within the agenda pack following the concerns raised by the objectors. Officers advised that the applicant had used standard industry compliant shadowing software used nationally by planners and had supplied all the technical information underpinning the photographs. Overall, officers were satisfied over the methodology used to generate the images and had additionally applied their own rationale to assess that the images were reasonable.
- Assurances were sought that the affordable housing units would continue to be provided in perpetuity and would not be rescinded in the future. Officers outlined the protections in place relating to this including the land disposal contract signed

on the basis of this level of affordable housing plus the s106 agreement obligations incorporating rent calculations for these units.

- Concern was raised over the potential for fly tipping within the public square element of the development. Officers advised that the applicant had submitted a waste strategy for approval and which covered measures such as the provision of bins stores including to the commercial units, waste tracking systems plus CCTV and 24 hour security cover.
- In relation to concerns over the management of health and safety during construction works, it was advised that a Construction Management Plan would be in place covering the management of dust, noise etc from the site. The development would be part of the Considerate Constructors Scheme. Consultation arrangements would also be set up with neighbours to allow any issues to be raised at an early stage.
- Management arrangements for the affordable housing units were questioned. The applicant confirmed that although the units would be pepper potted throughout the tower and the 7 storey block, they would be under the same overall management as the private rented units despite them being held as separate legal entities.
- Clarification was sought on the tenancies to be issued for the residential units. The applicant advised that inline with the tenure blind approach, lifetime tenancies would not be offered for the affordable housing units. Five year tenancies would be offered as was standard for housing associations since 2011.
- Concerns were raised that not all windows within the scheme would comply with relevant BRE criteria. The applicant advised in response that 81 windows failed on paper to meet this standard which related to the availability of light to neighbouring properties but that the rate of compliance was high for a scheme of this size in a dense urban environment.
- The Committee sought assurances from the applicant on their long term commitment to the provision of the private rented units. The applicant confirmed that disposal of the units was not anticipated within a 35 year time period.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2015/2915 be approved subject to conditions as listed below and subject to a s106 legal agreement and subject to referral to the Mayor for London.
 - That planning application HGY/2016/0990 be approved.
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:
1584-G100-P-SITE-001, 1584-G200-P-RF-001, XE-E-001, XE-N-001, XE-NW-001, XE-S-001, XE-SW-001, XE-W-001, P-DEM-001, P-00-001 rev. C, P-MZ-001, P-01-001 rev. C, P-02-001 rev. C, P-03-001 rev. C, P-04-001 rev. C, P-05-001 rev. C, P-06-

001 rev. C, P-07-001 rev. C, P-09-001 rev. C, P-18-001 rev. C, P-20-001 rev. C, P-22-001 rev. B, P-B1-001, P-RF-001 rev. C, P-D-00-001 rev. C, P-D-MZ-001, P-D-01-001 rev. C, P-D-02-001 rev. C, P-D-03-001 rev. C, P-D-04-001 rev. C, P-D-05-001 rev. C, P-D-07-001 rev. C, P-D-09-001 rev. C, P-D-18-001 rev. C, P-D-20-001 rev. C, P-D-22-001 rev. C, P-D-B1-001, P-D-00-002 rev. B, P-D-01-002 rev. B, P-D-02-002 rev. B, P-D-03-002 rev. B, P-D-05-002 rev. B, E-E-001, E-N-001 rev. B, E-NW-001 rev. C, E-S-001, E-SW-001, S-AA-BB-001, S-CC-001, S-DD-001 rev. B, S-EE-001, S-FF-001, S-GG-001, S-HH-001, S-JJ-001, S-KK-001, S-LL-001, DET-001, DET-002, DET-003
Reason: In order to avoid doubt and in the interests of good planning.

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

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

4. Notwithstanding the information submitted with this application, no development (excluding demolition) shall take place until detailed drawings, of all elevations have been submitted to and approved in writing by the Local Planning Authority including 1:20 plans of the brick panels, balcony and canopy details and window reveals the development shall be carried out in accordance with the approved details retained as such in perpetuity.

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

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

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, excluding demolition. 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 shall be implemented in accordance with the approved details and retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

6. No development shall start until an Arboricultural impact assessment, tree protection plan and Arboricultural method statement have been provided showing details of any pruning required to the existing and trees and details of the proposed foundations in connection with the development, hereby approved and any excavation for services shall be agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved scheme. No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2013 Policy SP2 and the London Plan Policy 3.8.

8. At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2 and the London Plan Policy 3.8.

9. The development hereby approved shall be designed to Secured by Design Sections 2 and 3 Compliance unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the building and its occupants. and to comply with Haringey Local Plan 2013 Policy SP11.

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

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

11. Before development commences other than for investigative work:

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

- a) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

12. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.
Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
13. Prior to installation, details of the Ultra Low NOx boilers 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.
Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.
14. Prior to installation details of the CHP boilers shall be submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B.
Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.
15. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of each phase. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.
16. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.
Reason: In the interests of neighbouring amenity.
17. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.
Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by The London Plan Policy 7.14.

18. The development hereby approved shall not be occupied until a Delivery and Servicing Plan (DSP) have been submitted to, and approved in writing by the Local Planning Authority. The servicing and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.
Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.
19. Prior to the commencement of demolition works a Demolition Management Plan (CMP) and Demolition Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Plans should provide details on how demolition works will be undertaken in a manner that disruption to traffic and pedestrians on Seven Sisters Road, Stonebridge Road and the surrounding residential roads is minimised. Vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network
20. Prior to the commencement of construction works (excluding demolition) a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The Plans should provide details on how Construction works (excluding demolition) will be undertaken in a manner that disruption to traffic and pedestrians on Seven Sisters Road, Stonebridge Road and the surrounding residential roads is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network
21. The development shall not be occupied until a minimum of 265 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.
22. Evidence that each commercial element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very good' shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.
Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.
23. Prior to commencement of the development, save for demolition, full details of the single Energy Centre as set out in Appendix C of the submitted Energy Strategy,

operational details of the heat network (pressures and temperatures), the location of the energy centre provision of space for future heat exchangers should the network not be delivered at this time. and communal network future proofing measures, including details of the safeguarded connection between the energy centre to the public highway, that will be reserved for connectivity to the area wide network should be submitted to and approved in writing by the Local Planning Authority.

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

24. The development hereby permitted shall be built in accordance with the Apex House: Energy Strategy (rev 2) By: Hoare Lea; Date: September 2015 and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority. For the avoidance of doubt this shall include, the location of the energy centre and site wide heating network operations; route for connections to the energy centre (the area identified for the heat exchangers) from the public highway and 40m² of solar PV on the roof of the development (as drawn in Appendix D of the Energy Statement).

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

25. The development hereby permitted (excluding demolition) shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

c) Flood water exceedance routes, both on and off site;

d) A timetable for its implementation, and

e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

26. No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details as shown on 14411/500/41 Rev B and SK05. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

27. The development hereby approved shall not be occupied until such time as any necessary highway works, which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements have been carried out and completed.

Reason: In the interests of highway safety.

28. The development shall not be occupied until such time as the refuse and waste storage and recycling facilities shown on 584-G200-P-00-001 Rev A have been implemented. The refuse and waste storage and recycling facilities shall be permanently retained thereafter.

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

29. Details of the species and location of a 5 x replacement trees (20-25cm stem girth) shall be agreed with the Local Planning Authority in writing before commencing the development hereby approved (excluding demolition), and shall be planted within the next planting season after the development hereby approved is completed.

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

30. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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

31. The development hereby permitted shall be built in accordance with the recommendations set out in section 6.1 - 6.4 of the extended phase 1 habitat survey and the proposed biological enhancements installed prior to the occupation of the proposed buildings and retained thereafter in perpetuity.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

32. The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.
Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of The Haringey Unitary Development Plan 2006.
33. Prior to the completion of the development hereby permitted, a shutter and signage strategy shall be submitted to and approved in writing by the Local Planning Authority all future proposal for shutters and signage shall be in accordance with this strategy.
Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
34. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to prevent the proliferation of satellite dishes on the development.
35. No external illumination of the external elevations to the building shall take place other than in accordance with a detailed building lighting scheme which shall be submitted to and approved in writing by the LPA,
Reason: To ensure that any external lighting of the building has regard to the visual amenity of the area including the character and appearance of the conservation area, the amenities of surrounding properties and the safety of users of the surrounding highway network.
36. Prior to the development of the building above ground level a scheme for the phased delivery and long term management of the private and public spaces within and adjacent to the building shall be submitted to and approved in writing by the LPA. The development shall be carried out only in accordance with the approved landscape/public realm phasing and management scheme.
Reason to ensure that the development secures the delivery of appropriate landscaping and amenity space for future residents and makes provision for effective, safe long term management of each of the spaces to ensure continued utility and enjoyment of the spaces by occupiers and the improvement of the streetscape in accordance with the objectives (and public benefit) associated with the grant of this planning permission.

Informatives:

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

INFORMATIVE: CIL - Based on the information given on the plans, the Mayoral CIL charge will be £486,535 (13,872 sqm x £35) and the Haringey CIL charge will be £106,350 (7,090 sqm x £15). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

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

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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

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

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

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

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

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

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period from 22 February to 22 April 2016.

RESOLVED

- That the report be noted.

14. UPDATE ON MAJOR PROPOSALS

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

Clarification was sought on the name of the applicants for the Hornsey Town Hall application currently in pre-application discussions. Officers agreed to forward details to Cllr Weston.

RESOLVED

- That the update be noted.

15. DATE OF NEXT MEETING

13 June, first meeting of the new municipal year.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date

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Planning Sub Committee 11th July 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2016/1574 (planning permission) HGY/2014/1575 (listed building consent)	Ward: Alexandra
Address: Alexandra Palace Alexandra Palace Way N22 7AY	
<p>Proposal 1: Planning permission for Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing (amended description)</p> <p>Proposal 2: Listed Building Consent for Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing (amended description)</p> <p>Applicant: Alexandra Palace and Park Charitable Trust (APPCT)</p> <p>Ownership: LB Haringey</p> <p>Case Officer Contact: Malachy McGovern</p> <p>Site Visit Date: 08/01/2015</p>	
Date received: 16/05/2016	
Drawing number of plans:	
See appendix 4	
1.1 This application is reported to the Planning Sub-Committee because it is major development	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposals consist of Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, refurbishment of stonework and window joinery, and installation of new gates and hard surfacing

Planning Permission:

The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to cultural heritage for the Borough.

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.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a viable use. There is no harm to 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 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'.

The proposal would not have an unacceptable impact on the amenity of neighbouring residents nor would it have an adverse impact on the surrounding transport network. It would provide high quality entertainment/ function room space within the Palace, and sympathetic enhancements to the building which follows the principles of Secured by Design and incorporates crime prevention measures. A condition has been attached to ensure that noise nuisance and disturbance is limited and a condition can be used to ensure that further sustainability measures are included in the final design.

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.

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.

Listed Building Consent:

The works would greatly facilitate the building's future use providing substantial heritage and public benefit. This heritage benefit will significantly outweigh the limited harm caused by the removal of the infill arches and insertion of openings in the facade. The scheme is, therefore, considered to be acceptable and would preserve the original character and appearance of the building in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits of the proposal.

The proposal would therefore satisfy the statutory duties set out in Section 66 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 Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

2. RECOMMENDATION

Planning Permission:

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 111 Legal Agreement to secure £3,000 for Travel Plan monitoring costs.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Travel Plan
- 4) Event Management Plan
- 5) Construction Management Plan
- 6) Service and delivery plan
- 7) Local Employment
- 8) Energy Statement
- 9) Considerate Constructors
- 10) Ecology
- 11) Secured by Design
- 12) Tree protection
- 13) Hard Landscaping
- 14) Management & Control of Dust

Informatives

- 1) Tree works
- 2) Sprinklers
- 3) Hours of construction

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

Listed Building Consent:

That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management is delegated authority to issue the Listed Building Consent and impose conditions and informatives.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Making good to match
- 4) Hidden features
- 5) Unblocking
- 6) Further 1:20 details of (1) glass link, (2) tower, (3) works to stabilise north hall, (4) materials samples, (5) fenestration details

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

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 The applicant seeks planning permission and listed building consent for refurbishment works to the North West corner of Alexandra Palace. The submitted proposals relate to the West yard site where temporary structures already exist. The scheme is looking to create a permanent structure ancillary to the use of the Palace along with refurbishing the tower to be used as function rooms. A previous application in support of the Heritage Lottery Fund project to regenerate the East wing of the Palace was approved in 2015.
- 3.1.2 Works will include alterations to the north west corner of the existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5th level, and installation of new gates and hard surfacing

3.2 Site and Surroundings

- 3.2.1 Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare surviving example of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuild (1873-75) of the original building (1868-73), following fire damage, by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following a second fire in 1980. The building includes the former BBC studios from where the world's first high-definition television programme was transmitted in 1936 and a complete set of Victorian stage machinery in the theatre.
- 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.

3.3 Relevant Planning and Enforcement history

- 3.3.1 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:
- 3.3.2 HGY/2013/2346 GTD Alexandra Palace Alexandra Palace Way London Listed Building Consent for alterations to BBC Transmitter room ramp and restructuring of fire escape in association with temporary exhibition / learning program delivery
- 3.3.3 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

- 3.3.4 HGY/2014/0560 --- 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
- 3.3.5 HGY/2014/2672 EIA NOT REQ Alexandra Palace Alexandra Palace Way London Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for restoration and refurbishment of the Eastern Wing of Alexandra Palace comprising the East Court, the former BBC Studios and the Victorian Theatre
- 3.3.6 HGY/2014/3291 - Listed Building Consent for repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls – Approved 16/02/2015
- 3.3.7 HGY/2014/3122 - Repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls - Approved 16/02/2015

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Arboriculturalist
LBH EHS - Noise & Pollution
LBH Waste Management
LBH Sustainability
LBH Parks
LBH Conservation Officer
LBH Licensing
LBH Nature Conservation
LBH Building Control
LBH EHS - Contaminated Land
LBH Transportation

English Heritage
London Wildlife Trust
London Fire Brigade
The Victorian Society
Designing Out Crime Officer
The Theatres Trust

Transport for London
Garden History Society
Natural England
Designing Out Crime

Muswell Hill/Fortis Green/Rookfield CAAC
Hornsey CAAC
Palace Gates Residents
Palace & Park Residents Association
Alexandra Residents Association
Alexandra Park & Palace Statutory Advisory Committee
Alexandra Palace Residents Association
Muswell Hill & Fortis Green Residents Association

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

Internal:

1) LBH Conservation

There are no objections to the proposal, however further details to provided and informatives recommended

2) LBH Transportation

No objections subject to conditions and a financial contribution for Travel Plan Monitoring.

3) LBH Waste Management

There are no comments to provide on this application.

4) LBH Arboriculturalist – No objection to the tree removal

5) LBH Building Control – No objection

9) LBH Noise & Pollution – No objection however informatives on management and control of dust, asbestos survey

External:

4) Thames Water

No objections

5) TfL

No objections subject to a travel plan.

6) Natural England

No objections - The response refers to standing advice to Protected Species and suggestions are made for Biodiversity and Landscape Enhancements.

7) The Theatres Trust

No objection – would not affect the future use of operation of the theatre

8) London Fire Brigade

Is satisfied with the proposals for fire fighting and recommends that sprinklers are installed.

9) Historic England (GLAAS)

No objection – proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Recommend no archaeological requirement.

10) Historic England

No comments – advised that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice

11) The Victorian Society

Support the proposals in particular removing the 1930s infill to the eastern part of the south elevation.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 5 site notices, a notice in the local press and 123 letters.

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: 25

Objecting: 22

Supporting: 1 – The Victorian Society

Others: 2 – Theatres Trust & Alexandra Palace CAAC

5.3 The following local groups/societies made representations:

- Alexandra Park & Palace Conservation Area Advisory Committee
- Alexandra Residents Association

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report. The main issues raised are also responded to in Appendix 1b of the report.

Objections:

- Proposals are contrary to Alexandra Palace Master Plan
- Increased noise nuisance and disturbance from patrons (general)
- Loss of privacy to residents (general)
- Proposed roof terrace would cause overlooking (roof terrace)
- Increased noise nuisance and disturbance (roof terrace)
- Lighting, noise and overlooking must be controlled
- Potential noise nuisance from roof plant
- Proposed window openings would cause overlooking / loss of privacy
- Light pollution from roof terrace would be intrusive
- Ecological survey is incomplete / Kestrels have nested on site (17-20 years)
- Ramp may undermine architectural integrity of building
- Additional traffic would cause highways/ parking concerns / co2 emissions and noise pollution

Neutral/ Support/ Recommendations:

- Brick piers above slender columns on north elevation appear top heavy. More circular columns would be preferred
- Some screening could be introduced to cover the 'warehouse like building'
- Turret should be restored also
- Opening of windows on north facade would break the symmetry and should be given consideration

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. Sustainability
9. Local Employment

6.2 Principle of the development

6.2.1 With regard to the principle of the proposals which would bring existing derelict spaces within the building back into use, Saved UDP Policy (2006) 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. It is considered that the Palace should be used primarily for a mixture of arts, cultural and entertainment, educational, sport and recreation and other uses within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. Within the existing curtilage of the Palace some ancillary use for food and drink (use class A3), Business (Use Class B1), residential, hotel and conference purposes may be acceptable as part of a mixed-use scheme.
- 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 principle of the proposal is considered to be in line with this policy by facilitating the restoration of the fabric of the building, increasing the range of uses at the Palace and enhancing the opportunities for arts, cultural and entertainment, educational, and recreation uses with ancillary food and drink uses. The identified proposed use of the internal space is that of a function room which would support the existing uses and synergise with the Council's wider objectives to promote the Palace as a visitor destination, events venue and enablement of community uses as per SA53 of the Council's emerging Site Allocations DPD (pre submission version January 2016)

6.2.3 Further support for the principle of the development is set out in Local Plan (2013) Policy SP12 which supports heritage-led regeneration and increased accessibility to the historic environment and SP15 which supports the provision of new social and cultural venues and access to cultural heritage throughout the borough.

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 and 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 not inappropriate in the Green Belt and MOL

provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include; the re-use of buildings provided that the buildings are of permanent and substantial construction and engineering operations. The restoration of the derelict spaces within the building with associated external alterations and hard surfacing are considered to fall within these categories respectively. They would have no significant impact on the openness of the MOL or result in urban sprawl and are therefore considered to not be in appropriate in the MOL in accordance with the NPPF, London Plan Policy 7.17 and Local Plan Policy SP13.

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, the subject property is a Grade II listed building within the Alexandra Park and Palace Conservation Area and a Registered Park.

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. Saved Haringey Unitary Development Plan Policy CSV4 requires that alterations or extensions to listed buildings are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior, relate sensitively to the original building; and do not adversely affect the setting of a listed building. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

Impact on the Listed Building

- 6.4.7 The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.
- 6.4.8 The scheme proposes to regularise the area by introducing a permanent multifunctional brick building used for storage as well as function spaces. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open

up three of the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.

6.4.9 The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.

6.4.10 By virtue of its location, the proposal would have no impact on the Registered Historic Park. The impact on the conservation area is considered to be positive and the proposal would preserve as well as enhance it.

6.4.11 Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting and would cause no material harm. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.

6.4.12 In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view and would therefore satisfy the statutory duties set out in Section 66 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 Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

Impact on the Character and Appearance of the Conservation Area

6.4.13 The external alterations to the building are not significant in scale and the proposed new openings and bays to the new two storey element are

considered to be sympathetic to the original building. The unblocking of the colonnades would improve the appearance of the Palace and the relationship between the Palace and Park and the landscaping works would improve the existing parking area and provide a more appropriate setting for the Palace. Given that the Palace itself is the dominant feature of the Conservation Area the enhancement to its appearance would also enhance the character and appearance of the surrounding Conservation Area. Therefore the proposal preserves the character and appearance of the Conservation Area and would in fact enhance it.

Impact on the Registered Park

6.4.14 English Heritage has advised that the designation document for the Registered Park and Garden notes that the principal building within the park is the Palace, which 'stands on a natural platform c 76m above the level of the railway to the east, from where there are extensive views'.

6.4.15 Given the Building is an important feature of the registered park the proposal to enable the restoration of the building and the enhancement of its facades would enhance the park. Therefore the proposal preserves the Registered Park and would in fact enhance its character.

Conclusion

6.4.16 The proposals would represent an enhancement to the existing heritage asset and would not cause material harm to the Listed Building, Conservation Area or Registered Park. 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'.

Archaeology

6.4.17 London Plan Policy 7.8 states that "development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology" and UDP Policy CSV8 restrict developments if it would adversely affect areas of archaeological importance. Local Plan Policy SP12 requires findings to be published, disseminated, and used as the basis for archaeological interpretation on site.

6.4.18 The Greater London Archaeological Advisory Service (GLAAS) has been consulted and advises that an archaeological watching brief during groundworks would be appropriate to investigate and record any significant local heritage. This can be dealt with by condition.

6.5 Impact on the amenity of neighbouring residents

- 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.
- 6.5.2 Concerns have been raised from neighbouring residents in relation to noise from the additional activities on the site, in particular the use of the roof terrace at 6th floor. The nearest neighbouring gardens on Dukes Avenue are some 60 metres from the edge of the north western corner of roof terrace and some 75 metres from the nearest rear facing habitable windows so the presence of patrons on the roof is not considered likely to be materially harmful. It is accepted however that the use of the terrace for functions or entertainment purposes involving the use of amplified sound equipment would be likely to cause noise nuisance to the residential properties along Dukes Avenue. The terrace has now been removed from the proposal and as such this is no longer a material concern.
- 6.5.3 In addition to the concerns about noise nuisance and disturbance, a number of complaints were received about potential loss of privacy and overlooking from the proposed roof terrace and the 3 new window openings. The submitted drawings indicate however that the proposed window openings would be opaque glazed however and as such overlooking would be minimised. Given the terrace has now been omitted and the windows would be over 40 metres from the nearest gardens on Dukes Avenue and approximately 55 - 60 metres from the nearest rear facing habitable window, it is not considered that material loss of privacy would result.
- 6.5.4 In conclusion, the concerns about noise nuisance, light pollution and disturbance from the use of the terrace have been adequately addressed in the revised proposals. It is considered that additional planning conditions limiting hours of operation and glazing can overcome the potential negative 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.
- 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 site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.
- 6.6.4 The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. The Transport Team have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)
- 6.6.5 The applicant Alexandra Palace Trust is proposing to erect a new steel building two stories above the basement with a terrace at roof level comprising some 1,248 sqm for D2 assemble use the indicative floor plan suggest the proposed addition functions including: seated banquet or theatre, the proposed facility will accommodate up to 300 additional visitors at level 5, the roof terrace is assumed to be used as ancillary space to the functions taking place in the multi-function space.
- 6.6.6 The applicant has not submitted a transport statement as part of the application however a full transport assessment was submitted for the refurbishment of the East Wing of the place including the former BBC studios. The transport surveys included non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, car parking location and main departure mode of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy's Drop concert with some 9,580 visitors.
- 6.6.7 The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times (Knit and Stitch 10am to 5:30pm) and Fat Freddy's (6:30 to 11pm). However both events have some 25% of visitors using the train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event

(knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.

- 6.6.8 In assessing this application we have considered the cumulative impact of recently approved repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. These annual trips were increased by a factor of 25% to ensure that the impact of the approved development were robust.
- 6.6.9 The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.
- 6.6.10 The use of the approved Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for and exhibition and 1,200 visitors for a concert, a worst case assessment was conducted with a growth factor of 25% growth factor, this assumed that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.
- 6.6.11 In terms of the cumulative impact of the approved theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.
- 6.6.12 Based on the trip generation surveys conducted as per the existing use, we have concluded that a mid week baseline Trips Visitors trip Modal Split is appropriate for the proposed multi-function space: 38.6% of trips by walking, 2.4% by trains, 4.8% by tube, 21.7% by bus 1.2% by motorcycle and 31.3% by car, we have considered that as the roof space could be used in combination with the level 5 that the potential trip generation of the proposed additional multi-use space should be increased by a factor of 50%, this equate to a potential 450 persons trips during the peak trip generation period. The proposed multi-use are would result in 174 walking trips, 11 trips by train, 22 trips by tube, 98 trips by bus, 5 motor bike trips and 59 additional car trips, based on a 2.4 car person per car. We have considered that the trips generated by the new flexible use space are likely to be outside of the highways network AM peak operational period, but will have some overlap with the Pm peak periods, with functions starting after 10 am and finishing during the PM peak

period. The new facility may also host some evening events which may start between 6 and 7pm this would result in generating some of the traffic during the Pm peak arrival.

6.3.13 When these trips are combined with the existing weekday PM peak use (worst case scenario) an exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 3026 departure, (50 of these trip will be from the theatre + BBC Studio use and 450 from the new flexible space) and 362 arrivals (for theatre + BBC Studio use). We have considered that the proposed increase in departures of some 500 additional persons trips during the Pm peak.

6.6.14 The Transport Team have considered that the number of trips forecasted by the proposed flexible use is within the range of visitors forecasted and is not significantly greater than events that currently taking place at The Palace; this combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year, the additional 450 persons trips can be accommodated on the transportation and highways network. The 450 person's trip will generate a demand for 59 car parking spaces; The Palace currently has some 1518 car parking spaces in 12 locations. Surveys were conduct for the previous application, the surveys which were conducted over two major events concluded that only 495 of the 1518 car parking spaces were available and a maximum of 254 spaces were used during the peak demand period. We have therefore concluded that the proposed increase in demand car parking space of some 59 car parking spaces can easily be accommodated within the existing car parking spaces. It is to be noted that any large event at The Palace will result in some congestion on the local highways network however this will largely be localised to Alexandra Palace Way, Station Road, and Priory Road junction with Park Road and Muswell Hill, we have considered as the addition 59 car in the peak hour will only result in a maximum of 2 additional vehicular trips during a 30 minute interval, and 1 additional trip per hour over a 60 minute period. Whilst there will be an increase in the demand on the W3 bus route, this will be over small section of the route for over a few hours, and where necessary will be supported by a shuttle bus service, we have therefore considered that with a coordinated event management plan and travel plan the impact on the W3 bus route car be mitigated.

6.6.15 On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following conditions:

- 1) A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the flowing measures must be included in order to maximise the use of public transport.
 - a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-coordinator for The Palace who develop must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

- b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and timetables to all staff, travel pack to be approved by the Councils transportation planning team.
- c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.
- d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required.
- e) Provide public transport information with ticking (electronic or paper) where possible and on the website.

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

- 2) The applicant will be required to provide an event management plan/ local area management plan which includes the following information:
 - a) Crowd management and dispersal including Stewarding
 - b) Car park management plan
 - c) Signage strategy to local transport interchange
 - d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
 - e) Coach drop off and collection
 - f) Parking controls on Alexandra Place Way
 - g) Taxi collection strategy

Pre-commencement Conditions

- 1) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

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

- 2) The applicant is also required to submit a service and deliver plan (DSP)

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

Safety by Design

- 6.7.1 London Plan Policies 7.3 and 7.13 and Local Plan SP11 advise that Development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects by following the principles set out in 'Secured by Design' and Safer Places.
- 6.7.2 The applicant has provided a crime prevention statement which states that the proposal has been prepared in consultation with the Metropolitan Police's Designing out Crime Officer. The Statement sets out the key points which will be developed during the detailed design stages including:
- Clear sightlines
 - Improved lighting
 - Anti climb measures
 - Reviewing CCTV coverage
 - Improved events management
- 6.7.3 The Police's Designing out Crime Officer has been consulted on the proposal and notes the contents of the crime prevention statement and confirms that meetings were held with the designers including on site. They advise that this design raises no concerns and suggest the proposal goes forward for Secured by Design accreditation for the site. This can be secured by a condition to ensure that the measures set out are considered and implemented where possible. Therefore the proposal is considered to be in line with the principles of 'Secured by Design' and 'Safer Places' and complies with London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11 in this respect.

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 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 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. The application is acceptable in this regard.
- 6.8.3 The proposal would involve the removal ofTherefore the proposed tree works are considered acceptable, 11 cherry trees are proposed as part of the landscaping works which will enhance the existing landscape and mitigate for the loss of the existing trees.
- 6.8.4 The applicant has provided an ecological appraisal which includes a Phase 1 Habitat Survey of the Site and Bat Tree Assessment, Building Assessment and

Emergence/Re-Entry Surveys. The surveys found no evidence of bats within the building or trees to be removed. The report recommends mitigation for the loss of suitable habitats for bats and birds by providing bird and bat boxes on the site. The report also includes other measures to enhance biodiversity including planting native species and providing deadwood habitat.

6.8.5 Natural England has been consulted and raises no objections; therefore subject to a condition requiring the applicant to follow the recommendations of its ecological appraisal the proposal is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

6.8.6 The proposal is in accordance with policy and is acceptable in this regard.

6.9 Sustainability

6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far commercial development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals. London Plan Policy 5.2 requires all new non-domestic buildings to provide a 40% reduction in carbon emissions.

6.9.2 The applicant has submitted a sustainability statement which notes that the historic nature of Alexandra Palace limits the extent to which interventions might be introduced. The applicant has therefore worked to minimise the extent to which new equipment, plant spaces or distribution routes might be required whilst endeavouring to maximize low energy and passive opportunities within the refurbishment where practicable.

6.9.3 The sustainability measures proposed include:

- To provide energy and water efficient systems throughout the scheme
- To promote the use of sustainable materials where practicable
- Reducing the risk of water damage to the building and its contents.

6.9.4 Given that the proposal is the refurbishment of an existing Victorian building it is unlikely to meet the London carbon dioxide reduction target but a condition will be attached to ensure that a further energy statement is provided demonstrating that the proposal will maximise carbon dioxide reduction, as far as the limitations of the building allows, in line with the Policy 5.2 of the London Plan and Policy SP4.

6.10 Local Employment

6.10.1 A condition has been attached requiring that APPCT 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 Waste

6.11.1 Local Plan Policy SP6 states that the Council supports the objectives of sustainable waste management set out in the London Plan. To achieve these, the Council shall seek to minimise waste creation and increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets.

6.11.2 The Council's waste management team has been consulted and raises no objections to the proposal.

6.12 Conclusion

6.12.1 The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to the cultural heritage of the Borough.

6.12.2 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.

6.12.3 The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits from restoring the building and facilitating a viable use. There is no harm to 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'.

6.12.4 The proposal would not impact on the amenity of neighbouring residents nor have an adverse impact on the surrounding transport network. It would provide a high quality enhancement to the building, and accessible design which follow the principles of Secured by Design and incorporate crime prevention measures. A condition has been attached to ensure that sustainability is maximised, taking account of the limitations of the building, in the final design.

6.12.5 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.

6.12.6 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.

6.12.7 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

6.13 CIL

6.13.1 The project is CIL exempt

7.0 RECOMMENDATION 1

GRANT PLANNING PERMISSION subject to conditions and subject to completion of an agreement under sec. 111 Legal Agreement to secure the payment of the Travel Plan monitoring costs.

Applicant's drawing No.(s)

Subject to the following condition(s)

TIME LIMIT

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.

IN ACCORDANCE WITH THE APPROVED PLANS

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

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

TRAVEL PLAN

3. Prior to the occupation of each aspect of the development the applicant shall submit a Travel Plan for each aspect and appoint a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

The travel plan must include:

- a) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- b) Cycle parking in line with the London Plan and a review cycle parking provision annually and a commitment to provide additional cycle parking facilities if required.
- c) A cycle strategy to promote cycle to and from the site
- d) Public transport information with ticketing (electronic or paper) where possible and on the website.

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

EVENT MANAGEMENT PLAN

4. Prior to the occupation of each aspect of the proposed development the applicant shall provide an event management plan/ local area management plan which includes the following information:

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
- e) Coach drop off and collection
- f) Parking controls on Alexandra Place Way
- g) Taxi collection strategy

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

CONSTRUCTION MANAGEMENT PLAN

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

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

SERVICE AND DELIVERY PLAN

6. Prior to the occupation of each aspect of the proposed development the applicant is required to submit a service and delivery plan (DSP)

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

LOCAL EMPLOYMENT

7. APPCT 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 implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;
- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT 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.

ENERGY STATEMENT

8. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4 The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

CONSIDERATE CONSTRUCTORS

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

ECOLOGY

10. The works shall be carried out in accordance with the recommendations set out in the Ecological Appraisal.

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 surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

SECURED BY DESIGN

11. The development hereby approved shall achieve a Secured by Design accreditation. The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

TREE PROTECTION

12. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the measures set out in the Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

HARD LANDSCAPING

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

MANAGEMENT & CONTROL OF DUST

14. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: As required by London Plan Policy 7.4

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

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

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: 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.

RECOMMENDATION 2

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing Nos.

Subject to the following condition(s)

CONDITIONS

TIME LIMIT

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

IN ACCORDANCE WITH THE APPROVED PLANS

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.

WORKS TO MATCH EXISTING

3. All works 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 to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

HIDDEN FEATURES

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the

Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

UNBLOCKING WORK

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

FURTHER DESIGN DETAILS

6. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:

- a. The glass link (drawings at a scale 1:20);
- b. The opening up works to the tower and its refurbishment for the new uses;
- c. Works required to stabilise the North wall;
- d. Materials in relation to the new building including samples where necessary;
- e. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

Appendix 1a Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	LBH Transportation	<p>The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.</p> <p>The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. We have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)</p> <p>The applicant Alexandra Palace Trust is proposing to erect a new steel building two stories above the basement with a terrace at roof level comprising some 1,248 sqm for D2 assemble use the indicative floor plan suggest the proposed addition functions including: seated banquet or theatre, the proposed facility will accommodate up to 300 additional visitors at level 5, the roof terrace is assumed to be used as ancillary space to the functions taking place in the multi-function space.</p> <p>The applicant has not submitted a transport statement as part of the application however a full transport assessment was submitted for the refurbishment of the East Wing of the place including the former BBC studios. The transport surveys</p>	<p>Comments noted and conditions have been imposed as recommended. A legal agreement is also recommended in order to secure the provision of a travel plan.</p>

No.	Stakeholder	Question/Comment	Response
		<p>included non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, car parking location and main departure mode of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy’s concert with some 9,580 visitors.</p> <p>The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times (Knit and Stitch 10am to 5:30pm) and Fat Freddy’s (6:30 to 11pm). However both events have some 25% of visitors using the train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event (knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.</p> <p>In assessing this application we have considered the cumulative impact of recently approved repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. These annual trips were increased by a factor of 25% to ensure that the impact of the approved development were robust.</p> <p>The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC</p>	

No.	Stakeholder	Question/Comment	Response
		<p>museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.</p> <p>The use of the approved Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for and exhibition and 1,200 visitors for a concert, a worst case assessment was conducted with a growth factor of 25% growth factor, this assumed that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.</p> <p>In terms of the cumulative impact of the approved theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.</p> <p>Based on the trip generation surveys conducted as per the existing use, we have concluded that a mid week baseline Trips Visitors trip Modal Split is appropriate for the proposed multi-function space: 38.6% of trips by walking, 2.4% by trains, 4.8% by tube, 21.7% by bus 1.2% by motorcycle and 31.3% by car, we have considered that as the roof space could be used in combination with the level 5 that the potential trip generation of the proposed additional multi-use space should be increased by a factor of 50%, this equate to a potential 450 persons trips during the peak trip generation period. The proposed multi-use are would result in 174 walking trips, 11 trips by train, 22 trips by tube, 98 trips by bus, 5 motor bike trips and 59 additional car trips, based on a 2.4 car person per car. We have</p>	

No.	Stakeholder	Question/Comment	Response
		<p>considered that the trips generated by the new flexible use space are likely to be outside of the highways network AM peak operational period, but will have some overlap with the Pm peak periods, with functions starting after 10 am and finishing during the PM peak period. The new facility may also host some evening events which may start between 6 and 7pm this would result in generating some of the traffic during the Pm peak arrival.</p> <p>When these trips are combined with the existing weekday PM peak use (worst case scenario) an exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 3026 departure, (50 of these trip will be from the theatre + BBC Studio use and 450 from the new flexible space) and 362 arrivals (for theatre + BBC Studio use). We have considered that the proposed increase in departures of some 500 additional persons trips during the Pm peak.</p> <p>We have considered that the number of trips forecasted by the proposed flexible use is within the range of visitors forecasted and is not significantly greater than events that currently taking place at The Palace; this combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year, the additional 450 persons trips can be accommodated on the transportation and highways network. The 450 person's trip will generate a demand for 59 car parking spaces; The Palace currently has some 1518 car parking spaces in 12 locations. Surveys were conduct for the previous application, the surveys which were conducted over two major events concluded that only 495 of the 1518 car parking spaces were available and a maximum of 254 spaces were used during the peak demand period. We have therefore concluded that the proposed increase in demand car parking space of some 59 car parking spaces can easily be accommodated within the existing car parking spaces. It is to be noted that any large event at The Palace will result in some congestion on the local highways network however this will largely be localised to Alexandra Palace Way, Station Road, and Priory Road junction with</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Park Road and Muswell Hill, we have considered as the addition 59 car in the peak hour will only result in a maximum of 2 additional vehicular trips during a 30 minute interval, and 1 additional trip per hour over a 60 minute period. Whilst there will be an increase in the demand on the W3 bus route, this will be over small section of the route for over a few hours, and where necessary will be supported by a shuttle bus service, we have therefore considered that with a coordinated event management plan and travel plan the impact on the W3 bus route can be mitigated.</p> <p>On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following condition.</p> <p>3) A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the following measures must be included in order to maximise the use of public transport.</p> <p>a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-coordinator for The Palace who develop must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.</p> <p>c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.</p> <p>d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required.</p> <p>e) Provide public transport information with ticking (electronic or paper) where possible and on the website.</p> <p>Reason: To minimise the traffic impact generated by this development on the</p>	

No.	Stakeholder	Question/Comment	Response
		<p>adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>4) The applicant will be required to provide an event management plan/ local area management plan which includes the following information:</p> <ul style="list-style-type: none"> h) Crowd management and dispersal including Stewarding i) Car park management plan j) Signage strategy to local transport interchange k) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park) l) Coach drop off and collection m) Parking controls on Alexandra Place Way n) Taxi collection strategy <p>Pre-commencement Conditions</p> <p>1) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p> <p>2) The applicant is also required to submit a service and deliver plan (DSP)</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p>	
	LBH Pollution	<p>COMMENTS</p> <p>No objections raised however conditions in relation to Management & Control</p>	Comments noted and conditions added

No.	Stakeholder	Question/Comment	Response
		Dust recommended	
	LBH Conservation Officer	<p>COMMENTS</p> <p>The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.</p> <p>The scheme proposes to regularise the area by introducing a permanent multifunctional brick building used for storage as well as function spaces. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open up three of the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.</p> <p>The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.</p> <p>By virtue of its location, the proposal would have no impact on the Registered Historic Park. The impact on the conservation area is considered to be positive</p>	Comments noted and conditions imposed as recommended

No.	Stakeholder	Question/Comment	Response
		<p>and the proposal would preserve as well as enhance it.</p> <p>Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.</p> <p>CONCLUSION</p> <p>In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view.</p> <p>CONDITIONS</p> <ol style="list-style-type: none"> 1. All works 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. 2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority 	

No.	Stakeholder	Question/Comment	Response
		<p>notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.</p> <p>3. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:</p> <ol style="list-style-type: none"> a. The glass link (drawings at a scale 1:20); b. The opening up works to the tower and its refurbishment for the new uses; c. Works required to stabilise the North wall; d. Materials in relation to the new building including samples where necessary; e. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building. 	
	EXTERNAL		
	The Theatres Trust	Proposal would not affect future operation of the Theatre. No objection	Noted
	Alexandra Residents Association	Objection to the reinstatement of window openings at 5 th level and the proposed roof terrace at roof level due to privacy and overlooking issues and also noise nuisance from events	The roof terrace has now been removed from the proposal. The proposed window openings would be obscure glazed to mitigate any potential overlooking

No.	Stakeholder	Question/Comment	Response
	Alexandra Park & Palace CAAC	<p>The CAAC has considered this application and wishes to submit the following comments. Some aspects of the proposals are to be welcomed, but we have reservations and concerns about some other aspects. Our concerns are not to be registered as formal objections – they are simply comments that we would like to be considered during the review, development and construction phase of the project, if it is approved.</p> <ol style="list-style-type: none"> 1. We welcome this opportunity to restore and bring back into use parts of the original fabric of the building. Our concern here is that had this been the main opportunity being addressed within the context of an overall vision for the Palace, then the outcome might have been better and not constrained by the main driving force being the need to provide storage space. 2. We welcome the approach being taken with the design of the proposed new building to be appropriate, contemporary and understated using sympathetic materials, and not a pastiche or period copy. 3. Our concerns about the new building are to do with the south elevation as shown in the visualisation on page 28 of the D&A Statement. The proposed colonnade to provide a covered pedestrian route separated from vehicle traffic is welcomed, as are the screening fins at higher level. However, we have reservations about the brick piers above the slender square columns that extend to the underside of the brick fascia – as proposed this looks clumsy and top-heavy. We would prefer more distinctive circular section columns (that would also obviate the need for ground level ‘shin-pads’) to support a boldly horizontal fascia. 4. While the proposed new building would improve the visual impact of the West Yard, there is also the opportunity here to link the fascia to some new screening to extend over the “warehouse like building” at the eastern end of the Yard. Covering up these utilitarian steel girders and incongruous shallow roof pitch with a simple horizontal fascia with expressed panel joints, would improve the visual impact and visitor experience of this corner of the Palace, between the Tower and the Palm Court. 5. From the point of view of conservation of heritage, we welcome the restoration of the North West Tower, although we regret that the opportunity has not been taken to restore the upper level of the Tower and its pyramidal turret. We recognise that the proposed interventions into the historical fabric of the Tower and the North Wall have risks associated with them and we hope these have been duly considered. 	<p>Points noted and incorporated into the proposal where possible. The points re symmetry of the windows is not considered to be problematic by Historic England or the Council’s Conservation Officer.</p> <p>Recommendations for further works beyond the scope of the application proposal have been passed on to the applicant</p>

No.	Stakeholder	Question/Comment	Response
		<p>6. We support the idea of reopening three of the six blocked up windows in the North Wall. However, the explanation given on page 5 of the D&A Statement that the joinery here “would match that of the existing Theatre” is clearly wrong. The higher level windows at the Theatre end of the North Wall are still blocked. Although we are less concerned about retaining symmetry as others are, we note this opening up of three windows breaks the existing symmetry of the North façade. An aerial photograph from the 1920s shows six unblocked windows on each wing of the North façade.</p> <p>7. The need for symmetry was one of Historic England’s main concerns when they supported the controversial plans for the TV Studios in the East Wing and there is some irony in the fact that their submission in support of the current proposal goes against their earlier stance. HE also seems to be confused in thinking that the North Wall bounded the ice-rink – it didn’t, it bounded the roller-skating rink.</p>	
	Thames Water	With regard to sewerage infrastructure capacity, Thames Water would not have any objection to the above planning application. On the basis of information provided, with regard to water infrastructure capacity, Thames Water would not have any objection to the above planning application.	Noted
	Natural England	No comments	Noted
	Historic England GLAAS	Recommend no archaeological requirement	Noted
	Neighbour		

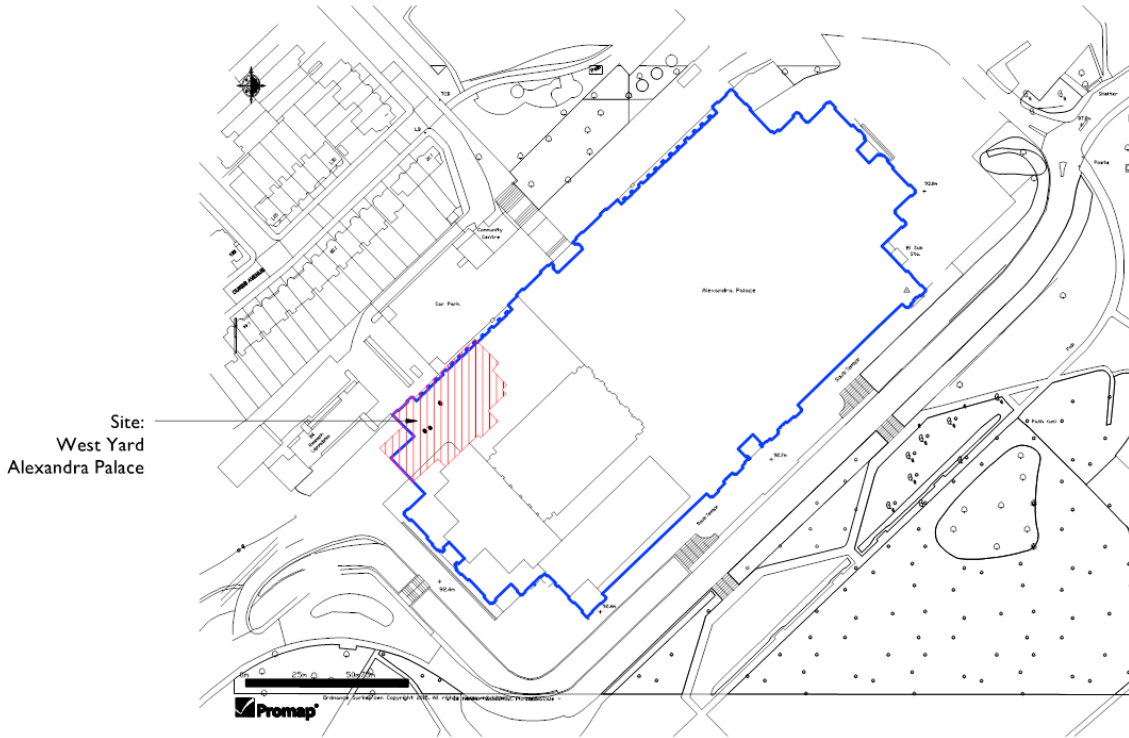
No.	Stakeholder	Question/Comment	Response
	Responses		
		Proposals are contrary to Alexandra Palace Master Plan	<p>The proposals are consistent with the Site Allocations DPD and with the Masterplan which seeks to promote the Palace as a visitor and community venue</p> <p>Master Plan and initiatives are constantly evolving</p>
		Additional traffic would cause highways/ parking concerns / co2 emissions and noise pollution	<p>The scheme has been considered by Transport who have assessed existing and comparable trip generation and parking levels and have raised no objection subject to controls and a travel plan.</p>
		Potential noise nuisance from roof plant	<p>The plant is not considered to cause any material harm to residential amenity given the separation distances. The plant would be subject to noise control under noise and pollution</p>

No.	Stakeholder	Question/Comment	Response
			legislation.
		Ramp may undermine architectural integrity of building	Historic England and the Council's Conservation Officer advise that the ramp is at low level and would not undermine the integrity of the Listed Building.
		Ecological survey is incomplete / Kestrels have nested on site (17-20 years)	An ecological survey has been carried out and a careful contractors condition imposed. The applicant has been advised to assess and consider further impact however it is not considered that any further planning control is needed.
		Light pollution from roof terrace would be intrusive	The roof terrace has been omitted from the scheme.
		Loss of privacy to residents from new windows	The proposed 3 window openings on the north elevation would be obscure glazed and therefore overlooking would be mitigated.
		Lighting, noise and overlooking from roof terrace	The roof terrace has been omitted from the scheme.

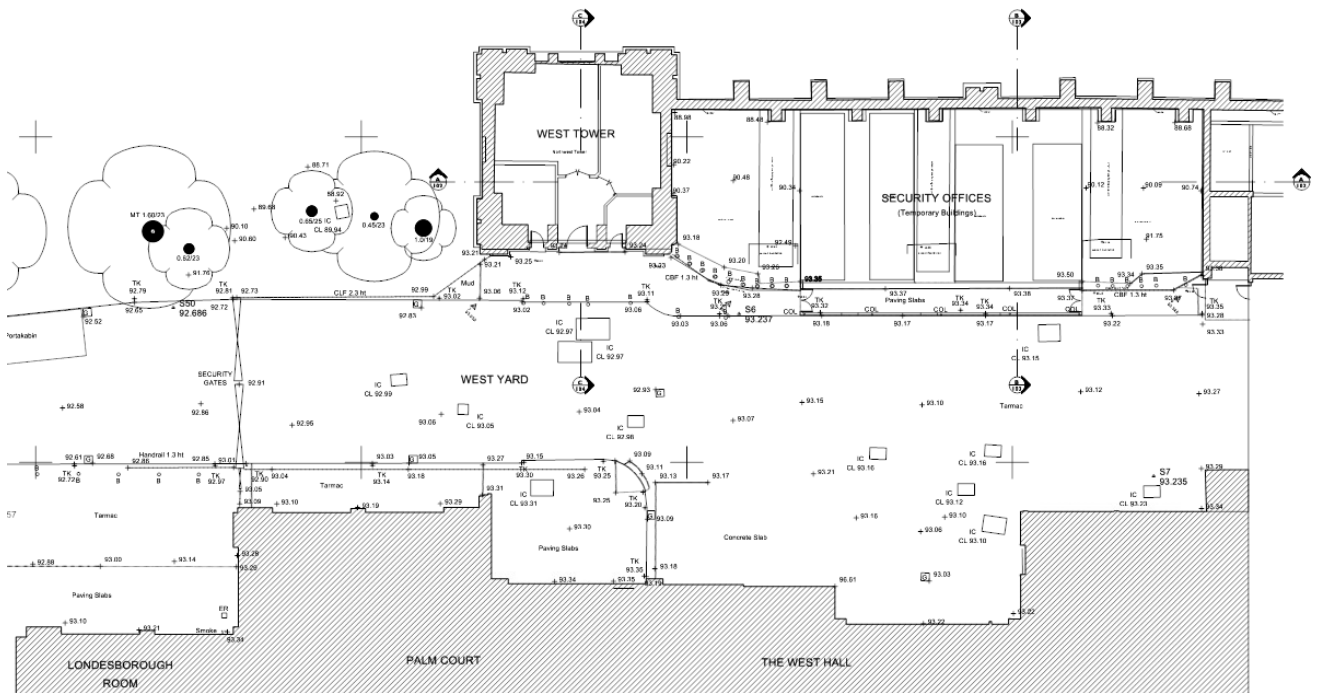
No.	Stakeholder	Question/Comment	Response
		Increased noise nuisance and disturbance from patrons and roof terrace	The roof terrace has been omitted from the scheme.

Appendix 1 Plans and Images

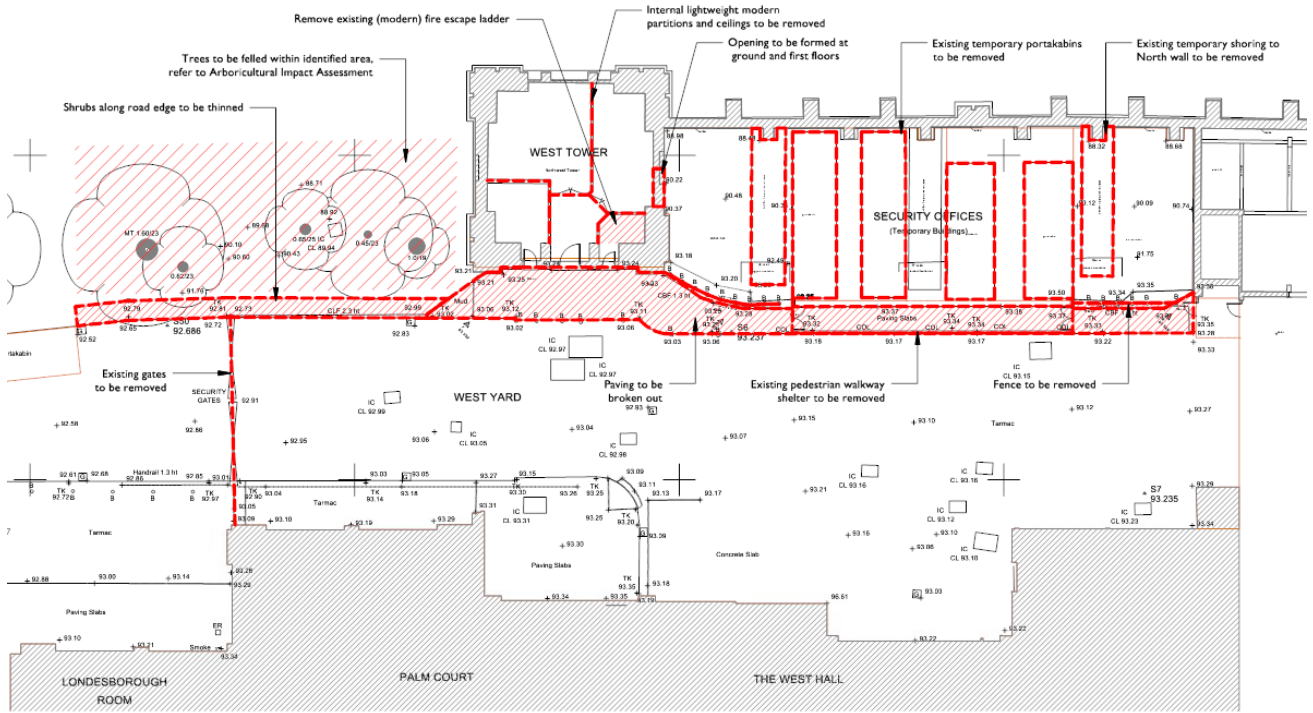
Site Location Plan



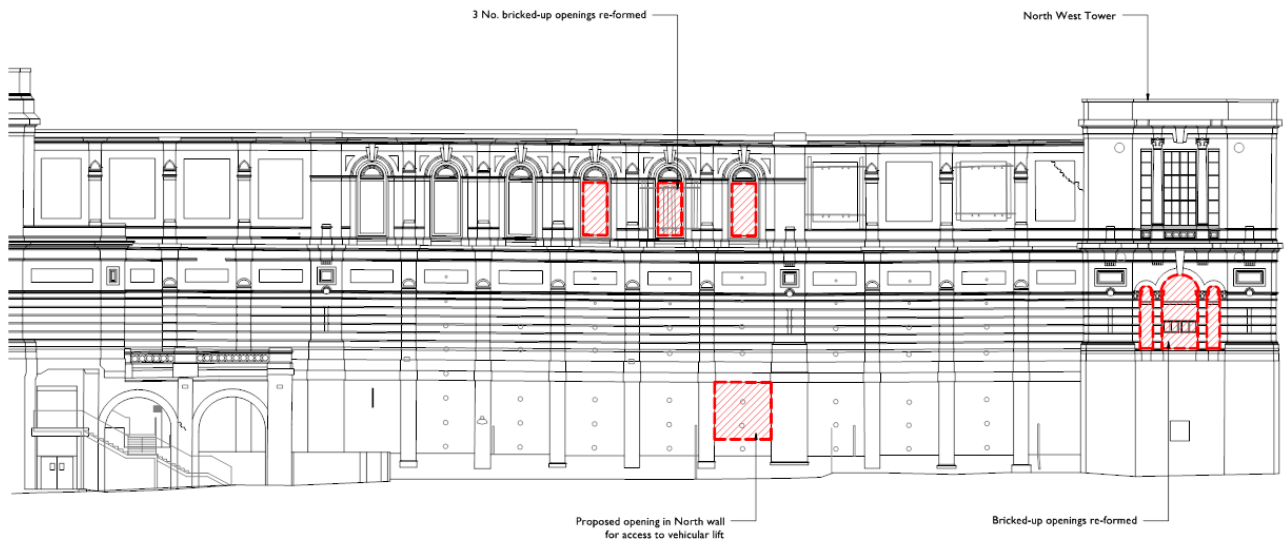
Site Plan



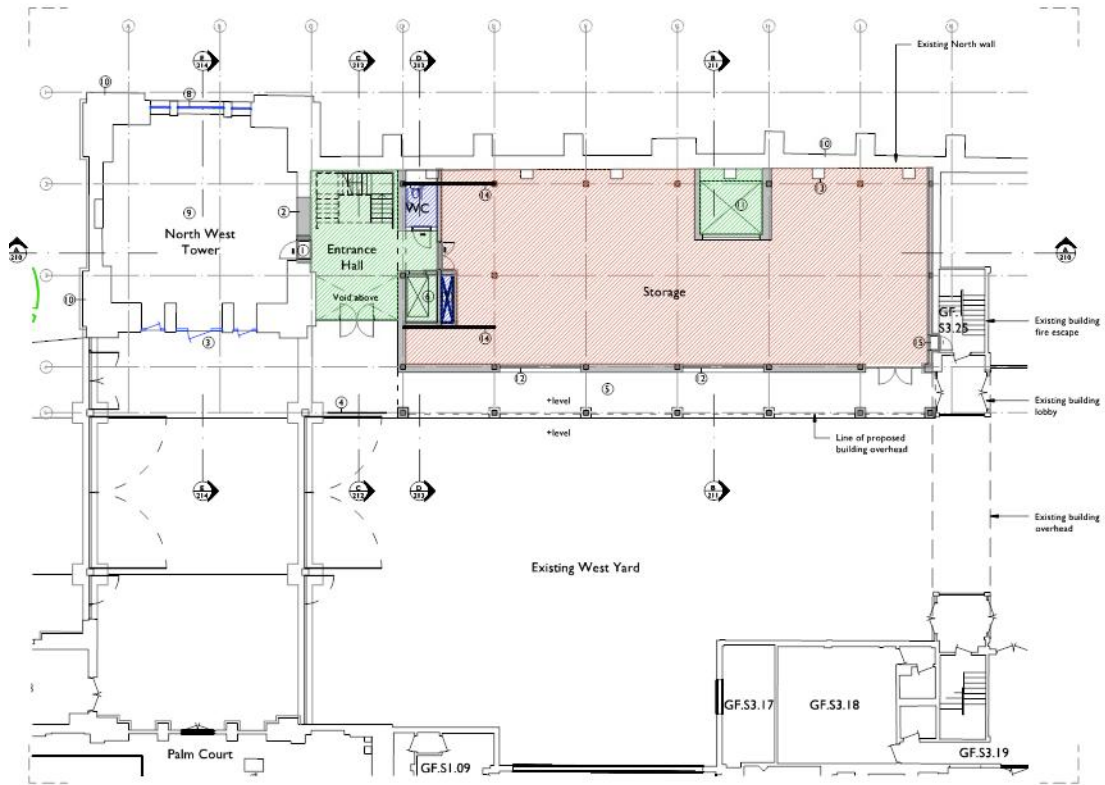
Alterations & Demolitions Plan



Alterations & Demolitions Plan North Wall

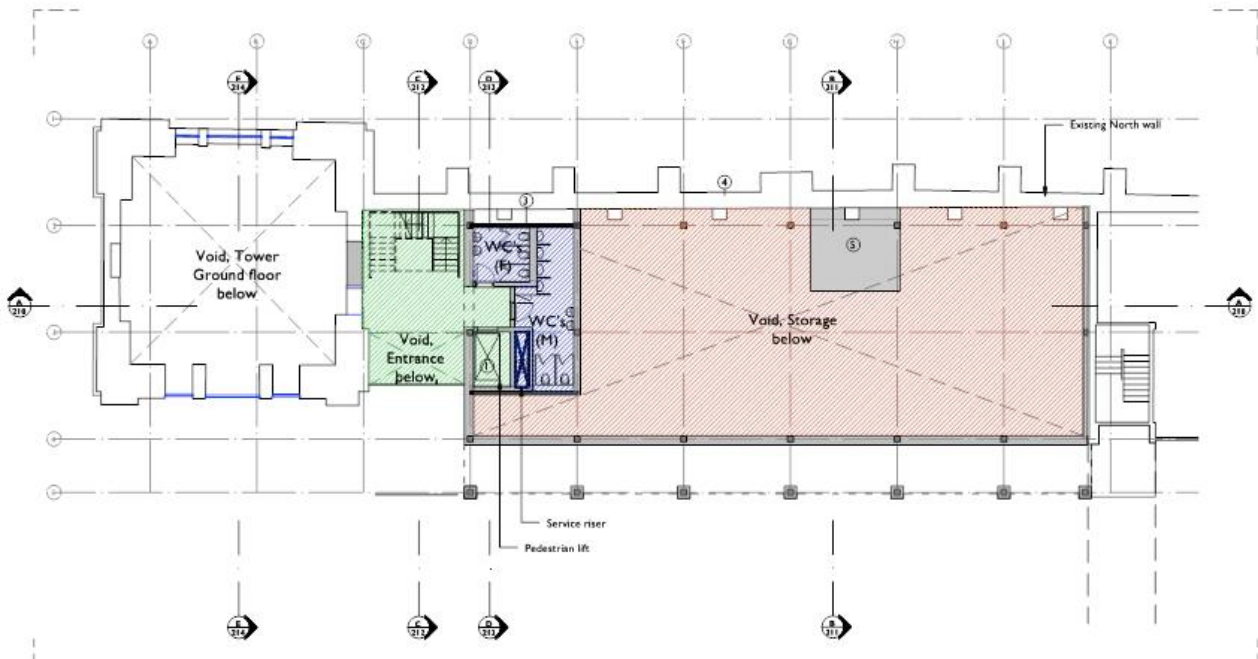


Proposed Ground Floor (Level 3)

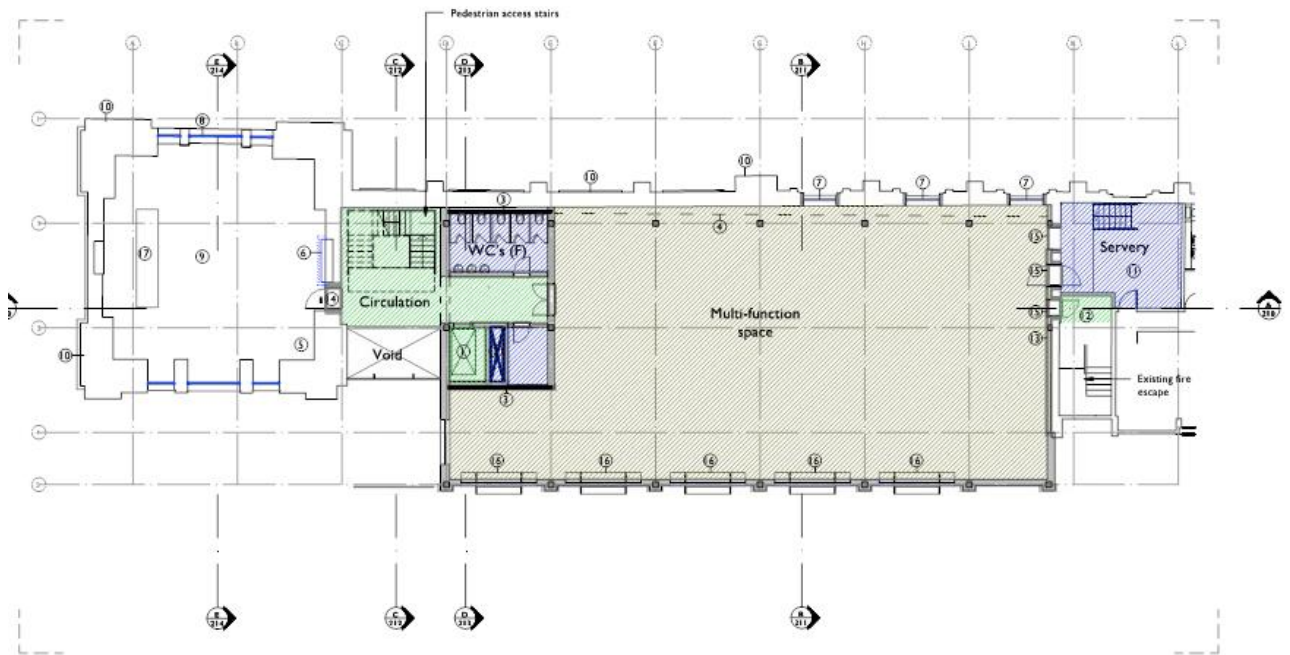


01 - Proposed Ground Plan - Level 3 - 1:200@A3

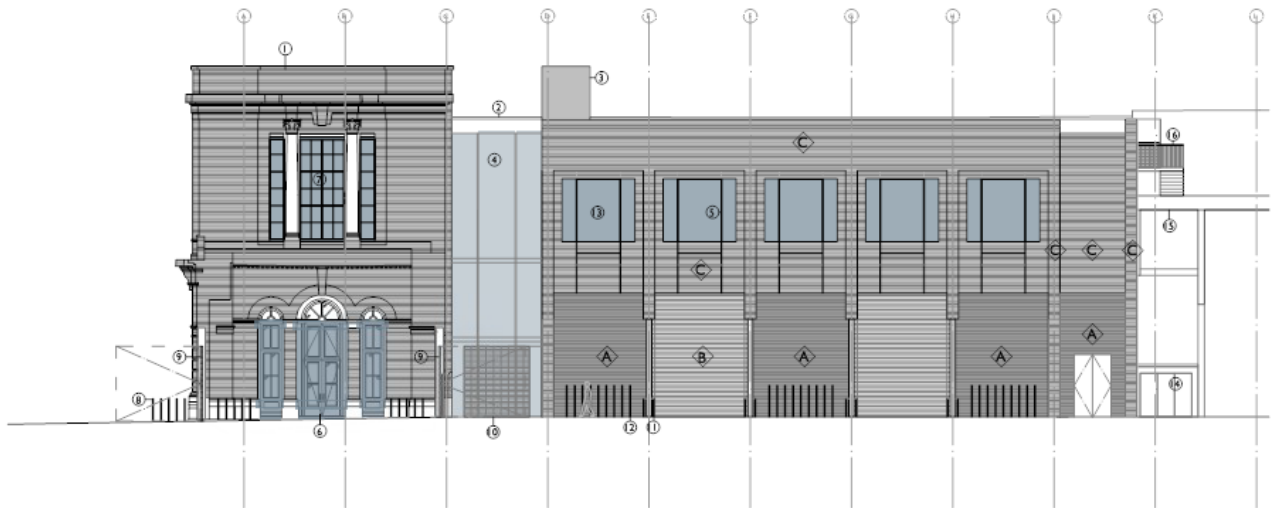
Proposed Level 4



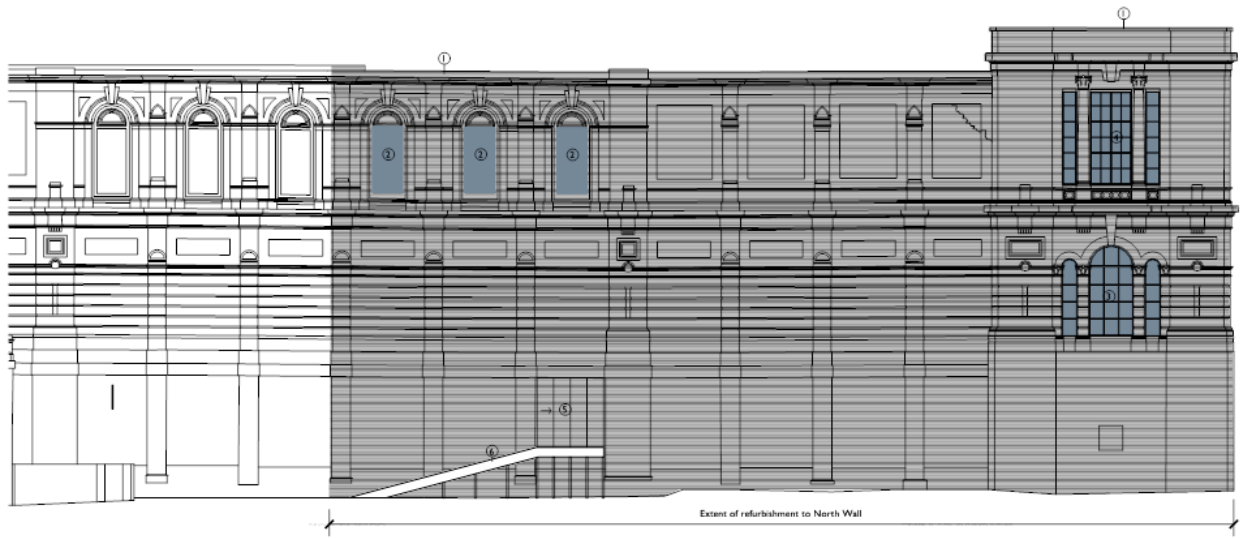
Proposed Level 5



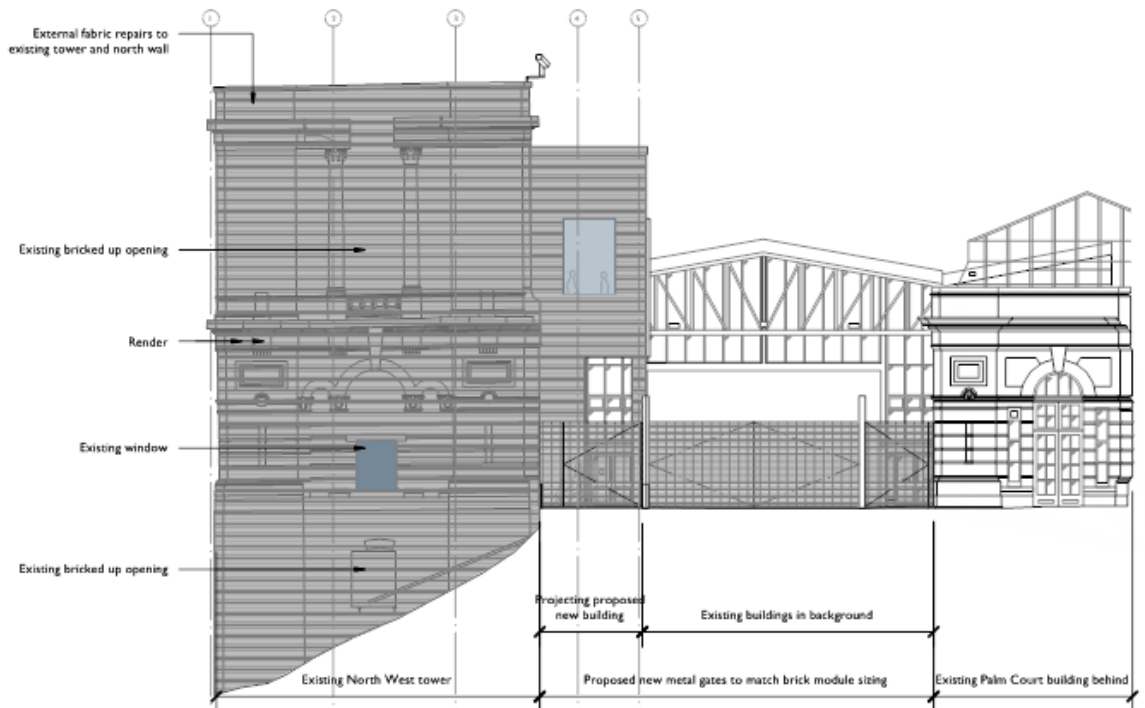
Proposed South Elevation



Proposed North Elevation



Proposed South-West



Drawing number of plans:

Planning Permission:

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Planning Sub Committee 11th July 2016 Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2015/1273 **Ward:** Hornsey

Address: Gisburn Mansions Tottenham Lane N8 7EB

Proposal: Erection of new third storey and new roof to provide 12no. two bedroom flats

Applicant: Whetstone Properties Ltd

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 20/07/2015

Date received: 30/04/2015

Last amended date: 17/06/2016

Drawing number of plans: 1045/01, 1307/09, 1307/10 Rev C, 1307/11 Rev D, 1307/12 Rev A, 1307/13, 1307/14, 1307/20 and 1307/25 Rev A.

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

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This planning application is for the erection of new third storey and roof (new third and fourth floors) to provide 12no. two bedroom flats at Gisburn Mansions Tottenham Lane.
- The proposed development is considered acceptable in principle in this instance as it would provide a better housing mix on the site and additional housing generally whilst contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.
- The roof extension proposal subject to a materials condition is of an acceptable design quality. Although the proposals will cause some visual harm to the character and appearance of the adjacent conservation area the harm is considered to be less than substantial. This harm has been given considerable weight by officers but it is outweighed by the significant benefits of the scheme as a whole.

- The proposed development would not cause any significant loss of amenity of that currently enjoyed by existing and surrounding occupiers and residents in terms of outlook, and loss of daylight/sunlight, overshadowing, privacy or overlooking.
- The development has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for occupiers of the new development.
- A condition has been suggested should any consent be granted requesting details of the construction management plan and construction logistics plan to ensure it does not prejudice existing road and parking conditions, namely vehicular movements along Tottenham Lane, Gisburn Road and the local road network generally and would not have an adverse impact on pedestrian safety.
- The proposal is subject to a S106 legal agreement to secure an off site affordable housing contribution, a financial contribution towards the amendment of the TMO, employment opportunities during construction, 'car free' development and considerate constructors scheme.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives set out below subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 29th July 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 is granted in accordance with the Planning Application subject to the attachment of the conditions and informatives set out below.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Cycle
- 5) Construction management plan/construction logistics plan

- 6) Waste
- 7) Satellite dish

Informatives

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

Section 106 Heads of Terms:

- 1) £100,000 towards affordable housing
- 2) £1,000 towards the amendment of the TMO to secure the 'car free' development, and two years free membership to a local Car Club and £50 free credit per unit.
- 3) Participation in the Council's employment initiatives during construction phase.
- 4) Considerate constructors' scheme.
- 5) Review mechanism should the development not be implemented within 18 months.

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

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

- (i) In the absence of a financial contribution towards Affordable Housing, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan policy SP2 and London Plan policy 3.12.
- (ii) In the absence of a financial contribution towards a car-free development, 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 6.9, 6.11 and 6.13.

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

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

CONTENTS

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

APPENDICES:

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

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This planning application is for the creation of new third and fourth (roof) floors to provide 12no. two bedroom flats 6 per floor. All the new 2 bedroom flats will benefit from individual external balconies fronting onto Tottenham Lane. The new third floor and roof will be cladded in an aluminium composite panel system.
- In addition to the works proposed, refurbishment and repairs to the existing external facade and internal common parts of the mansion block are also sought to make a much more pleasant and inviting place to live for all. These works shall include:
 - Decorating and making good the communal stairwells
 - Underpinning the building (if necessary)
 - Provision of a new roof
 - Repointing and making good the exterior of the building
 - Upgrading and enhancement of external communal rear garden
 - Provision of secured cycle store for up to 10 bicycles at rear of property
- Gisburn Mansions has been in the same ownership for over 40 years. The applicant, and the freeholder, Whetstone Properties, is a private property company which comprises a mix of residential and commercial property mostly in and around North London. According to the applicant, Gisburn Mansions is one of the best properties in the portfolio and for both historic and sentimental reasons the applicant want to continue to hold the property in the same family ownership and be available to the private rented sector.

3.2 Site and Surroundings

3.2.1 The application site is irregular in shape, located on the western side of Tottenham Lane, and bounded by the rear gardens of the terrace properties within Gisburn Road. The site currently comprises a three-storey, pitched roofed, brick and stone flatted building comprising three connecting parts with rear gardens, known as Gisburn Mansions fronting Tottenham Lane and Gisburn Road.

3.2.2 The existing three storey accommodation comprises 18 x 3 bedroom units – 6 flats per floor.

3.2.3 The site is surrounded by a three-storey block of flats known as Bank Chambers to the north, 2 and 3 storey residential dwellings (many converted to flats) in Gisburn Road and a five-storey purpose built flatted development at Nos. 1 to 38 Midura Court further to the west on Gisburn Road. Hornsey train station and railway tracks lie opposite and on the east side of Tottenham Lane, with some

small scale 1 and 2 storey light industrial and commercial units on Tottenham Lane to the south east.

3.2.4 The site has no specific land allocation or policy constraints within the Proposals Map but Hornsey High Street Conservation Area lies adjacent to the north.

3.3 Relevant Planning and Enforcement history

- HGY/2007/1742 - Retrospective planning application for replacement of existing window/frames with PVCu double glazed windows and frames. – refused 15/10/2007. Appeal ref. APP/Y5420/A/07/2058628/WF upheld.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Housing Renewal
- LBH Arb
- LBH Building Control
- LBH Transportation
- LBH Design Officer
- London Fire Brigade
- Thames Water

The following responses were received:

Internal:

- 1) Design Officer: No objection following the amendments made to the original scheme and in response to previous advice.
- 2) Transportation: No objection subject to a car free development and 2 years free Car Club membership secured via a S106 legal agreement and the imposition of cycle and construction management plan and construction logistics plan conditions to the decision.
- 3) Building Control: No objection.
- 4) Conservation Officer: Objection.

“The site is adjacent to Hornsey High Street Conservation Area. Gisburn is a handsome three storey late Victorian terrace albeit with some later and insensitive alterations such as the replacement of windows with UPVC and roof with concrete tiles. Notwithstanding that, the building retains much of its architectural and historic merit, one that should be considered for local listing as well as inclusion with the conservation area, should there be a future review. At

present, it could be concluded that the buildings makes a positive contribution to the setting of the conservation area.

The scheme proposes to add two storeys to this attractive terrace. The design of the additional floors takes no account of the architectural and historic merit of the building or its contribution to the conservation area. The proposed design is poor and adds a bulky and top heavy extension to an attractive block that would cause harm to the setting of the conservation area and the views to and from it. Architecturally, the additions would be detrimental to the integrity and detailing of the terrace and perhaps more importantly its proportions. Rather unfortunately, the building is not within the conservation area and therefore, the harm is considered to be less than substantial. This harm, as per statutory duties, should be given great weight.

From a conservation point of view, the harm is not justified by the design as it is considered to be poor. There are no other heritage benefits that could outweigh this harm. As such, the proposal is unacceptable. In fact, I consider that given the architectural merit of the building, any form of extension would be considered harmful from a conservation point of view and would be unacceptable in principle.”

External:

- 5) Thames Water: No objection.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 54 Neighbouring properties
- A site notice was 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: 40

Objecting: 39

Supporting: 0

Others: 1

5.3 The following Councillor/MP made representations:

- Catherine West MP

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

- Loss of privacy (**Officer Comment:** This is covered in Section 6.6 of this report)
- Loss of sunlight/daylight (**Officer Comment:** This is covered in Section 6.6 of this report)
- Loss of outlook (**Officer Comment:** This is covered in Section 6.6 of this report)
- Drainage (**Officer Comment:** Thames Water has not objected to the proposal with regard to sewerage and water infrastructure capacity)
- Noise and disturbance and impact on health during construction (**Officer Comment:** The applicant would be obliged into entering a Considerate Constructors' Scheme via a legal agreement to minimise the impact on local amenity)
- Lack of parking (**Officer Comment:** This is covered in Section 6.9 of this report)
- Building material deliveries (**Officer Comment:** This will be detailed in the construction management plan and construction logistic plan condition)
- Design and appearance (**Officer Comment:** This is covered in Section 6.3 of this report)
- Waste (**Officer Comment:** This is covered in Section 6.9 of this report)

5.5 The following issues raised are not material planning considerations:

- Loss of TV reception
- Scaffolding impact on light
- Loss of communal garden during construction
- Structural problems with existing building

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Siting, layout and design
3. The impact of the proposed development on the setting of a conservation area
4. Housing
5. The impact on the amenity of adjoining occupiers
6. Living conditions for future occupants
7. Parking and highway safety
8. Accessibility
9. Sustainability

6.2 Principle of the development

- 6.2.1 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.
- 6.2.2 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2025 under The London Plan (MALP) 2016. The provision of housing would in principle be supported as it would augment the Borough's housing stock in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.
- 6.2.3 The proposed number of residential units on the site comprising 12 x 2 bedroom units will contribute to providing housing to assist in meeting this housing target.
- 6.2.4 At the same time, the proposal would provide a better housing mix in terms of family (existing 18 x 3 bedroom units) and non family housing (proposed 12 x 2 bedroom units) as well as upgrading of the existing accommodation and is therefore considered acceptable in promoting mixed, sustainable and cohesive communities in line with London Plan Policy 3.8 and draft DM Policy DM11.

6.3 Siting, Layout and Design

- 6.3.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.
- 6.3.2 The site is surrounded by a three-storey block of flats known as Bank Chambers to the north, 2 and 3 storey residential terraced dwellings in Gisburn Road and a five-storey purpose built flatted development at Nos. 1 to 38 Midura Court further to the west on Gisburn Road.
- 6.3.3 The design of the proposal has been subject to pre-application discussions with officers.
- 6.3.4 The proposal involves the creation of an additional third storey incorporating a new roof. The applicant has recognised the architectural qualities of the principal Tottenham Lane facade such as the ornate bay windows and brick gables in carefully designing and positioning the roof extension. The lower balconies will sit

behind the retained and 'freestanding' brick gables whereas the roof balconies will be set further back to afford daylight to the balconies below. The new crown roof has been purposely designed and proportioned at 55 degrees to maintain the roof profile of the original building in addition to providing usable loft floor habitable space. It should be noted that the overall height of the roof has been lowered by half a metre from the original design of the scheme.

- 6.3.5 The new third floor will be recessed in from the existing facades and the box gutter of the new fourth floor roof will jut out 300mm creating a shadow line and help distinguish it from the third floor. The use of contrasting aluminium coloured composite panel materials will help differentiate the separate the new third floor from the new roof and the original bricked building. The new roof dormer windows to the Tottenham Lane elevation will reflect the vertical rhythm of the existing window fenestrations and this is continued to the rear elevation where practical.
- 6.3.6 Officers have reviewed the current design and are supportive of the retained existing gable & chimneys and the design of the rooftop extension being set back from the existing brickwork. The juxtaposition between the existing and proposed elements are clearly detailed in the accompanying drawing and sketch as requested by Officers, which show a structural solution to supporting the gables, and provide design details of the balconies, flank walls and balcony 'cut-outs'. Overall the design, bulk and scale of the new roof development is acceptable in its local context as it would maintain the appearance of the building and the area as whole.

Density

- 6.3.7 The density of a proposed development is relevant to whether the amount of development proposed is appropriate for a site. This is also dependent on the sites location and accessibility to local transport services. Local Plan Policy SP2 states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan. Furthermore, objections have been received from local residents that the proposal by virtue of the number of residential units offered would represent a gross overdevelopment on the site.
- 6.3.8 The density proposed inclusive of the existing 18 x 3 bedroom units of 202 (30 units / 0.1485 Ha) units per hectare accords with the guidelines set out in table 3.2 within London Plan Policy 3.4, which suggests a density of up to 260 u/ha at this urban location (PTAL 4). This is therefore acceptable.

6.4 Impact to the setting of a conservation area

- 6.4.1 The site does not lie wholly within a designated conservation area but it does abut Hornsey High Street Conservation Area situated to the north. The impact to

the setting of this conservation area is therefore a material planning consideration.

- 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 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 sets out that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.4.4 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.
- 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 London Plan Policy 7.8 and draft DM Policy DM8 require 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.
- 6.4.8 The Council's Conservation Officer has objected to the proposal as in her view the less than substantial harm caused by the development is not justified by the design and there are no other heritage benefits that could outweigh this harm.
- 6.4.9 The application site is a three-storey, brick building split into three cores, known as Gisburn Mansions. The early 20th century building is considered to be a fine piece of architecture with attractive materials and proportions particularly to the front and makes a contribution to the setting of the adjoining Hornsey High Street Conservation Area, although the recent replacement of the original green timber sliding sash windows with white uPVC windows is regretted by the Council, particularly at the front. This was subject to an appeal in which the inspector stated, "*the replacement windows and frames are visually quite acceptable and do preserve the setting of the Conservation area and the street scene generally*".
- 6.4.10 The acceptability of the design was considered in Section 6.3 of this report. Although an additional storey is proposed, the Council Planning Officers take the view that the roof extension proposed is a good quality and contemporary addition. Although the site is not within a conservation area Planning Officers recognise the proposal would cause harm albeit 'less than substantial' upon the adjacent Hornsey High Street Conservation Area located to the north. It should be noted that the development proposal would have limited public vantage points from the southern edge of the conservation area and along Tottenham Lane as only the flank wall of the new extension will be visible. The proposed development is therefore considered to maintain the character and appearance of the adjacent conservation area and thus be acceptable in conservation terms.
- 6.4.11 Overall, it is considered that the scheme provides a secure and sustainable use of the building providing additional housing (12 in total) including the refurbishment of the existing building and a better housing mix on the site.

Officers have taken a balanced view, having regard to Paragraphs 132 and 134 of the NPPF and concluded that the proposals result in less than substantial harm to the heritage assets caused by the siting and scale of the extension would be outweighed by the benefits the scheme provides in the way of additional and improved housing. As such, the scheme would therefore be acceptable with regard to the Barnwell Manor case, the less than significant harm to the conservation area would therefore accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policy 7.8, saved UDP Policies UD3 and CSV5 and Local Plan Policy SP12.

6.5 Housing

Affordable housing

- 6.5.1 The Council's Planning Policies as set out in Local Plan Policy SP2 requires that, *"Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms"*. This stance is in line with London Plan Policy 3.8 which requires the provision of affordable family housing, where London Plan Policy 3.11 sets out the strategic affordable housing targets as it, *"seek to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London"*.
- 6.5.2 London Plan Policy 3.12 states that Boroughs should seek, *"the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes"*, *having regard to: their affordable housing targets; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability"*.
- 6.5.3 The policy further continues to say that, *"negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ("contingent obligations"), and other scheme requirements"*.
- 6.5.4 Paragraph 173 of the NPPF seeks to ensure viability, so that, *"the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable"*.
- 6.5.5 The application makes no affordable housing provision on-site. However, the applicant has submitted an economic viability assessment to justify this position. The appraisal produced a deficit of £23,500 when measured against the

benchmark land value. This suggests that the proposed development cannot reasonably support any affordable housing in addition to Mayoral and Haringey CIL contributions. It is important to note however that this deficit is based on the assumption that the units will be sold off which would not be the case in this instance as they will remain in family ownership and be available to the private rental market

- 6.5.6 The report has been independently reviewed on behalf of the Council and this assessment concludes that the assumptions adopted by the applicant including the interest rate, contingency and construction costs are reasonable. On this basis the independent assessment has agreed to the applicant's conclusion and the applicant has offered a commuted sum of £100,000. This is considered to be the maximum reasonable amount of contribution that the proposal can support. There is an affordable housing review mechanism should the proposal not be implemented within 18 months.

Housing mix

- 6.5.7 London Plan Policy 3.8 and draft DM Policy DM11 require new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.5.8 The proposal is for 12 x 2 bedroom residential units. Although the proposed housing mix offers 2 bedroom units only, this is offset by the quantum of existing 18 x 3 bedroom family sized units on the site. The proposal would therefore provide a better housing mix in terms of family and non family housing and is therefore considered acceptable in promoting mixed, sustainable and cohesive communities in line with London Plan Policy 3.8 and draft DM Policy DM11.

6.6 Impact on the amenity of adjoining occupiers

- 6.6.1 The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy 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.
- 6.6.2 Local residents have objected to the proposal as they allege that it will lead to a reduction in existing levels of privacy, daylight and sunlight to adjacent residential properties.

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

- No. 120 High Street (Bank Chambers) to the north;
- Nos. 2 and 4 Gisburn Road to the west; and
- Nos. 1 to 7 Gisburn Road to the south

Daylight/sunlight

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

6.6.5 The southern flank wall of 120 High Street is sited some 16.5m away from the northern side wall of the existing building on the site. The proposal does not intend to extend sideways and will be contained within the existing front and rear extents of the building. The proposal therefore would not cause any material loss of daylight/sunlight to 120 High Street. Likewise, the terraced properties at Nos. 1 to 7 Gisburn Road are reasonably located away from the southern flank of the existing building and across the road so as to not incur any significant loss of sunlight/daylight to these properties.

6.6.6 The proposed development will have the greatest impact upon the neighbouring property at Nos. 2 and 4 Gisburn Road as it abuts and shares the western property boundary of the application site. The occupiers of the adjacent property noted the omission of several first floor windows which formed part of the applicant's original daylight/sunlight analysis. These existing windows (1013 and 1014) have been included in the applicant's revised daylight/sunlight assessment.

6.6.7 The BRE report indicates only a single first floor side window (1005) out of total 10 habitable windows surveyed will be below the 27% VSC recommendation or the proposed level of daylight would be greater than 0.8 times the former. The identified window will experience a proposed VSC of 14.71% (currently 18.84%) which equates to 0.78 times the existing. This 0.02 difference is considered a marginally shortfall which would not be noticeable and is therefore acceptable in this regard. Thus the proposal would not lead to unwanted and significant loss of daylight to 2 and 4 Gisburn Road.

6.6.8 In terms of the sunlight assessment, only the windows due south at 2 Gisburn Road have been taken into consideration. All these windows will experience a reduction in the level of sunlight. However, the reduction is slight to be deemed 'negligible' within the definition of BRE guidelines, and hence the proposed development would not cause any significant loss of sunlight to 2 Gisburn Road.

Outlook / Enclosure

6.6.9 The general outlook from the existing side and rear windows belonging to the property at No. 2 Gisburn Road is compromised by the height and location of the existing building relative to these windows. To that end, it is the opinion of Officers that the creation of an additional floor would not create any significant degree of outlook loss or a increased sense of enclosure to the occupiers at 2 Gisburn Road.

Overshadowing

6.6.10 Turning to overshadowing BRE Guidance requires at least 50% of the garden to receive at least 2 full hours of direct sunlight or 0.8 times its former value on the 21st March to avoid any detrimental impact. The rear gardens at Nos. 2 to 10 Gisburn Road currently experience a large degree of overshadowing by reason of them facing due north. The proposal would introduce some additional overshadowing in particular to 2 Gisburn Road but this small amount of additional overshadowing will be brief for a few minutes around 9am and over a small area of the garden. The garden at 2 Gisburn Road will therefore continue to receive at least 2 hours of direct sunlight on the 21st March and in accordance to the BRE Guidance.

Privacy / overlooking

6.6.11 The new external balconies have been designed to front onto Tottenham Lane in order to prevent any overlooking effects upon the residential properties on Gisburn Road. New windows are proposed to the rear elevation but the existing Gisburn Road properties are already overlooked by existing windows so the proposal will not give rise to any new overlooking effects above and beyond the existing conditions.

6.7 Living conditions for future occupants

6.7.1 Local Plan Policy SP2, London Plan Policy 3.5 (MALP March 2016) and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development proposals to ensure an acceptable level of living accommodation offered to prospective occupiers of new residential proposals.

6.7.2 The above policies are underpinned by Draft DM Policy DM12 which states that,

“All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor’s Housing SPG.

- 6.7.3 In assessing the proposal against the London Plan standards the 2 bedroom units ranging between 63 sqm and 88 sqm would accord with the minimum unit size requirements (61 sqm for a 2 bedroom 3 persons unit and 70sqm for a 2 bedroom 4 persons unit) as laid out in the London Plan.
- 6.7.4 The London Plan further gives guidance on the minimum individual room sizes and amenity space for the residential development proposals. In line with the London Plan space standards, all the individual rooms afforded to the new house meets the minimum threshold. The 5 sqm private amenity allocated to the fourth floor flats are slightly under the London Plan but this shortfall is acceptable given the overall accommodation standard provided and access to the communal rear garden to Gisburn Mansions residents. On balance, the development proposal offers an acceptable level of living conditions for future occupants of the new development in accordance to Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor’s Housing Supplementary Planning Guidance.

6.8 Parking and highway safety

- 6.8.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.8.2 The application site falls within an area that has a medium public transport accessibility level (PTAL) rating of 4 and is also within close proximity of Hornsey Rail Station. Officers therefore consider that the prospective residents of this development are likely to use sustainable transport for the majority of journeys to and from the site.
- 6.8.3 The site falls within the Hornsey South controlled parking zone (CPZ), subject to on-street parking controls between Mondays to Friday 11:00 to 13:00. No off-street parking is proposed and instead the applicant intends for the development to be designated as ‘car-free’. This will be secured via a Section 106 Legal Agreement and this agreement in place will ensure that prospective residents will not be allowed to apply for on-street parking permits for the existing or any future controlled parking zone within the vicinity of the site.
- 6.8.4 The S106 agreement will also include a requirement for the applicant to supply the new residents with 2 years free membership to the local Car Club, which has

3 bays within the immediate vicinity of the site. It has been noted that the applicant intends to provide a storage area capable of accommodating 10 bicycles. In order to comply with updated London Plan standards the development will need to be served by 22 cycle storage spaces. This will be secured by condition to meet the minimum requirements and in order to promote a sustainable and alternative mode of travel over the private motor vehicle.

6.8.5 With the above measures implemented, the proposed development is unlikely to have any significant negative impact upon the existing highway network or parking demand within the vicinity of the site.

6.8.6 A condition will be imposed in the absence of any waste details to ensure a designated area for bins will be provided in an acceptable location for existing/future occupiers and waste collectors, and to avoid bins being stored on the public highway causing interference to the safe and free flow of pedestrian traffic on the adjacent highway. .

6.9 Accessibility

6.9.1 The proposal will be required to comply with Lifetime Homes Standards and Approved Document M4(2) of the Building Regulations (ADM). The Design and Access Statement and supporting documents need to set out the applicant's proposals and commitment to inclusive design in accordance to the NPPF, London Plan Policies 3.5, 3.8, 7.2 and 7.6 and Local Plan Policy SP2 to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children.

6.9.2 The applicant has submitted an accessibility statement which demonstrates the new dwellings will incorporate the standards such as providing an illuminated and level threshold to the communal and individual entrances, compatible and uniform risers and goings for the communal stairs, wide corridors, 300mm leading edge to all doors and large bathrooms for ease of use in meeting the above accessibility requirements.

6.10 Sustainability

6.10.1 The NPPF, London Plan and local policies require development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Chapter 5 of the London Plan requires major developments to meet the London Plan hierarchy and a 35% reduction in carbon emission from Building Regulations.

6.10.2 The applicant is committed to achieving a highly sustainable development as set out in its sustainable design and construction statement and proposes the use of high performance insulation, double glazing, high efficiency lighting and dual

flush WC's of which will be regulated by building control. It is accepted that, given that this is largely a refurbishment of an existing building, that the proposal may not be able to meet the London Plan energy target. The application is conditioned such that an energy statement should be submitted, and approved in writing by the Local Planning Authority, which demonstrates that the proposal goes as far as possible to achieve the London Plan carbon savings target.

6.11 Section 106

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

- i. £100,000 towards affordable housing.
- ii. £1,000 towards the amendment of the TMO to secure the 'car free' development, and two years free membership to a local Car Club and £50 free credit per unit.
- iii. Participation in the Council's employment initiatives during construction phase.
- iv. Considerate Constructors' Scheme.
- v. Review Mechanism should the development not be implemented within 18 months.

6.12 Conclusion

6.12.1 This planning application is for the erection of new third storey and roof (new third and fourth floors) to provide 12no. two bedroom flats at Gisburn Mansions Tottenham Lane.

6.12.2 The proposed development is considered acceptable in principle in this instance as it would provide a better housing mix on the site and additional housing generally whilst contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.

6.12.3 The roof extension proposal subject to a materials condition is of an acceptable design quality. Although the proposals will cause some visual harm to the character and appearance of the adjacent conservation area the harm is considered to be less than substantial. This harm has been given considerable weight by officers but it is outweighed by the significant benefits of the scheme as a whole.

6.12.4 The proposed development would not cause any significant loss of amenity of that currently enjoyed by existing and surrounding occupiers and residents in terms of outlook and loss of daylight/sunlight, overshadowing, privacy or overlooking.

6.12.5 The development has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for occupiers of the new development.

6.12.6 A condition has been suggested should any consent be granted requesting details of the construction management plan and construction logistics plan to ensure it does not prejudice existing road and parking conditions, namely vehicular movements along Tottenham Lane, Gisburn Road and the local road network generally and would not have an adverse impact on pedestrian safety.

6.12.7 The proposal is subject to a S106 legal agreement to secure an off site affordable housing contribution, a financial contribution towards the amendment of the TMO, employment opportunities during construction, a 'car free' development and considerate constructors scheme.

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

7.0 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £37,035.92 (861 sqm x £35 x 1.229) and the Haringey CIL charge will be £240,485.91 (861 sqm x £265 x 1.054). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATIONS

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

Applicant's drawing No.(s) 1045/01, 1307/09, 1307/10 Rev C, 1307/11 Rev D, 1307/12 Rev A, 1307/13, 1307/14, 1307/20 and 1307/25 Rev A.

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 approved plans comprise drawing nos. (1045/01, 1307/09, 1307/10 Rev C, 1307/11 Rev D, 1307/12 Rev A, 1307/13, 1307/14, 1307/20 and 1307/25 Rev A). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

4. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 22 (twenty two) bicycles, and shall be permanently retained thereafter.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

5. Prior to the commencement of the development hereby approved a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by the Local Planning Authority. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Tottenham Lane and the surrounding residential streets is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

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

6. 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.

7. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any of the hereby approved development fronting Tottenham Lane. The flatted development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

8. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4 The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources.

Informatives:

INFORMATIVE : Co-operation with the applicant:

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

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £37,035.92 (861 sqm x £35 x 1.229) and the Haringey CIL charge will be £240,485.91 (861 sqm x £265 x 1.054). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE : Hours of Construction Work:

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

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

INFORMATIVE : Party Wall Act:

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : Numbering:

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

INFORMATIVE : Thames Water

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.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Transportation	No objection subject to a car free development and 2 years free Car Club membership secured via a S106 legal agreement and the imposition of cycle and construction management plan and construction logistics plan conditions to the decision.	Noted.
Design Officer	No objection following the amendments made to the original scheme and in response to previous advice.	Noted.
Building Control	No objection.	Noted.
EXTERNAL		
Thames Water	No objection.	Noted.
NEIGHBOURING PROPERTIES	<p>Loss of privacy</p> <p>Loss of sunlight/daylight</p> <p>Loss of outlook</p> <p>Drainage</p> <p>Noise and disturbance and impact on health during construction</p> <p>Lack of parking</p> <p>Building material deliveries</p> <p>Design and appearance</p> <p>Waste</p>	<p>Noted. This is covered in Section 6.6 of this report</p> <p>Noted. This is covered in Section 6.6 of this report</p> <p>Noted. This is covered in Section 6.6 of this report</p> <p>Thames Water has not objected to the proposal with regard to sewerage and water infrastructure capacity</p> <p>The applicant would be obliged into entering a Considerate Constructors' Scheme via a legal agreement to minimise the impact on local amenity</p> <p>Noted. This is covered in Section 6.9 of this report</p> <p>Details are required as per condition 5</p> <p>Noted. This is covered in Section 6.3 of this report</p> <p>Noted. This is covered in Section 6.9 of this report</p>

Appendix 2 Plans and Images







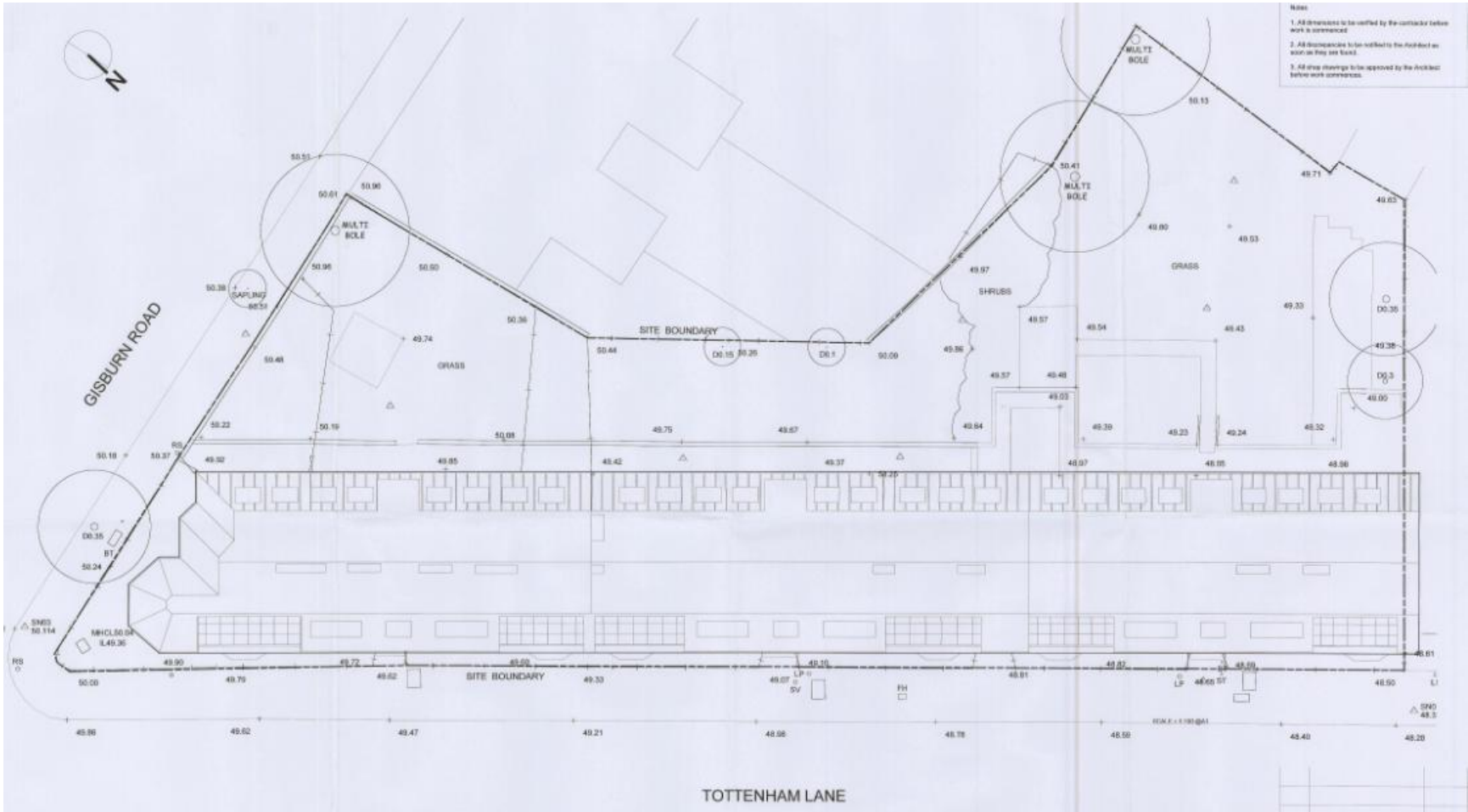
Photos of adjoining property at No. 2 Gisburn Road



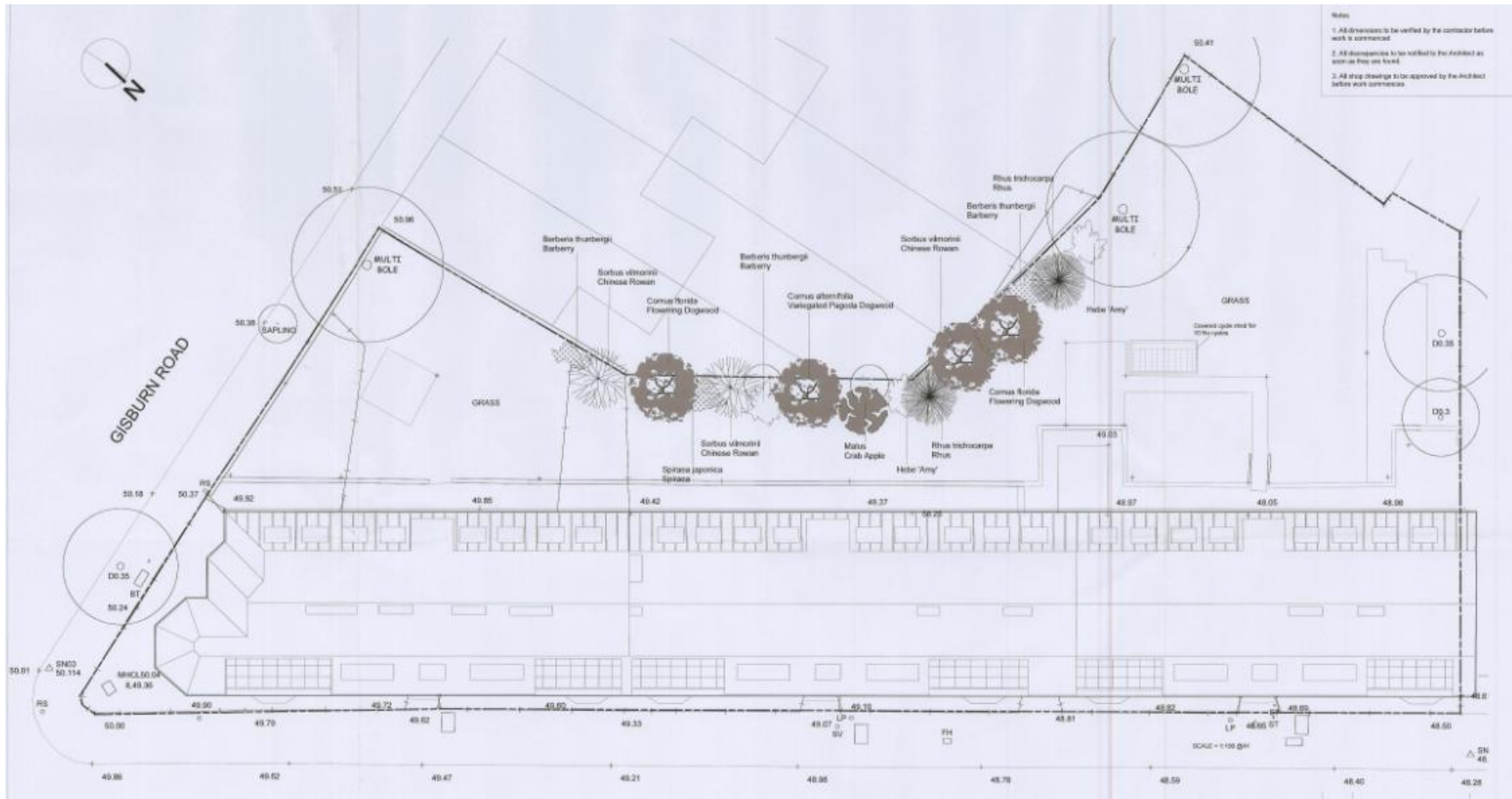
Location Plan



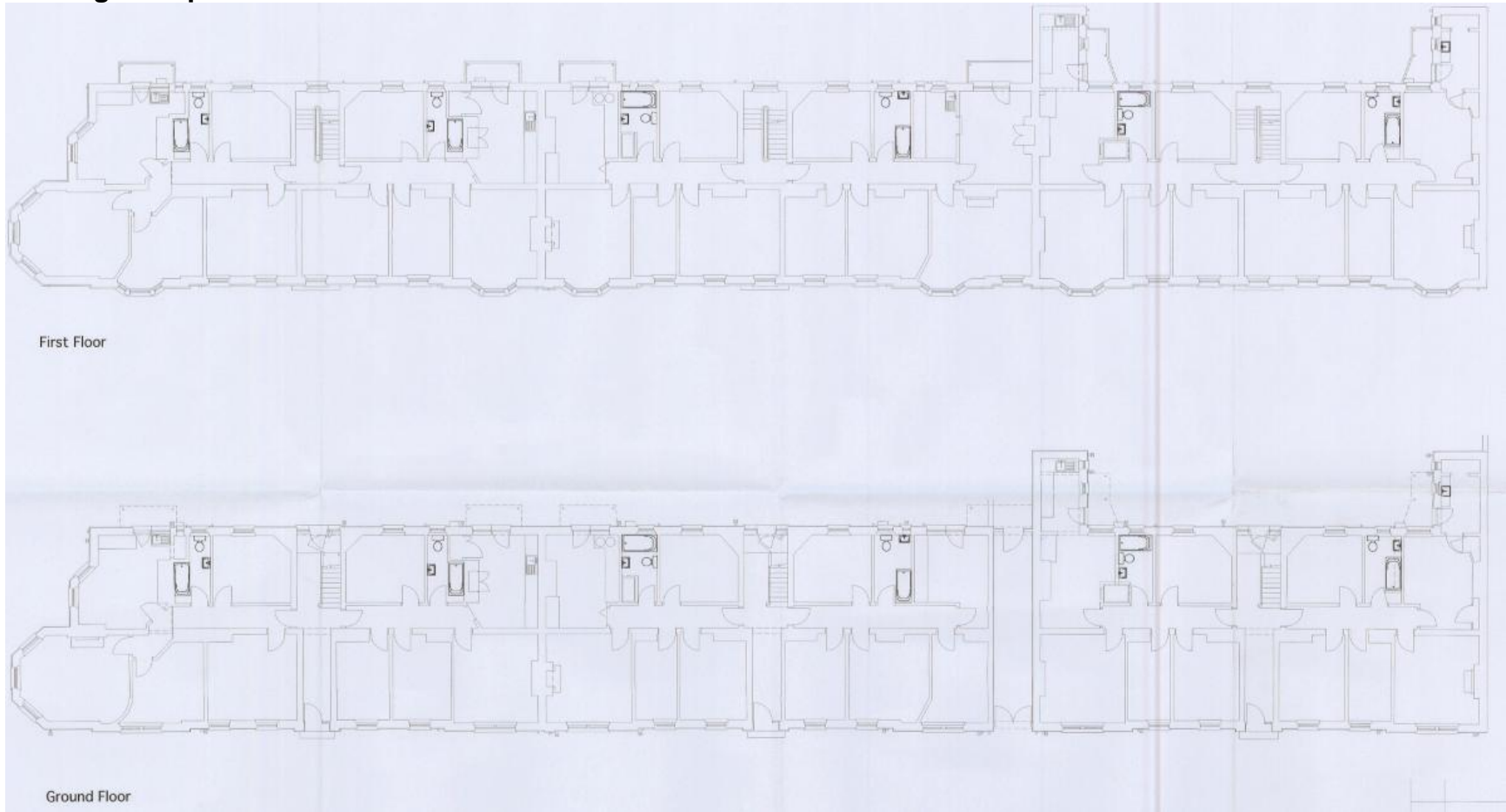
Proposed site plan



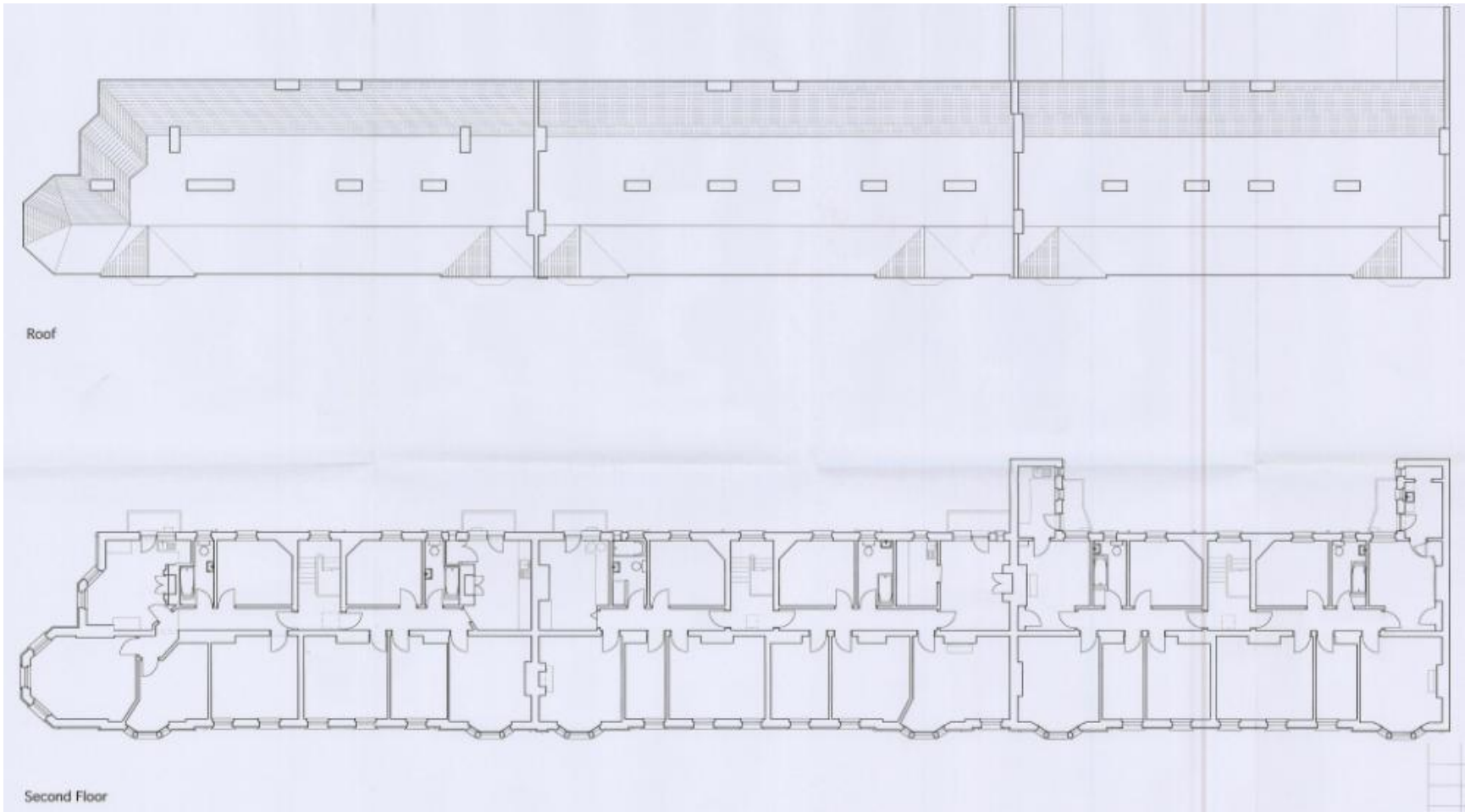
Proposed landscaping plan



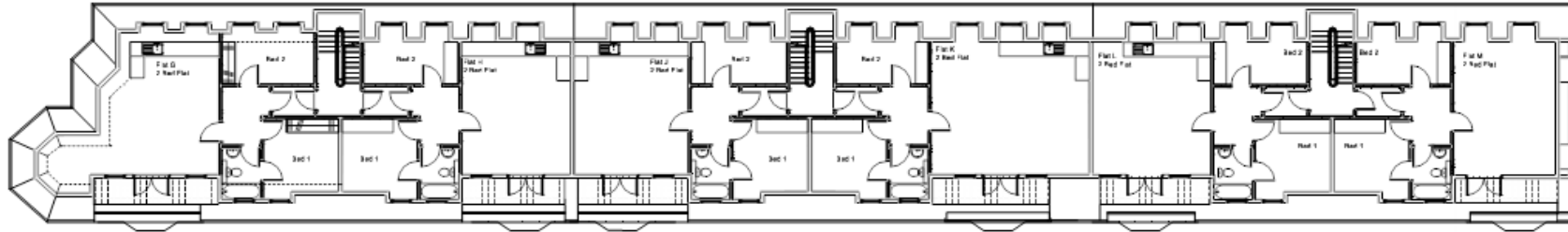
Existing floor plans



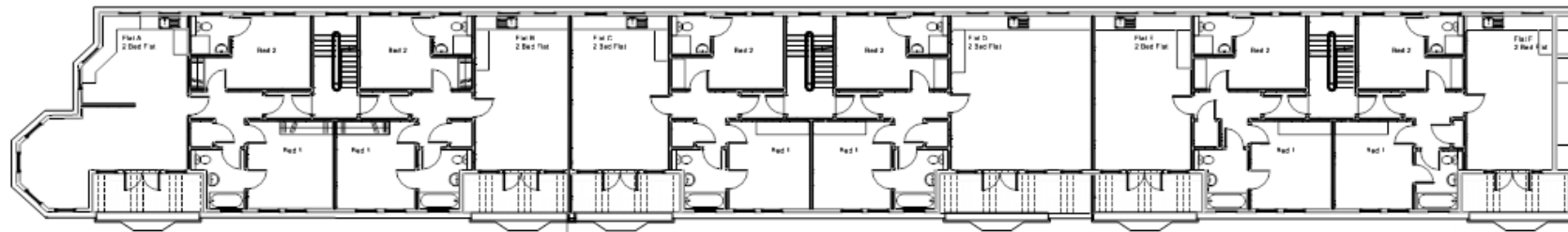
Existing second floor and roof plans



Proposed floor plans

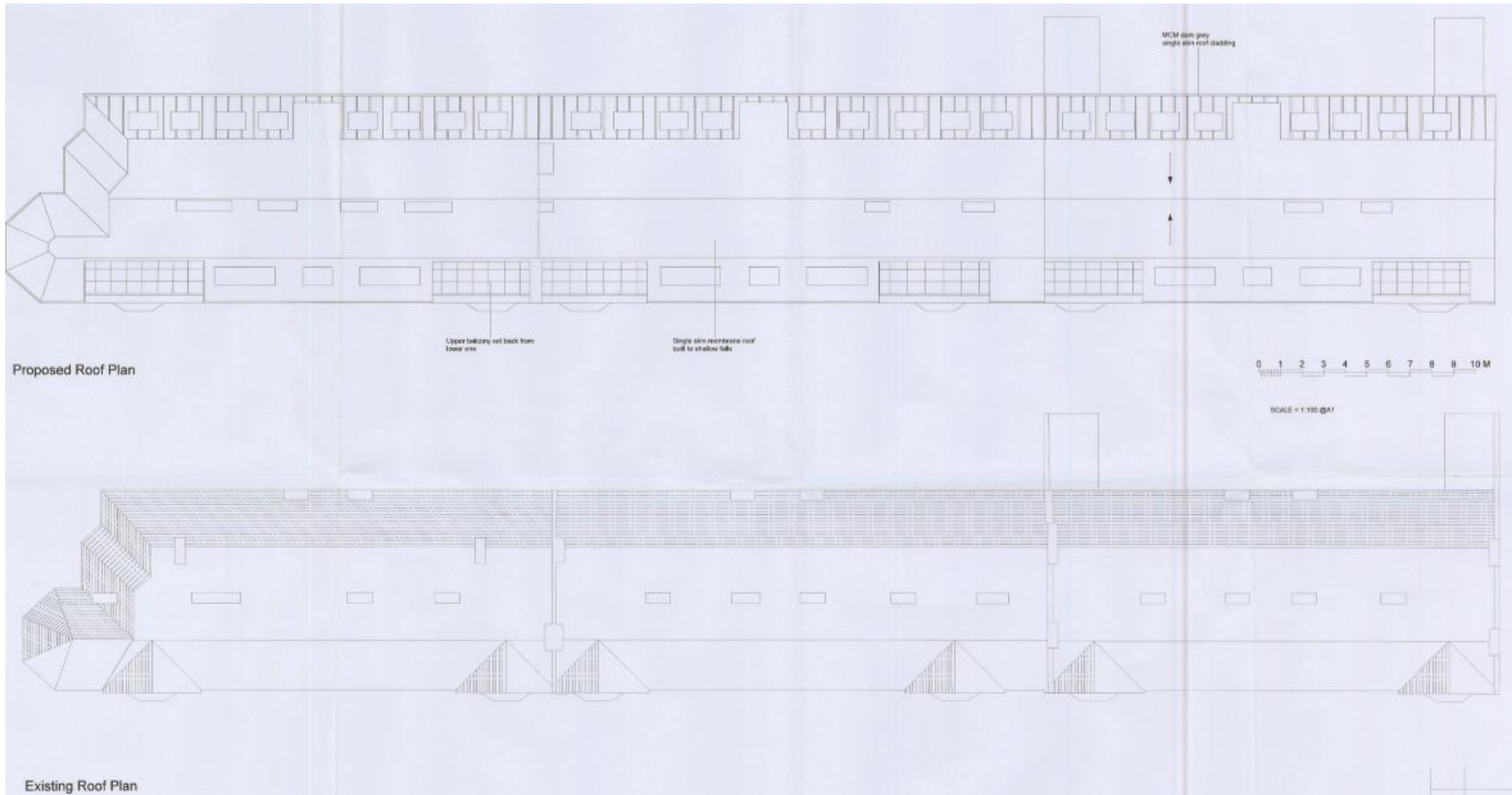


Proposed Roof Floor Plan

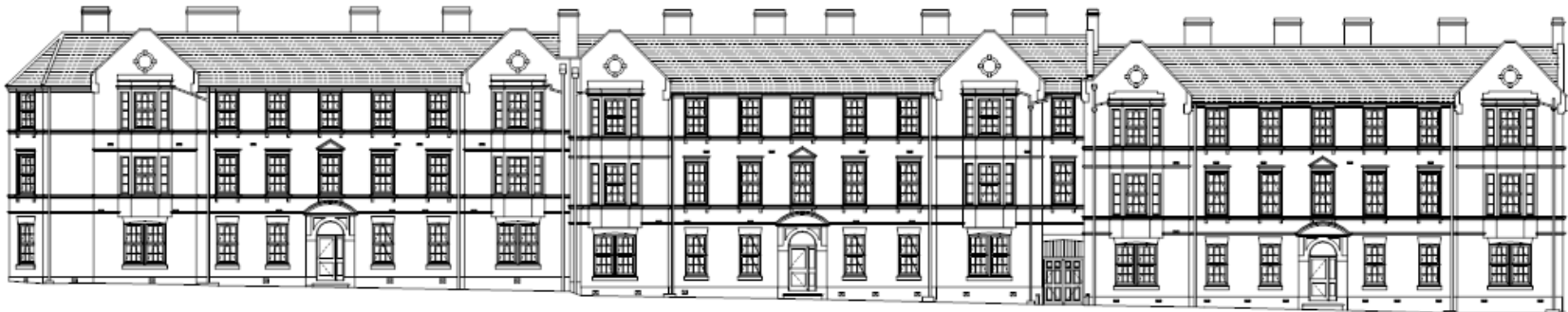


Proposed Third Floor Plan

Existing and proposed floor plans



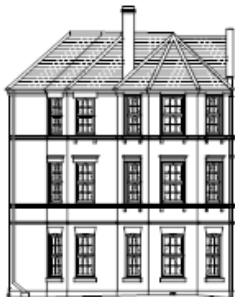
Existing and proposed front and side elevations



Existing Front Elevation to Tottenham Lane



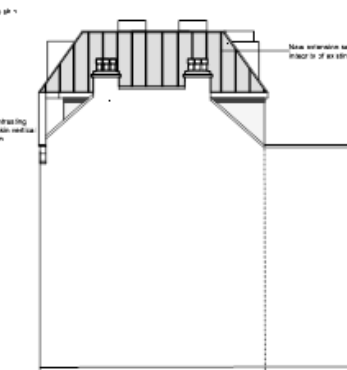
Proposed Front Elevation to Tottenham Lane



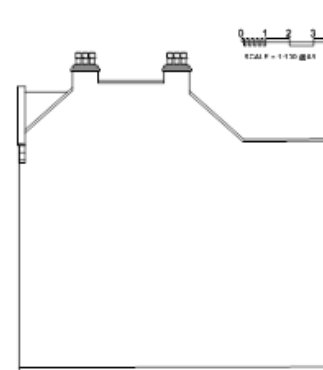
Existing End Elevation to Gisburn Lane



Proposed End Elevation to Gisburn Lane



Proposed End Elevation



Existing End Elevation



C	North 2 inside elevs
X	East & West elevs
A	Front elevation set
W+B	
M&M Gisburn Mansions	
TIT:J	
Existing & Pro	

Existing and proposed rear elevations

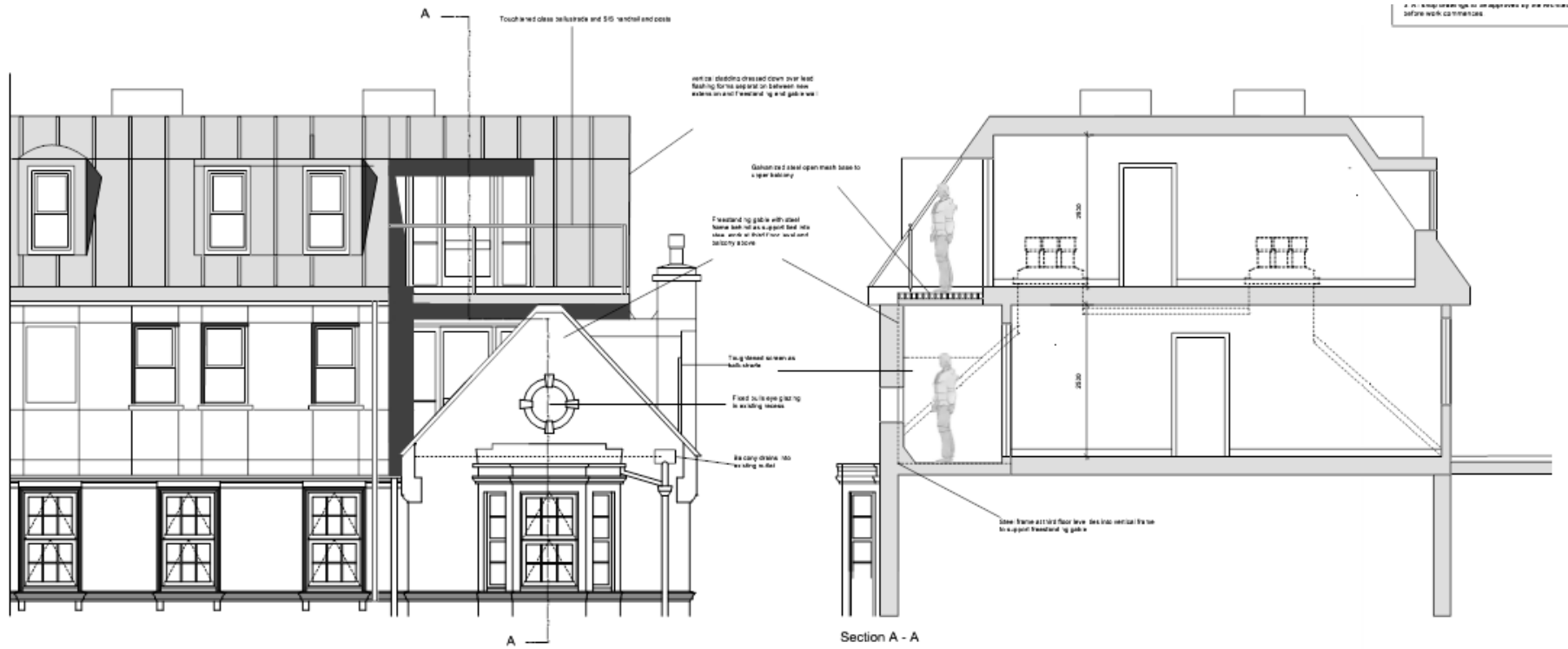


Existing Rear Elevation



Proposed Rear Elevation

Proposed section

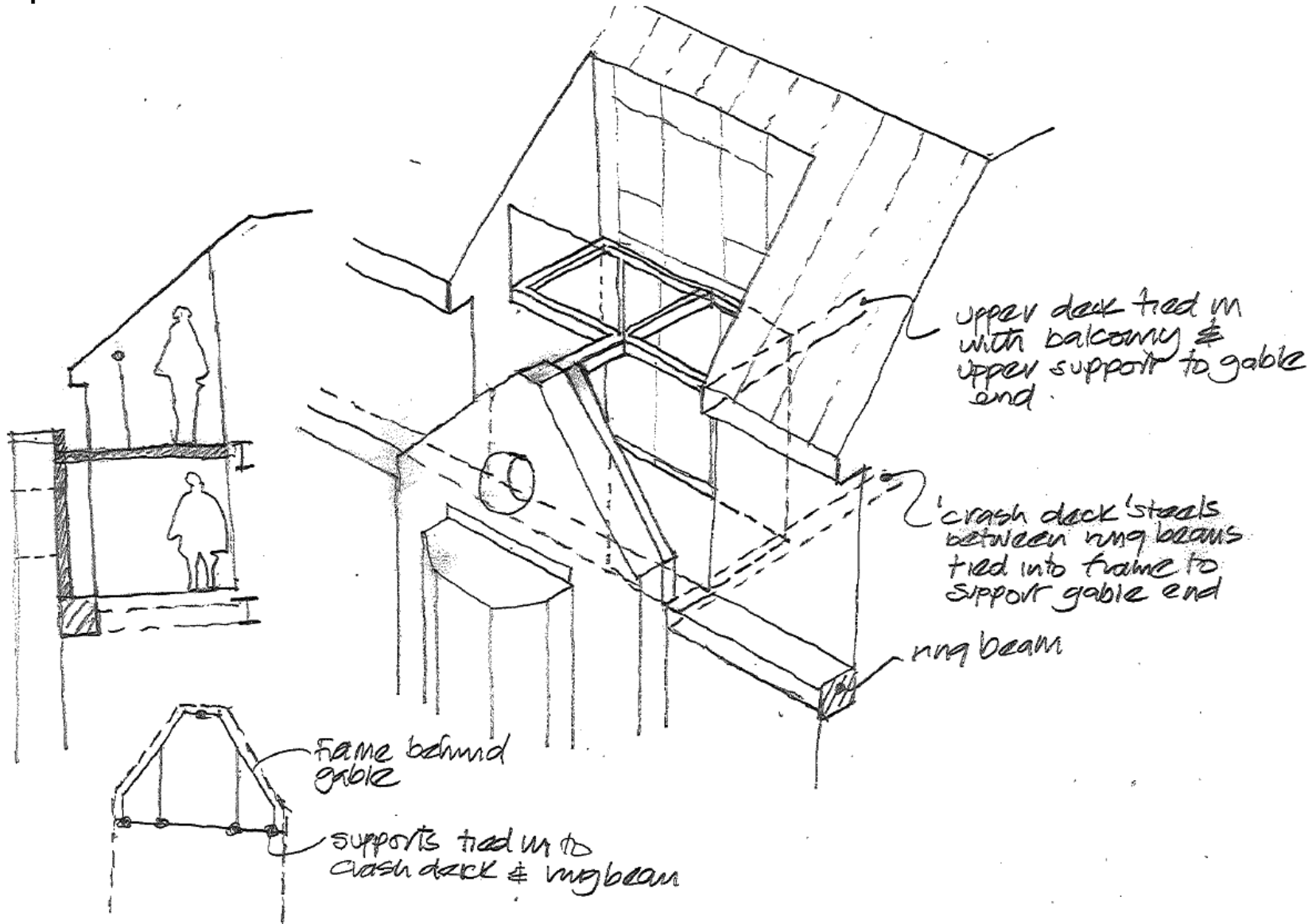


It is recommended that you agree on the minimum before work commences

Proposed detail 1



Proposed detail 2



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Planning Sub Committee 11 July 2016

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/1661

Ward: Noel Park

Address: Land at Haringey Heartlands, between Hornsey Park Road, Coburg Road, Clarendon Road and the Kings Cross / East Coast Mainline, London N8

Proposal: Submission of reserved matters, namely a) Scale; b) Layout; c) Landscaping; and d) Appearance, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026), comprising a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/ B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuer Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens.

Applicant: St William Homes

Ownership: Private

Case Officer Contact: Adam Flynn

Date received: 03/06/2016

Drawing number of plans: 12511-SPR-00-00-3-1; 12511-SPR-05-00-3-3; 12511-SPR-05-01-3-3; 12511-SPR-05-02-3-3; 12511-SPR-05-03-3-3; 12511-SPR-05-04-3-3; 12511-SPR-05-05-3-4; 12511-SPR-05-06-3-2; 12511-SPR-15-00-3-2; 12511-SPR-20-01-3-3; 12511-SPR-20-02-3-3; 12511-SPR-20-03-3-1; 12511-SPR-20-04-3-2; 12511-SPR-20-05-3-1; 12511-SPR-20-06-3-1; 12511-SPR-20-07-3-1; 12511-SPR-20-08-3-1; 12511-SPR-20-09-3-2; 12511-SPR-B1-2-15-00-3-3; 12511-SPR-B1-2-15-01-3-3; 12511-SPR-B1-2-15-02-3-3; 12511-SPR-B1-2-15-03-3-3; 12511-SPR-B1-2-30-01-3-2; 12511-SPR-B1-2-30-02-3-3; 12511-SPR-B3-4-15-00-3-2; 12511-SPR-B3-4-15-01-3-2; 12511-SPR-B3-4-15-02-3-2; 12511-SPR-B3-4-15-03-3-2; 12511-SPR-B3-4-30-01-3-2; 12511-SPR-B3-4-30-02-3-2; 12511-SPR-B7-15-00-3-3; 12511-SPR-B7-15-01-3-3; 12511-SPR-B7-30-01-3-3; 12511-SPR-B7-30-02-3-3; 12511-SPR-B8-9-15-00-3-3; 12511-SPR-B8-9-15-01-3-3; 12511-SPR-B8-9-15-02-3-3; 12511-SPR-B8-9-15-03-3-3; 12511-SPR-B8-9-15-04-3-3; 12511-SPR-B8-9-15-05-3-3; 12511-SPR-B8-9-30-01-3-2; 12511-SPR-B8-9-30-02-3-3; 12511-SPR-B8-9-30-03-3-3; 12511-SPR-B11-13-15-00-3-3; 12511-SPR-B11-13-15-01-3-3; 12511-SPR-B11-13-15-02-3-3; 12511-SPR-B11-13-15-03-3-3; 12511-SPR-B11-13-30-01-3-2; 12511-SPR-B11-13-30-02-3-2; 12511-SPR-B12-15-00-3-3; 12511-SPR-B12-15-01-3-3; 12511-SPR-B12-30-01-3-3; 12511-SPR-

B12-30-02-3-2; 12511-SPR-GC-15-00-3-1; 12511-SPR-GC-30-01-3-1; Schedule of Accommodation (27/05/2016); Design Commentary (Draft Rev.3-5 – 31/05/2016); Landscape Strategy (Rev F – 29/04/16); Planning Statement (Q60542 – May 2016); London Housing Design Guide Statement of Conformity (01/06/2016); Report on Daylight and Sunlight and Appendices (AC/DW/ROL7465 – 27/05/2016); Statement of Community Involvement (May 2016)

1.1 The application has been referred to the Planning Sub-Committee for a decision as it is a Major application.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site forms part of a wider strategic regeneration area known as Haringey Heartlands and is identified in the London Plan 2015 (FALP), Haringey Local Plan: Strategic Policies 2013-2016, Haringey Heartlands Development Framework SPD, and Haringey Site Allocations DPD Pre-Submission Version – January 2016 (Clarendon Square – SA22).
- Outline Planning Permission was granted by Planning Sub Committee on 21 March 2012 – ref. HGY/2009/0503, for the demolition of existing structures and redevelopment to provide a residential, mixed-use development, comprising 950 to 1,080 residential units, offices, retail/financial services uses, restaurant /cafe/drinking establishment uses, community/assembly leisure uses and associated parking, open space and infrastructure works. This outline permission included a number of parameter plans that guide and govern the reserved matters for the site.
- Two subsequent Section 73 (S73) applications were submitted for alterations to the scheme. The first was approved in 2014 which allowed for the remediation and site preparation works to take place without having to discharge all pre-commencement planning conditions. The second, approved in May this year, allowed for the relocation and consolidation of the Pressure Reduction Stations on the site (resulting in the removal of 16 mews dwellings), the creation of a landscaped entrance from Hornsey Park Road (a ‘Pocket Park’), and alterations to the phasing of conditions.
- The reserved matters, being Scale, Layout, Landscaping, and Appearance, are in accordance with the parameter plans approved as part of the outline permission, together with the alterations to these as approved under the previous S73 applications.
- It should be noted that Access was approved as part of the outline planning permission.

2.0 RECOMMENDATION

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

Conditions

- 1) Development commencement
- 2) In accordance with approved plans
- 3) Secured by design
- 4) Section 72 and Section 278 agreement

Informatives

- 1) Hours of construction
- 2) Street Numbering
- 3) Thames Water
- 4) Thames Water
- 5) Thames Water
- 6) Thames Water
- 7) Thames Water
- 8) Thames Water
- 9) Thames Water

CONTENTS

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the approval of reserved matters, namely a) Scale; b) Layout; c) Landscaping; and d) Appearance, pursuant to Outline Planning Permission ref. HGY/2009/0503 (EIA Development) (as varied by refs. HGY/2013/2455 and HGY/2016/0026),

3.1.2 This reserved matters application consists of a total of 1056 residential homes; 2,500sqm (GEA) of commercial floorspace uses (A1-A4/B1/D1); 225 car parking spaces and car club facility; new pedestrian routes; new Pressure Reduction Station (PRS); and landscaping throughout the site including: a tree lined boulevard down Mary Neuer Road; a 'Pocket Park' off Hornsey Park Road; a public Garden Square; a private residential courtyard garden; and ecological gardens.

3.2 Background and Planning History

3.2.1 In 2009, an Outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was submitted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising:

- between 950 to 1,080 residential units (C3);
- 460sqm to 700sqm of office uses (B1);
- 370sqm to 700sqm of retail/financial and professional services uses (A1/A2);
- 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4);
- 325sqm to 550sqm of community/assembly/leisure uses (D1/D2);
- new landscaping, public and private open space,
- energy centre, two utility compounds,
- up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.

3.2.2 This planning application was approved in 2012 subject to a section 106 legal agreement.

3.2.3 A revised planning application (S73) (ref. HGY/2013/2455) was submitted in 2013 (accompanied with an Environmental Impact Assessment) for a variation of conditions to existing planning permission HGY/2009/0503, described as:

Variation of conditions to existing planning permission HGY/2009/0503 is sought as follows "Site Preparation Works" to include "demolition of (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate), surveys, site clearance, works of archaeological or ground investigations or remediation, the erection of fencing or hoardings, the provision of security measures or lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, temporary estate roads and erection of the "Pressure Reduction Stations" and variation of conditions to allow for such works to be carried out prior to the submission of detailed reserved matters applications and for phased submission of these reserved matters applications.

- 3.2.4 This planning application was approved on 3 April 2014 subject to a section 106 legal agreement. Essentially, this second planning application allowed remediation and site preparation works to take place without having to discharge all pre-commencement planning conditions.
- 3.2.5 A further revised planning application (S73) (ref. HGY/2016/0026) was submitted this year (accompanied with an Environmental Impact Assessment) for a variation of conditions to existing planning permission HGY/2013/2455, described as:

Variation of Condition 1 (Reserved Matters), Condition 2 (Time Limit), (Condition 3 (plans and specifications), Condition 6 (Maximum Building Heights), Condition 10 (Landscaping Details), Condition, 11 (Landscaping) Condition 26 (CCTV and Security Lighting), Condition 27 (External Lighting Strategy), Condition 28 (Surface Water Drainage), Condition 29 (Water Supply Impact Study), Condition 30 (Waste Storage and Recycling), Condition 31 (BREEAM), Condition 34 (Parking Provision), Condition 35 (Electric Vehicles), Condition 36 (Cycle Parking), Condition 37 (Travel Plan and Car Club), Condition 40 (Shopfronts), Condition 41 (Signage), Condition 55 (Network Rail), Condition 59 (Satellite Aerials), Condition 62 (Ventilation) and Condition 66 (Energy), deletion of Condition 67 (Code for Sustainable Homes) and additional informative regarding the Site Preparation Works as a 'phase' of development attached to planning permission HGY/2013/2455 to: permit the relocation of some gas infrastructure known as a Pressure Reduction Station (PRS) to a different part of the Site; to allow the submission of certain details to follow the approval of reserved matters for a particular phase of development, rather than being submitted at the same time as the reserved matters for that phase; and to add clarity to the planning permission.

- 3.2.6 This planning application was approved on 23 May 2016 subject to a section 106 legal agreement. This permission allowed for the relocation and consolidation of the Pressure Reduction Stations on the site (resulting in the removal of 16 mews dwellings), the creation of a landscaped entrance from Hornsey Park Road (a 'Pocket Park'), and alterations to the phasing of conditions.
- 3.2.7 A separate S192 (Certificate of Lawfulness) application (ref. HGY/2016/0543) for the demolition of the gas holders on the application site was approved on 31 March 2016.
- 3.2.8 A number of other non-material amendment (S96A) applications have been submitted and approved to alter the wording of conditions to allow the submission of details to occur as part of each phase.

3.3 Site and Surroundings

- 3.3.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road and the London Kings Cross/East Coast Main Line, Clarendon Road and Coburg Road. The site covers an area of 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently characterised by cleared, derelict land on the southern portion but also includes an occupied single storey call centre office building. The middle of the site contains two large unlisted operational gas holders. A car parking area is located adjacent to the largest gas holder and is used as a car compound by Haringey Council.
- 3.3.2 The site forms part of a wider strategic regeneration site known as Haringey Heartlands and is identified in the London Plan 2011, Haringey Local Plan: Strategic Policies 2013-2016 and Haringey Heartlands Development Framework SPD. The Haringey Heartlands area stretches from Alexandra Palace Station to the north, Wood Green High Road to the east, Hornsey station to the south and Hornsey High Street to the west.
- 3.3.3 In 2005 Haringey adopted the *Haringey Heartlands Development Framework* in order to help ensure major applications meet the strategic goals for the area. The framework covers two areas known as the western and eastern utilities lands as well as areas which provide vital links to Wood Green and Hornsey Centres. The framework replaced earlier planning briefs covering smaller sites in the area – the fundamental aim of the Framework is to regenerate these areas. The Framework seeks to provide at least 1,700 additional homes, 1,500 net additional jobs as well as new community, cultural and education facilities, public realm and improved transport infrastructure. This will be achieved by bringing back into use underused brownfield land, decommissioning the existing gas holders and decontaminating the land. This intention has been carried forward in the Councils' Site Allocations DPD, Pre-submission Version January 2016 (as SA22).
- 3.3.4 The surrounding land uses includes a mix of residential, retail, office, industrial and operational land. To the east is Hornsey Park Road characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the northern boundary of the site is characterised by a number of industrial units and further north are a number of cultural facilities including The Mountview Academy of Theatre Arts and The Chocolate Factory artist spaces. To the south is Clarendon Road which contains a number of light industrial and office uses.
- 3.3.5 To the west of the railway line is New River Village, a contemporary residential development. There is a pedestrian access between the two sites adjacent to the water treatment works and under the railway.

3.3.6 The site has a Public Transport Accessibility Rating (PTAL) of four and is within close proximity to Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations, and is within walking distance of numerous bus routes.

4.0 CONSULTATION RESPONSE

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

Internal:

1) Design

Although design officers initially had considerable concerns with the proposals, and although the applicant has not always responded to officers concerns in ways that directly addressed them all, design officers are overall, and on balance, satisfied that the proposals are well designed, would be a beneficial addition to the streetscape and life of the area and provide a high standard of residential amenity.

2) Transport

In assessing the reserved matter application we have concluded that the application trips and parking demand generated by the development would not significantly impact on the transportation and highways network subject to conditions and a S278 agreement. (**Officer Response:** *the conditions recommended have the same intent as those imposed on the outline planning permission, with the exception of the recommended S278 agreement, which is recommended to be conditioned to ensure the implementation of the highways works*).

External:

3) Thames Water

No objections, subject to conditions. (**Officer Response:** *the conditions recommended have the same intent as those imposed on the outline planning permission*).

4) TfL

No objections, subject to conditions.

5) Natural England

No comments to make on this application.

6) Historic England – Archaeology

Recommend no archaeological requirement.

7) Designing Out Crime Officer

Raise concerns with certain aspects of the layout of the development as it stands. (**Officer Response:** *a condition is recommended to ensure that the development complies with Secured by Design requirements*).

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Over 3000 Neighbouring properties
- Three Resident Associations
- Six 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: 8

Objecting: 6

Supporting: 1

Others: 1

5.3 The following local groups/societies made representations:

- Ladder Community Safety Partnership, concerns include:
 - Access for construction traffic
 - Traffic generated by the development
 - Pollution
 - Effect on public transport
 - Landscaping

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:

- Overlooking
- Height of buildings
- Excessive size/scale, overdevelopment
- Increased traffic/congestion
- Air quality
- Lack of open space
- Lack of parking provision
- Impact on views (including Alexandra Place)
- Noise and disruption
- Construction traffic access
- Impact on Wood Green shopping centre / retail provision
- Impact on strategic views
- Ecology/habitat impacts
- Impact on infrastructure
- Location of affordable housing
- Lack of community space
- Additional tree planting
- Renewable energy

5.6 The following issues raised are not material planning considerations:

- Refuse and vermin
- Traffic congestion wider in the Borough
- Public transport congestion
- Loss of private views
- Construction nuisance
- Size of Pocket Park
- Impact on future potential development of neighbouring sites

6.0 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development
2. Scale, layout and appearance
3. Landscaping
4. The impact on the amenity of adjoining occupiers
5. Affordable housing and Residential mix
6. Quality of accommodation
7. Transportation
8. Sustainability
9. Land Contamination
10. Waste
11. Designing out Crime
12. Drainage
13. Air quality
14. Planning Obligations

6.1 Principle of the development

6.1.1 The principle of this development is established by the outline planning permission granted in 2012 (and variations approved in 2014 and 2016) which approved the land use principles and parameters of this development.

6.1.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 1056 new residential units. The principle of introducing additional residential units at the site would be supported by the Council in augmenting housing stock in the area, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2. Furthermore, such a development is in accordance with the Haringey Heartlands Development Framework, and the Councils' Site Allocations DPD, Pre-submission Version January 2016.

6.1.3 This reserved matters application seeks to secure details relating to external appearance, layout, scale and landscaping.

6.2 Scale, layout and appearance

6.2.1 The NPPF should be considered alongside London Plan 2015 Policies 3.5, 7.4 and 7.6, Local Plan 2013 Policy SP11, and Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.2.2 The outline permission was granted in accordance with a number of parameter plans, which included building layout and footprint, maximum and minimum storey heights, ground floor uses, upper floor uses, site access and movement, and landscape strategy.

6.2.3 The following controls and constraints exist across the permission:

- The maximum height of the proposed development, including lift overruns, rooftop plant etc, shall be no greater than indicated on the parameter plan for Maximum and Minimum Storey Heights.
- The outline planning permission shall not exceed 1080 separate dwelling units, whether flats or houses.
- The dwelling mix shall be approved in writing by the Local Planning Authority in consultation with the Greater London Authority, prior to commencement of the development with the exception of the Site Preparation Works.
- The developer will be required to dedicate a 3m strip of land by way of a section 72 agreement along Mary Neuner Road.
- The applicant shall provide up to 251 car spaces parking provision for the residential component of the development, including 60 disabled spaces.
- Building and structures on site to be set a minimum of 8m back from the outer culvert wall of the Moselle Brook.
- Any proposed buildings shall be at least 2 metres from the boundary with the operational railway, at least 5 metres from overhead power lines, or 3 metres from viaducts.

6.2.4 The key aspect of the scheme's layout is to adopt an integrated approach where access – for pedestrians, cyclists and vehicles – is optimised to ensure permeability to areas surrounding the site. The layout of buildings and open space creates spaces and active edges that complement the existing neighbourhood and a new square, around which all buildings and uses are arranged to ensure the development has a sense of place.

6.2.5 The layout places public or commercial uses towards the north of the site, whilst residential accommodation is arranged predominantly to the south. The public or commercial uses are centred on the square which forms the link between the cultural quarter to the north and the new residential area to the south. The

square is also located on the east-west axis between the western part of Haringey Heartlands / Alexandra Park and Wood Green town centre.

6.2.6 The existing closed boundary to Hornsey Park Road is to become a pedestrian / cycles-only entrance and key gateway into the site, providing a safe and attractive route that connects the residential areas to the south and east with the new development, civic spaces, Cultural Quarter, new school and park beyond. This area doubles up as a 'green lung' for the site, a respite place for all local residents.

6.2.7 The applicant has described the different areas as:

- Mary Neuner Boulevard (central Axis) – The central boulevard creates the main North-South connection for the development. An avenue of mature trees and buffer defensible planting on both sides of the road will help define and demarcate private space, vehicular, cycling and pedestrian routes.
- Garden Square (northern main public square) – This urban square is the focal point of the development, creating a contemporary space accommodating multiple uses.
- Resident's Garden and Pocket Park – A green public communal open space along the boulevard, creating a link from the pocket park and Hornsey Park road into the development.
- Courtyard Gardens – Semi-private communal spaces for all apartments at ground floor or deck levels.
- Ecology Gardens – A landscaped buffer area between the development running north-south along the boundary with Hornsey Park Road. Private gardens for the relevant residents with planting to encourage biodiversity.

6.2.8 The massing of the buildings is governed by the approved parameter plans at outline application stage, which create a series of linear buildings of varying heights. The scale of the development would be dealt with by a number of approaches to attempt to limit the overbearing nature of the buildings. They are split into top, middle and bottom sections to add interest across the development. Vertical emphasis has been added to the larger buildings to help break the monotonous linear form. The large courtyard building has been given additional treatment to reflect the central point between the open spaces in the development. The residential buildings in the southern portion of the site are more formal and ordered, whereas the buildings towards the north are of a more lively design.

6.2.9 The buildings are predominantly faced in brickwork, which is a material that featured predominantly in the industrial history of the site, and is used a great deal in the local area. Two different brick shades are used to break down the scale of the development. A lighter buff brick would be used for buildings facing onto the residential boulevard to the south, whilst a darker brick would be used for the more urban and larger scale area to the northern end. Key details of the

building including the upper floors are highlighted in a metallic faced cladding material. This contrasts with the dense feel of the matt finished brickwork. This material is used to break the mass where required and helps create a lively roofscape. This is a brushed silver colour for the majority of buildings. With a more golden colour on the feature central building, and other key features throughout the site.

6.2.10 Whilst this application approves the design of the development, a condition still requires the exact details of the materials to be submitted for approval prior to each phase of the development commencing.

6.2.11 The application was presented to the Quality Review Panel (QRP), who raised a number of concerns with the proposal. However, the majority of these concerns are in relation to the overall masterplan for the site as approved in outline form. The panel acknowledges that the parameter plans (forming the existing permission) establish a largely inflexible framework for the site, but they feel that the site itself offers huge potential for development. As such, the massing and development density of the current proposals was not discussed, as these aspects of the proposal are defined by the existing parameter plans that form part of the existing outline permission.

6.2.12 More specific comments from the QRP are detailed below, along with the applicant's response to these points:

QRP Comment	Applicant's / Officer's Response
<p>The panel has significant concerns about the main square to the north; it is not at all clear what the type of space will be, or how it will be activated.</p> <p>The panel has concerns that the significant scale of the main square will render it sterile, and lacking in purpose and vision.</p>	<p>The first floor residential of the blocks around the public square have been amended to give the ground floor the appearance of a double height space. The square has been revised to 'step-down' on the southern side, rather than at the northern end.</p>
<p>They note that an intensification of footfall is required in order to create a successful square, but questions remain about how this will be achieved, given the mix and location of the proposed uses.</p>	<p>The principle of the uses within the site were established as part of the outline permission.</p>
<p>The panel suspects that within the current proposals, a defined and managed programme of events or activities within the square (e.g.</p>	<p>This is not an element that can be controlled as part of this reserved matters application.</p>

<p>markets, pop-up activities, outdoor cinema) may be required in order to bring focus and activity in.</p>	
<p>They note that the scale of the development (including a penthouse level) forming the main square will result in significant overshadowing problems within the main body of the square.</p>	<p>The scale of buildings around this square were established as part of the outline permission. Also, the main body of the square is set further away from the taller building, helping to alleviate overshadowing.</p>
<p>The panel feels that the design of the public realm needs to be significantly improved, and that a greater emphasis should be placed on creating a high quality external environment.</p>	<p>The landscape masterplan submitted with this application demonstrates a comprehensive redevelopment that responds to the differing character areas of the development.</p>
<p>Shared surfaces could be used in particular locations within the scheme (e.g. within the residential square) in order to slow down the traffic.</p>	<p>The vehicle access is along the boulevard, and this is a key vehicle route through this part of the borough, so a shared surface would not be appropriate.</p> <p>Vehicle access is not proposed thorough the squares.</p>
<p>The panel highlights that the parking strategy for the residential accommodation seems very crude.</p>	<p>The parking is to be secured by a parking management plan which is a condition on the outline permission.</p>
<p>One side of the residential spine road has no parking, and this could be extremely problematic for affordable housing residents who may have parking requirements due to the nature of their work.</p>	<p>The parking is to be secured by a parking management plan which is a condition on the outline permission.</p>
<p>The panel also feels that it is unacceptable to have significant areas of leftover backland space within a masterplan of this scale and density. They would suggest that these left-over spaces are re-planned efficiently and re-purposed. One option may be to assign the left-over space to the ground floor residential accommodation as</p>	<p>The spaces between the apartment buildings and the back gardens of neighbouring houses on Hornsey park road are intended to be “ecological gardens”. These have been naturally landscaped and gated for restricted public access. Children’s amenity playgrounds have been removed to avoid conflict with its ecological</p>

private gardens.	function. The private communal gardens behind the blocks have been delineated into individual gardens for each block, to provide a sense of ownership and residents' control.
<p>The panel identifies that there is significant reliance on long, central corridors and single aspect flats within the residential elements of the current proposals.</p> <p>The minimum block width of 15m prescribed by the parameter plans creates significant difficulties.</p> <p>However, the panel recommends the introduction of additional vertical cores, a reduction in corridor lengths, and a reduction in single aspect units.</p>	<p>Due to the design constraints and limitations of the parameter plans, this is an unavoidable situation, and the applicant has improved the living environment of these flats with good outlook and amenity space.</p>
<p>This reduction could be achieved by changes in configuration, in addition to replacing single aspect ground floor flats with maisonettes.</p>	<p>The incorporation of duplexes was considered and discounted due to its impact on density with a 20% reduction in unit numbers across the ground and first floors and production of oversized two bedroom dwellings which at 102 m² would normally incorporate a four bedroom dwelling.</p>
<p>The panel feels that the circulation cores should have good levels of daylight inside.</p>	<p>Where possible within the constraints of the parameter plans, cores will have access to daylight.</p>
<p>Ground floor bedroom windows should be minimised.</p>	<p>Ground floor residential uses are only located along the main section of the boulevard, which is residential in nature. Such windows will be protected by defensible space in front of the building.</p>
<p>The panel suggests that each block should be considered individually, in terms of addressing all of the inherent problems, instead of as a standard response across all of the residential</p>	<p>Given the constraints of the approved parameter plans and the resulting form of development, it is considered that a common language of building form and materials is acceptable in this</p>

<p>accommodation.</p> <p>Within a development of this size the panel would suggest that if a reasonable masterplan was in place, then it could be appropriate to strengthen the architectural team by assembling up to three architectural practices to take forward different elements within the masterplan. This approach can help to lend richness and diversity to the overall development; and is seen widely across other schemes of this scale.</p>	<p>development.</p> <p>Requiring additional architects is not something that can be controlled as part of a planning application.</p>
<p>In the scheme's current format, the panel suggests that it may be more appropriate to adopt a simple approach to architectural expression in the residential boulevard.</p> <p>The panel would welcome a restrained and solid palette of materials, in order to achieve 'quieter' residential accommodation along the spine road. In contrast, the facades fronting onto the squares could have more flourish and articulation.</p>	<p>The materials palette has been simplified and reduced to a brick base, with additional 'feature' cladding. The materials are 'quiet' in the boulevard, and become more striking up into the main square.</p>
<p>The panel would like to know more about the strategic approach to energy efficiency, environmental sustainability and inclusive design for the scheme as a whole.</p>	<p>These aspects of the proposal were assessed, and conditioned, as part of the outline approval.</p>

6.2.13 The development is constrained by the previously approved parameter plans and within these constraints the design is considered to be an appropriate response and is acceptable overall and is in general accordance with London Plan 2015 Policies 3.5, 7.4 and 7.6 and Local Plan 2013 Policy SP11.

6.3 Landscaping

6.3.1 The landscape proposals have been developed in accordance with the parameter plans as approved in the outline permission. As discussed above, the

development is designed to sit within five different areas of character, and each of these has been designed with a different landscape character also.

6.3.2 This has been demonstrated in the landscape master plan that has been submitted in support of this application. This breaks the landscaping into the following:

- Garden Square – The Garden Square is framed by box-headed trees and beds of ecological ornamental planting, and is furnished with signature seats on its edges. As well as terrace spaces for outdoor cafes, there is scope to include, other seating areas. The planted edges soften the predominantly hard space, while the arrangement of the garden beds and trees emphasise the north-south and east-west pedestrian connections.
- Garden Street (boulevard) – The Garden Street is the principal structuring element of the masterplan and is a linear garden that connects the areas to the north of the site to the areas to the south. Although the street will support the movement of vehicular traffic along its southern section (approximately two thirds of its total length) its design is very much focused on making the walking and cycling experience attractive and safe. The Garden Street will provide a sensory experience with mature trees, beds of herbaceous planting and grasses, becoming the home to a range of birds and invertebrates.
- Pocket Park / Residents Square – The Pocket Park and Residents' Garden are located in the centre of the site, adjacent to the Garden Street, and form the east-west connection to Hornsey Park Road. Together these form a simple green space comprising lawns, trees, and low planting, with the mature limes on Hornsey Park Road retained. The Pocket Park will be a place for informal play, for sitting in the sun, or under the shade of a tree. It will also be a space to move through and particular care has been taken to ensure that it is sufficiently open to feel safe and secure, in line with Secure by Design principles. The design of the Pocket Park is to be developed in consultation with the local community through a series of workshops.
- Courtyard Garden – This is a generously proportioned communal space at the podium level, designed as a garden and featuring gently topographic lawns, mature trees, ornamental planting, early years play, paths and hard spaces. The design provides a memory of the two gasholders by mapping their footprints both on the ground plane and three dimensionally in the form of pergola structures and long arcing benches.
- Ecology Gardens – The western and eastern edges of the development respond to two different conditions, woodland adjacent to railway sidings and residential back gardens respectively. The response is to create linear ecological gardens adjacent to both edges with a defensible private garden strip running alongside the apartment blocks. Footpaths run between the defensible strips and the ecological gardens. The design of the ecological gardens will feature a variety of habitat types, including native hedges, meadow, dry swales, native trees and shade tolerant woodland understorey planting.

- 6.3.3 In addition to these key landscaping areas, the proposal also provides children's play space and rooftop amenity space in the form of allotments. The provision of children's play will be in accordance with Planning Condition 65, and would provide a wide range of exciting play opportunities as a fully integrated part of the landscape throughout the masterplan. Whilst the approach to play recognises the importance of play for all ages of people, play especially focussed for younger ages has been located in the private more enclosed and secure areas of the masterplan. The key public spaces are designed to support incidental play for all ages with natural play designed as part of the green structure of the private ecological gardens.
- 6.3.4 The rooftop landscape performs in various ways, including as a device for water retention, community productivity, social space, ecological resource and power generation. The living roofs include rooftop allotments for residents, green roofs and brown roofs with aggregate surfaces that can support natural ecological colonisation. The strategic location of living roofs across the site provide important ecological connections that work in a complimentary way with the green infrastructure at ground level. Photovoltaic panels providing on site power generation comprise the last multifunctional rooftop element.
- 6.3.5 This comprehensive landscape master-plan demonstrates the high quality landscaping that can be achieved across the site, whilst being in accordance with the approved parameter plans. The specific details of the landscaping are controlled via a condition on the outline permission, but it is considered that this proposal would provide a high quality landscape across the site.

6.4 Impact on adjoining occupiers

- 6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no material adverse impacts on the amenity of surrounding residents or other surrounding uses in terms of loss of daylight or sunlight, loss of privacy, overlooking or enclosure. Similarly London Plan Policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. This is reflected in Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.
- 6.4.2 The daylight/sunlight, privacy and overlooking, and overbearing/enclosure impacts of the proposal on the neighbouring properties was assessed as part of the outline permission, and the heights and layouts of the proposed buildings were set and established by the approved parameter plans.
- 6.4.3 The daylight/sunlight assessment that was submitted with the outline application concluded that the majority of the residential properties within Hornsey Park Road would be unlikely to experience a noticeable change in the level of daylight

should the maximum scale of the development be completed, as the windows of these residential properties are compliant with the BRE Guidelines. On this basis, the likely effect of the maximum scale parameters of the development on daylight availability on the majority of properties along Hornsey Park Road would be negligible.

- 6.4.4 The assessment did conclude however that for three of the properties along Hornsey Park Road (103, 105 and 123), the BRE Guidelines suggest that the occupants of those rooms may experience a noticeable alteration to one or more of their rooms when compared to the values of the baseline conditions. The impact on these properties was deemed to be moderately significant for 105 and 123 and of minor significance for 103 and therefore was not considered significant in itself to warrant refusal. Following the removal of the mews houses as a result of the relocation of the pressure reduction station, the impact on these properties is likely to be further mitigated, as the houses that would have been directly to the rear of these properties have been removed.
- 6.4.5 With regard to noise, a Noise and Vibration assessment was submitted with the outline application to assess both the effects of the development in terms of noise and vibration on off-site receptors and noise levels at the development site itself. The assessment considered the effects of noise and vibration during the demolition and construction works as well the effects following completion and operation of the development. This report concluded that subject to appropriate conditions (imposed on the outline permission), there would be a negligible affect on the neighbouring residential properties.

6.5 Affordable housing and Residential mix

- 6.5.1 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (para. 50).
- 6.5.2 Similarly, The London Plan Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing... when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”.
- 6.5.3 Policy SP2 of the Local Plan requires developments of more than 10 units to provide a proportion of affordable housing subject to viability to meet an overall borough target of 50%.

- 6.5.4 The proposed mix of tenures in the scheme is 851 units for private sale, 61 Intermediate units, and 144 for affordable rent, for a total of 205 affordable units. This equates to 19.4% of the units, or 24.4% on a habitable room basis. The proportion of affordable housing has been agreed under the outline consent. This allowed for between 14% and 24.4% of the units as affordable (on a habitable room basis), which equated to between 118 and 208 units. Of the 205 affordable units 17.1% of these would be 1-bed, 42% 2-bed, 30.2% 3-bed, and 10.7% 4-bed (a total of 40.9% 'family' units). As such, the proposed tenure mix is in line with that approved at outline stage, and provides a 70%:30% split in favour of rented units. The Council's Housing Team has confirmed that the mix of unit sizes within the affordable provision would meet their requirements.
- 6.5.5 The outline consent for the site allows for up to 1,080 dwellings to be built. This proposal proposes 1,056 units, which is below the maximum number granted permission. The resulting density would be 223 units per hectare (595 habitable rooms per hectare) across the site, which is within the range of 70-260 u/ha and 200-700 hr/ha as set out Table 3.2 of the London Plan. Objections have been raised in respect of overdevelopment however, the principle of residential development of this size and density has been accepted under the original outline permission.
- 6.5.6 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing.
- 6.5.7 Overall, the development delivers 39 x 1-bedroom/1-person units (3.7%), 410 x 1-bedroom units (38.8%), 495 x 2-bedroom units (46.8%), 90 x 3-bedroom units (8.6%), and 22 x 4 bedroom units (2.1%) (10.7% family units). The proposed mix is generally in accordance with the indicative mix demonstrated as part of the outline application.
- 6.5.8 As such, the overall proposed mix and tenure split is considered acceptable.

6.6 Quality of accommodation

- 6.6.1 London Plan Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG.
- 6.6.2 All the proposed units meet the Housing SPG standards and are Lifetime Homes compliant with 10% (106) being wheelchair adaptable. Furthermore, the proposal would provide sufficient private amenity space, by way of a garden or a good

sized terrace, to each dwelling, together with a large area of communal amenity space. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

- 6.6.3 Children's playspace is provided within the large communal landscaped amenity areas, and will be a mixture of formal, incidental and natural play spaces, both public and private.
- 6.6.4 As per a condition on the outline planning permission, the applicant has submitted a statement outlining compliance with the Mayor's Housing SPG. This demonstrates that the proposal meets almost all of the criteria, and is only part-compliant on 4 criteria two Priority 1, wheelchair car parking and dual aspects, and two of these are Priority 2, units per core and living spaces.
- 6.6.5 With regard to the wheelchair car parking, the applicant has stated that the scheme provides 106 adaptable units which can easily become wheelchair accessible units. 60 wheelchair accessible parking bays have been designed in accordance with the requirements as per the planning approved numbers. These bays will be made available to the 60 first occupied adaptable units. The remaining 46 adaptable units will be provided with a wheelchair accessible car parking bay as and when required by adaptation of the existing non wheelchair accessible car parking stock.
- 6.6.6 The Housing SPG states that developments should avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms. All the single aspect units are the smaller units, and there are no Category C or D areas. Unfortunately, the outline approval was designed based on a single aspect unit configuration, which has resulted in a number of single aspect units, which includes a small number, 4.5%, of north-facing single aspect units. Due to the design constraints and limitations of the parameter plans, this is an unavoidable situation, and the applicant has improved the living environment of these flats with good outlook and amenity space.
- 6.6.7 With regard to the Priority 2 issues, the number of units in some cores exceed the 8 per floor requirement, however, the majority of these exceedences are due to the number of 1-bed units within a block, which is considered to mitigate this concern. The Housing SPG states that units of 3 or more bedrooms should have two living spaces (e.g. a living room and a kitchen/diner). The 4-bed units are designed in accordance with this, however, the 3-bed units have been designed as open plan due to size and layout constraints internally.
- 6.6.8 Although some of the criteria of the Housing SPG are not complied with in this proposal, it is considered that the shortfalls are marginal, and are suitably mitigated. On balance, the proposed development provides residential accommodation of an acceptable standard in compliance with the above policies.

6.7 Transportation

- 6.7.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.
- 6.7.2 The proposed development is located in an area with a Public Transport Accessibility Level (PTAL) of 3 - 4. It is within easy walking distance of Wood Green and Turnpike Lane Underground stations, and Alexandra Palace Station. The traffic generated by the development proposals as a whole is still within the threshold assessed as part of the outline application. The applicant has proposed providing 225 off street parking spaces as part of the proposed development. 1168 cycle spaces are also provided across the development. This is in accordance with the parameters involved as part of the outline permission.
- 6.7.3 Transport for London has raised concerns regarding the number of cycle spaces provided, as the provision is less than the current London Plan requirements. However, the outline scheme was designed in accordance with the requirements of the London Plan at the time, and due to the design constraints and limitations of the parameter plans, this is an unavoidable situation, and the applicant has maximised the cycle parking provision where possible. The cycle parking for the proposed development is secured by Condition 36 of the outline permission, which requires the applicant to provide 1 cycle parking space per residential unit and 50 cycle parking spaces for the commercial aspect of the development, a total of 1106 cycle parking spaces. The applicant is proposing to provide a total of 1168 cycle parking spaces, which is above the cycle parking provision required by Condition 36.
- 6.7.4 The Council's Transportation team has assessed the proposed development and has stated that in assessing the reserved matter application they have concluded that the application trips and parking demand generated by the development would not significantly impact on the transportation and highways network subject to conditions requiring details of refuse collection, a construction management plan, a delivery and servicing plan, and a S278 agreement.
- 6.7.5 The applicant is proposing to realign the existing carriageway and provide inset parking on Mary Neuner Road as per- Drawing 12511-SPR-05-00-03_2. Condition 33 of the outline permission requires the developer to dedicate a strip of land 3 metres in width to construct the proposed inset parking bays. The specific details of these works have not been submitted as part of this application, and therefore the applicant would be required to submit a detailed design for the proposed realignment of the carriageway and the strips of land required to construct the proposed inset car parking bays on the eastern and

western side of Mary Neuner Road. Details of this should be provided before the construction of the residential development, and the works will need to be delivered at the applicant's expense by way of a S.278 agreement as Mary Neuner Road is an adopted highway. A condition requiring this agreement be entered into is recommended on this application.

- 6.7.6 The conditions recommended have the same intent as those imposed on the outline planning permission, with the exception of the recommended S278 agreement, which is recommended to be conditioned to ensure the implementation of the highways works.

6.8 Sustainability

- 6.8.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy.

- 6.8.2 The outline planning application was submitted with an accompanying Sustainability Statement which sets out to demonstrate how the proposed development will achieve high standards of sustainable design and environmental efficiency and how the proposed design, construction and operation will meet the relevant national, regional and local planning policies.

- 6.8.3 A number of conditions of consent were attached to the outline permission to ensure compliance with sustainability criteria, including the requirement for a detailed energy strategy for the whole site, and that a minimum standard of "Very Good" under the Building Research Establishment Environmental Assessment Method (BREEAM) is achieved. The Code for Sustainable Homes has been removed, and this condition was therefore removed in the 2016 variation. However, the Condition 66 requires an energy strategy for the whole to site to be submitted, which would ensure compliance with the carbon reduction requirements of the Building Regulations and London Plan requirements.

6.9 Land contamination

- 6.9.1 The original application contained a preliminary assessment of potential ground contamination across the whole site. Condition 45 of the outline planning permission (as varied) requires a full risk assessment, site investigation, remedial strategy and verification of the contamination on the site. No further assessment of contamination is required as part of this application.

6.10 Waste

- 6.10.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development

proposals make adequate provision for waste and recycling storage and collection.

6.10.2 In terms of residential waste, each apartment or house would include adequate storage space to allow for separate bins for general waste, recyclables, and organic waste. In terms of commercial waste, arrangements for the collection and disposal of commercial waste would be contracted out to a private waste management company or the Council.

6.10.3 A planning condition requiring full details of the arrangements for storage and collection of refuse, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials was imposed on the outline permission, which would secure adequate facilities.

6.11 Designing out Crime

6.11.1 The proposed development has been broadly designed with regard to the requirements of Secured by Design. However, the Secured by Design Officer has raised some concerns with some aspects of the design and layout of the scheme with regard to Secured by Design principles. The applicant has committed to achieving this certification, and will work with the Metropolitan Police to obtain full Secure by Design certification. A condition requiring this was secured on the outline permission, however, to ensure this compliance, a further condition requiring this certification be demonstrated is recommended for this reserved matter application. In addition, all lighting will be in accordance with Haringey Guidelines and British Standards with the installation of CCTV included where deemed necessary, which is secured via condition on the outline approval.

6.12 Drainage

6.12.1 The Environmental Statement submitted with the original application makes an assessment of the proposed scheme on the water environment during both construction and operation, including water quality, water usage and flooding. There are two watercourses within close proximity of the site, the Moselle Brook which is culverted beneath the site and the New River, to the west and south of the site, which is an entirely artificial watercourse. This was supported by a flood risk assessment. Conditions imposed on the outline planning permission (as varied) requires a full SUDS scheme for the site, together with a number of other requirements to satisfy Thames Water and Environment Agency requirements in terms of foul and surface water, and water supplies. No further assessment of contamination is required as part of this application.

6.13 Air quality

- 6.13.1 The Environmental Statement submitted with the original application included an Air Quality Assessment in order to assess the construction and operational impacts of the development on local air quality.
- 6.13.2 Air quality impacts arising from the completed and operational development could arise from vehicle emissions or operational plant and ventilation systems were assessed as part of the outline application. The potential effects of vehicular traffic on air quality generated as a result of the development have been minimised as part of the design, in terms of limiting car parking opportunities, with a total of 225 spaces now proposed (a reduction from the 251 in the original outline approval). In addition, a site-wide Travel Plan will be required by a condition on the outline permission, and this will need to be implemented in order to promote all non-car modes of travel. It is not considered that the proposed development would have any significant adverse impact on local air quality as a result of vehicle emissions.
- 6.13.3 With respect to atmospheric emissions from heating plant, the proposed development would incorporate modern plant and building services facilities with low emissions, in line with tightened legislation and industry standards. The proposed development would incorporate an Energy Centre which would include a communal heating system with a gas Combined Heat and Power (CHP) unit installed as the lead heat source, biomass boilers providing further heating, and gas-fired boilers provided for back up and to meet peak demands. The proposed location of the energy centre is in the basement of the block at the south-west corner of the site. The location of the flues from the boiler plant within the energy centre would be located above roof level.
- 6.13.4 A range of construction mitigation measures would be set out in a comprehensive Construction Environmental Management Plan (CEMP) (including appropriate mitigation measures to minimise dust and emissions, including but not limited to routine dust monitoring, an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring and close liaison with surrounding sensitive properties). The CEMP was secured via a condition of consent on the outline approval, and the development implemented in accordance with the approved details. Additionally the site contractors will be required to be registered with the Considerate Constructors Scheme.

6.14 Planning obligations and CIL

- 6.14.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. S106 obligations were agreed as part of the original outline permission and its subsequent variations. No change to this agreement is proposed.

6.14.2 As the application is for reserved matters, CIL is not applicable.

6.15 Conclusion

6.15.1 The development of the site is in accordance with the principles and parameters of the outline planning permission, as well as the Council's strategic direction for this area. The detailed reserved matters as proposed are considered acceptable

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

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 12511-SPR-00-00-3-1; 12511-SPR-05-00-3-3; 12511-SPR-05-01-3-3; 12511-SPR-05-02-3-3; 12511-SPR-05-03-3-3; 12511-SPR-05-04-3-3; 12511-SPR-05-05-3-4; 12511-SPR-05-06-3-2; 12511-SPR-15-00-3-2; 12511-SPR-20-01-3-3; 12511-SPR-20-02-3-3; 12511-SPR-20-03-3-1; 12511-SPR-20-04-3-2; 12511-SPR-20-05-3-1; 12511-SPR-20-06-3-1; 12511-SPR-20-07-3-1; 12511-SPR-20-08-3-1; 12511-SPR-20-09-3-2; 12511-SPR-B1-2-15-00-3-3; 12511-SPR-B1-2-15-01-3-3; 12511-SPR-B1-2-15-02-3-3; 12511-SPR-B1-2-15-03-3-3; 12511-SPR-B1-2-30-01-3-2; 12511-SPR-B1-2-30-02-3-3; 12511-SPR-B3-4-15-00-3-2; 12511-SPR-B3-4-15-01-3-2; 12511-SPR-B3-4-15-02-3-2; 12511-SPR-B3-4-15-03-3-2; 12511-SPR-B3-4-30-01-3-2; 12511-SPR-B3-4-30-02-3-2; 12511-SPR-B7-15-00-3-3; 12511-SPR-B7-15-01-3-3; 12511-SPR-B7-30-01-3-3; 12511-SPR-B7-30-02-3-3; 12511-SPR-B8-9-15-00-3-3; 12511-SPR-B8-9-15-01-3-3; 12511-SPR-B8-9-15-02-3-3; 12511-SPR-B8-9-15-03-3-3; 12511-SPR-B8-9-15-04-3-3; 12511-SPR-B8-9-15-05-3-3; 12511-SPR-B8-9-30-01-3-2; 12511-SPR-B8-9-30-02-3-3; 12511-SPR-B8-9-30-03-3-3; 12511-SPR-B11-13-15-00-3-3; 12511-SPR-B11-13-15-01-3-3; 12511-SPR-B11-13-15-02-3-3; 12511-SPR-B11-13-15-03-3-3; 12511-SPR-B11-13-30-01-3-2; 12511-SPR-B11-13-30-02-3-2; 12511-SPR-B12-15-00-3-3; 12511-SPR-B12-15-01-3-3; 12511-SPR-B12-30-01-3-3; 12511-SPR-B12-30-02-3-2; 12511-SPR-GC-15-00-3-1; 12511-SPR-GC-30-01-3-1; Schedule of Accommodation (27/05/2016); Design Commentary (Draft Rev.3-5 – 31/05/2016); Landscape Strategy (Rev F – 29/04/16); Planning Statement (Q60542 – May 2016); London Housing Design Guide Statement of Conformity (01/06/2016); Report on Daylight and Sunlight and Appendices (AC/DW/ROL7465 – 27/05/2016); Statement of Community Involvement (May 2016)

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 2 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 approved plans and specifications comprise:

12511-SPR-00-00-3-1; 12511-SPR-05-00-3-3; 12511-SPR-05-01-3-3; 12511-SPR-05-02-3-3; 12511-SPR-05-03-3-3; 12511-SPR-05-04-3-3; 12511-SPR-05-05-3-4; 12511-SPR-05-06-3-2; 12511-SPR-15-00-3-2; 12511-SPR-20-01-3-3; 12511-SPR-20-02-3-3; 12511-SPR-20-03-3-1; 12511-SPR-20-04-3-2; 12511-SPR-20-05-3-1; 12511-SPR-20-06-3-1; 12511-SPR-20-07-3-1; 12511-SPR-20-08-3-1; 12511-SPR-20-09-3-2; 12511-SPR-B1-2-15-00-3-3; 12511-SPR-B1-2-15-01-3-3; 12511-SPR-B1-2-15-02-3-3; 12511-SPR-B1-2-15-03-3-3; 12511-SPR-B1-2-30-01-3-2; 12511-SPR-B1-2-30-02-3-3; 12511-SPR-B3-4-15-00-3-2; 12511-SPR-B3-4-15-01-3-2; 12511-SPR-B3-4-15-02-3-2; 12511-SPR-B3-4-15-03-3-2; 12511-SPR-B3-4-30-01-3-2; 12511-SPR-B3-4-30-02-3-2; 12511-SPR-B7-15-00-3-3; 12511-SPR-B7-15-01-3-3; 12511-SPR-B7-30-01-3-3; 12511-SPR-B7-30-02-3-3; 12511-SPR-B8-9-15-00-3-3; 12511-SPR-B8-9-15-01-3-3; 12511-SPR-B8-9-15-02-3-3; 12511-SPR-B8-9-15-03-3-3; 12511-SPR-B8-9-15-04-3-3; 12511-SPR-B8-9-15-05-3-3; 12511-SPR-B8-9-30-01-3-2; 12511-SPR-B8-9-30-02-3-3; 12511-SPR-B8-9-30-03-3-3; 12511-SPR-B11-13-15-00-3-3; 12511-SPR-B11-13-15-01-3-3; 12511-SPR-B11-13-15-02-3-3; 12511-SPR-B11-13-15-03-3-3; 12511-SPR-B11-13-30-01-3-2; 12511-SPR-B11-13-30-02-3-2; 12511-SPR-B12-15-00-3-3; 12511-SPR-B12-15-01-3-3; 12511-SPR-B12-30-01-3-3; 12511-SPR-B12-30-02-3-2; 12511-SPR-GC-15-00-3-1; 12511-SPR-GC-30-01-3-1; Schedule of Accommodation (27/05/2016); Design Commentary (Draft Rev.3-5 – 31/05/2016); Landscape Strategy (Rev F – 29/04/16); Planning Statement (Q60542 – May 2016); London Housing Design Guide Statement of Conformity (01/06/2016); Report on Daylight and Sunlight and Appendices (AC/DW/ROL7465 – 27/05/2016); Statement of Community Involvement (May 2016)

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. Prior to the occupation of each phase of the development hereby approved, confirmation that the phase of the development complies with the requirements of Secured by Design, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants.

4. The developer will be required to enter into a Section 72 agreement to dedicate a 3m strip of land along Mary Neuner Road and a Section 278 agreement for the implementation of the realigned carriageway works and inset parking bays. This agreement shall be entered into prior to the commencement of above ground works of the relevant phase(s) including these works.

Reason: To ensure safe and efficient vehicle access, and to secure the implementation of the highways works, enabling access to the development proposal.

Informatives:

INFORMATIVE: Hours of Construction Work:

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

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

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

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover.

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

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

INFORMATIVE: 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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0800 009 3921.

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

INFORMATIVE: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

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

INFORMATIVE: The discharge of condition application for the landscaping condition on the outline application should include:

- For the Landscaping beds in public realm (on street and square), to include planting to beds and maintenance that ensure the lush and varied vegetation shown in the proposals can be achieved and boundary treatments to all planting beds to show robust and effective means of separation from roadways and paths, such as a dwarf wall or fence of suitable and complimentary design.
- For the Pocket Park & Residents' Garden, to include:

- how it is a direct, well lit, clear and safe route that allows visibility right through from Hornsey Park Road through to the Spine Road (Mary Neuner Way);
 - how the different programmes, layout planting, management and uses create a distinction in character between the two spaces;
 - details of the boundary between the two spaces, including gateway(s) and thresholds between the two;
 - details of path treatment that distinguish in appearance and durability between the heavily used “primary” footpath / cyclepath, main secondary paths (particularly those to the south of the Residents’ Garden, tertiary circumambulation paths and those such as to the ecological gardens / private (communal) gardens used primarily for occasional visits and/or maintenance; and
 - details of landscape screening to the PRS.
- For the Private Communal Gardens, to include details of separation of these block by block and/or core by core, boundary fences, and youngest childrens’ play facilities (in each one)

Appendix 1: Consultation Responses

Stakeholder	Question/Comment	Response
INTERNAL		
Design	<p>Entirely happy, or sufficiently happy to not object (with caveats explained) that the following concerns have been resolved:</p> <ul style="list-style-type: none"> • The proposed materials palette using just two clearly distinct bricks and a fairly limited set of robust and good quality other materials gives me great confidence that when built the proposals would appear pleasing and distinctive and have a robustness and durability. • Gradation of floors of taller blocks (over 6 storeys) – previous concern was that many of the street and public space facing elevations of the higher blocks lacked gradation (distinction between the “base” ground and sometimes 1st floor, “middle” 4 or 5 floors and top (sometimes 2) floors, to produce pleasing proportions), and therefore appeared over bulky, domineering and out of human scale. The concept of gradation is considered the best practice of a number of ways in which a taller building (say one over 5 or 6 stories; in this the boundaries are not hard and fast) can best proportion its appearance. In response, the applicants have made design changes to respond: <ul style="list-style-type: none"> • the top two floors were not consistently treated differently nor sufficiently set back – this is now improved with rainscreen metal cladding used over much of the top two 	Noted

Stakeholder	Question/Comment	Response
	<p>floors of the higher blocks; and</p> <ul style="list-style-type: none"> • the base one or (preferably) two floors were not treated differently; several of the higher blocks now have a clear and distinct separate 2 storey base, including all of those facing the Garden Square apart from the “Knuckle”, which is discussed separately below and can be considered a special case for the reasons given there. <p>Therefore there is a much clear gradation into base, middle and top to many of the blocks.</p> <ul style="list-style-type: none"> • The Garden Square is an excellent space and revisions to the location of the steps that resolve the rise in level to the south make a great contribution to enclosing the main section of the square, dividing the seating and activity area from the route part and forming an informal “stage set” seating area. The formal square of trees in the square reinforce the identity, character and function of the square and the further formal lines of trees on neighbouring streets and paths, especially the spine street continuing to the south, further reinforce and support the legibility and pedestrian appeal of the street network within and around the site. • Pocket Park & Residents’ Garden – the following specific earlier concerns have been resolved: <ul style="list-style-type: none"> • lack of clear, visible route through from one side to the other – this is less convoluted; • clarity of different functions and distinct separation – The applicants are adamant 	

Stakeholder	Question/Comment	Response
	<p>that these two spaces are intended to be experienced as separate spaces with separate functions. I am happy now that the band of trees and other suggested landscaping would contribute to providing a clear separation between these two spaces;</p> <p>and</p> <ul style="list-style-type: none"> • lack of planting around the Pressure reduction Station (PRS) – I am happy that planting has been introduced to the main face onto the Pocket Park (north side), and that some has been introduced to the east side. • Potential conflicts in the Ecological Garden (to the east of Block 9) between its nature reserve, residents amenity and childrens playground functions have been resolved with the latter two removed. <p>Levels of sunlight to public and communal spaces is impressive.</p>	
	<p>Some concerns with the following issues, partially but not fully resolved:</p> <ul style="list-style-type: none"> • Materials – need for details. • Gradation of floors of taller blocks (over 6 storeys) – concern that a) not consistently treated differently nor sufficiently set back and b) base rarely treated differently over 2 floors. <ul style="list-style-type: none"> • the top two floors are not consistently treated differently nor sufficiently set back – 	<p>Noted; conditions regarding details of materials, landscaping beds in public realm, clearly visible route through Pocket Park & Residents' Garden, path treatment (distinguish in appearance and durability between heavily used & primarily for occasional visits and/or maintenance) and planting around the Pressure reduction Station (PRS) are to be recommended.</p>

Stakeholder	Question/Comment	Response
	<p>there are still several “castellated” sections and stair towers with no different treatment such that on many blocks less than half of the width of key street facing elevations have a different treatment to the lower floors;</p> <ul style="list-style-type: none"> • lack of set back of the top two floors (in plan); I felt even a small set back of 150-200mm would significantly improve appearance, but they have not felt they are able to set the top floors back even to a virtually insignificant degree; and • the base one of (preferably) two floors are not treated differently in many of the higher blocks. I would have preferred more of the blocks along the Garden Street to have had a clear 2 storey base treatment, but they do have elements of 2 storeys, including clear 2 storey high grand double height entrance halls come porches. Also, to be clear, this is not a concern with regards to the lower blocks. • Balconies, specifically: <ul style="list-style-type: none"> • Considered to be less than satisfactory from a privacy and security point of view at 1st floor on busy streets / spaces. The applicants have reduced the number of these, but they are but still present in several instances. However the logic of the design is strong now and in many of these instances this is suggested by that logic. 	<p>On gradation of floors of taller blocks, the considerable improvements that have been made are recognised and on balance it is considered the overall impression will be that the higher blocks height and bulk is mitigated by either clear gradation into base, middle and top (around the square), special treatment (the Knuckle) and elements of 2 storey base and top (along the west side of the street). The intended outcome of the higher blocks not appearing too bulky, overwhelming and out of human scale will by and large have been achieved.</p> <p>Reasonable mitigation measures including landscaping the area below 1st floor balconies have generally been taken.</p> <p>Partial mitigation measures including addition of a low kerb around landscaping beds in public realm have been taken.</p>

Stakeholder	Question/Comment	Response
	<p>Reasonable mitigation measures including landscaping the area around below them have generally been taken.</p> <ul style="list-style-type: none"> • Landscaping beds in public realm (on street and square) – lack of separation & level change to pavement street. • Pocket Park & Residents’ Garden – specific concerns only partially resolved or consider further information required (by condition): <ul style="list-style-type: none"> • lack of clear, visible route through from one side to the other – this is less convoluted but is still kinked in the middle so it is an improvement but still a concern from security and wayfinding point of view; vital that pedestrians can see from one end (on Hornsey Park Road) straight through, on a direct, well lit path, to the other side (on Mary Neuner Road). • clarity of different functions and distinct separation – The applicants are adamant that these two spaces are intended to be experienced as separate spaces with separate functions; band of trees and other suggested landscaping would contribute to providing a clear separation between these two spaces • The hierarchy of paths not appropriate for likely use, relative importance in the local route network; especially if for purely leisure (“circumambulation”) and largely / purely for maintenance or occasional tours; particularly the heavy and extensive 	

Stakeholder	Question/Comment	Response
	<p>looking paths shown from the eastern end of the Residents' Garden to the ecological gardens / private (communal) gardens, which will not be open to the public and will only be used for maintenance and very occasional guided tours. Surface treatments should be more proportional, to ensure no more hard paving is included than is required, and help indicate a hierarchy of routes, appropriate for expected uses.</p> <ul style="list-style-type: none"> • lack of planting around the Pressure reduction Station (PRS) to the west and (where visible) south sides. <p>Dividing up the private communal gardens to the east of Blocks 3 & 4 and to the west of Blocks 1, 2 & 7 (and to some extend Block 11/13 – 3 cores, 2 separate entrances to garden) into separate sections; one for each core, to provide greater privacy, security and sense of ownership – this has been done to some extent but the layout makes this unnecessarily difficult as many cores provide no access to the communal gardens; the only access is off the street or from ground floor flats. I am also concerned that access to childrens' playspaces is unequal given that only some of these private communal gardens have them; if children from other blocks are to get access to a play space they will need to get access to a different block's private communal garden, which will be a weakening of security and the sense of ownership. It would be preferable to me if the youngest childrens' playspaces were divided up into smaller playspaces in each and every private communal</p>	

Stakeholder	Question/Comment	Response
	<p>garden.</p> <p>The following concerns have not been resolved (but they could be considered acceptable on balance.</p> <ul style="list-style-type: none"> • Ground and 1st Floor Maisonnettes – applicants were unable to include ground and first floor maisonnettes instead of single aspect flats on the ground floor, an especial where facing busy roads or spaces (of which there are 31no.). Ground floor single aspect flats facing the main streets and squares inevitably have poor privacy as both their living room and bedroom(s) are close to and highly visible to passers-by, and their only private amenity space is their front garden, which is also unlikely to be private. It was also an important intention in the approved outline scheme that there be the maximum number of front doors off the street in blocks, achieved by each ground floor flat having their own front door, and achieved even more by a greater density of front doors from maisonnettes (with narrower frontage) rather than flats. The applicants’ argument that this is not possible is predicated on their apparent impossibility of designing maisonnettes that provide the same number of units and habitable rooms as flats. Whilst I would urge further investigation whether maisonnettes couldn’t be made to work, I accept that the disadvantages flats on the ground floor produce can to a considerable extent be mitigated in detailing which could be secured by condition. • North & south facing single aspect flats – there 	<p>Noted; conditions regarding details of privacy screening to private amenity spaces and bedroom windows, mitigation measures for north and south facing single aspect flats, flats in internal corners, video entry phone systems, maintenance and supervision of communal spaces and facilities, inclusion of solid or translation sections to balcony balustrades are to be recommended.</p> <p>Landscaping is conditioned in the original outline application and approval is not sought in this application; it will be expected to be in a future application. If no changes are made to the landscaping shown in this application, a condition will be recommended on the Pocket Park & Residents’ Garden will specifically request that the further details show:</p> <ul style="list-style-type: none"> • how it is a direct, well lit, clear and safe route that allows visibility right through from Hornsey Park Road through to the Spine Road (Mary Neuner Way); • how the different programmes, layout planting, management and uses create a distinction in character between the two spaces; • details of the boundary between the two spaces, including gateway(s) and thresholds between the two;

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Stakeholder	Question/Comment	Response
	<p>are several north facing single aspect flats and numerous south facing. This is not normally considered acceptable but can be accepted where additional mitigation measures such as, in north facing single aspect; larger windows, angles and projecting bay windows higher floor to ceiling heights and more generous room sizes; in south facing single aspect; fitted sun screening and fresh air ventilation systems.</p> <ul style="list-style-type: none"> • Flats in internal corners of Block 8/9 (“the Knuckle”), especially at southern end where heavily overshadowed, & all internal corners (Block 7 & 12 as well as 8/9) where privacy could be compromised. • Privacy and security of flats; there is often a large numbers of flats per core; in excess of the 25 maximum (unless there is full time concierge or video entry phone) in the Mayor’s Housing SPG, a large number of flats in any one core per floor (max. 8) and often cores are apparently interlinked, effectively making communal circulation, entrances and shared communal facilities shared amongst an unsustainably large number of different flats. Block 8 has 9 flats per floor off one core and 16 flats per floor in another section off 2 cores connected, each over eight storeys. Research shows this leads to alienation, anonymity of flats, and a lack of sense of shared ownership of common parts and facilities, leading to them not being well cared for. • Horizontality and apparent “massiveness” of Block 8 (“The Knuckle”) due to the visual effect of the 	<ul style="list-style-type: none"> • details of path treatment that distinguish in appearance and durability between the heavily used “primary” footpath / cyclepath, main secondary paths (particularly those to the south of the Residents’ Garden, tertiary circumambulation paths and those such as tot the ecological gardens / private (communal) gardens used primarily for occasional visits and/or maintenance; and • details of landscape screening to the PRS. • further details of private communal gardens, including separation of these block by block and/or core by core, boundary fences, and youngest childrens’ play facilities (in each one).

Stakeholder	Question/Comment	Response
	<p>gold screen; Concerns remain that this block will appear bulky, but given the amount of effort to, on balance, successfully reduce the bulky appearance of the other, surrounding blocks, it can be seen as reasonable that an exception is made in this case. The “bulky” golden screen clad sides of this building are only those facing into the rest of the development, and where they are seen across the rest of this development, from other industrial sites that will most probably also be redeveloped; the sides of this building facing the existing 2 and 3 storey terraced houses on Hornsey Park Road is much lower and elevated in a different style, in more traditional materials, to present a much less bulky and more contextual appearance. Also this building is approximately on the site of, and of a similar rounded form to, the existing gigantic, yellow painted gasholders. The proposed “Knuckle” can therefore be seen as having a more than feint echo of the gasholders in its form and appearance. It should also be born in mind that the whole Haringey Heartlands area is subject of major change and many neighbouring sites will be redeveloped at significantly greater height and density than currently prevails, so that this will no longer be seen in a low rise context, but surrounded by buildings of similar and greater height.</p> <ul style="list-style-type: none"> • Balconies, specifically: <ul style="list-style-type: none"> • preference to recessed over projecting (rejected by applicant with argument about referencing industrial heritage); I am not 	

Stakeholder	Question/Comment	Response
	<p>convinced that the apparent reference to industrial heritage is evident or relevant but it is something I am happy to allow the applicants preference. Although recessed balconies are preferred, projecting balconies can and often are acceptable.</p> <ul style="list-style-type: none"> • need for solid / translucent balustrades instead of clear as widely proposed – the applicants assert that concerns over unsightly clutter on balconies can be resolved by their standard rental or lease conditions, but our experience is that legal restrictions are a poor alternative to the problem being designed out, and do not get over the additional concern about residents privacy. Preference is not that <i>all</i> of the balustrade to be solid or translucent, so the current detail could be retained for part. • Landscaping beds in public realm (on street and square) <ul style="list-style-type: none"> • lack of separation & level change to pavement street – not remotely adequately mitigated by addition of a low kerb as the main danger is they will be walked, cycled & driven across. <i>See Conditions for suggested mitigation.</i> • unrealistically lush, varied landscaping, showing a dense mass of numerous different variegated and flowering plants that could not realistically be expected to be in such a state all at the same time and would require very high levels of 	

Stakeholder	Question/Comment	Response
	maintenance.	
Transportation	<p>The application is reserved matter application which includes Scale, Layout, Landscaping and Appearance, attached to planning permission HGY2009/0503, the impact of the development proposal on the transportation and highways network has already been assessed and S.106 obligations negotiated and secured to mitigate the impact of the development proposal. Our assessment of this application will focus on the impacts relating to the above reserve matters application our comments area as follows:</p> <p>This proposed development is located in an area with public transport accessibility level of 3 –4 across the site, the site is within reasonable walking distances of Wood Green and Turnpike Lane and Alexandra Palace Station, the site is bounded by the railway lines to the west and Hornsey Park Road to the east. The area surrounding the site to the east of the railway lines is covered by the Wood Green Control Parking Zone which operates seven days a week between the hours of 8am-10pm and the Wood Green outer Control Parking Zone which operates Monday to Saturday 8am to 06:30 Pm.</p> <p>The approved outlined application development includes: up to 1080 residential units (C3); with 460sqm to 700sqm of office uses (B1); 370sqm to 700sqm of retail/financial and professional services uses (A1/A2); 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4); 325sqm to 550sqm of community/assembly/leisure uses (D1/D2). The applicant</p>	<p>Noted.</p> <p>Comments on recommended conditions are below:</p>

Stakeholder	Question/Comment	Response
	<p>is proposing to construct 1056 residential units and application, 2,500 square metres of commercial space and 225 car parking 60 of which will be dedicated as wheel chair accessible car parking spaces.</p> <p>As part of the previous applicant the following measure aimed at improving transport infrastructure in the area surrounding the site were negotiated and secured by way of a S.106 agreement:</p> <ol style="list-style-type: none"> 1) Contribution of £660,000 for bus service extension/diversion (bus route 67 or 230) into the site. 2) Obligation to provide a car club to resident of the development at a subsidised rate 3) Highways works contribution for works within the site 4) Transport infrastructure contribution of £340,000 towards improving bus stops and pedestrian and cycle routes to and from local transport interchanges. 5) Car Free development obligation preventing residents of the development from applying for on street car parking permits. 6) Travel Plan obligation for the residential and commercial aspect of the development to promote the use of sustainable modes of transport to and from the site <p>In relation to the layout which forms part of the reserve matter application the layout will include the removal of the vehicular access to Hornsey Park Road which</p>	

Stakeholder	Question/Comment	Response
	<p>previously serves the Mews Houses and provided emergency access to the development, we have considered that the removal of the vehicular access to Hornsey Park Road will not materially impact on the trip distribution of vehicular trips from the site as a whole, as the access was only proposed to be used by the Mews Houses and emergency access to the development. The applicant is proposing to retain pedestrian and cycle access to Hornsey Park Road. The removal of the vehicular access to Hornsey Park Road will not impact on emergency vehicle, as access for emergency vehicles can be achieved via Mary Neuner Road. We do have some concern in relation to the pedestrian and cycle link between Mary Neuner Road and Hornsey Park Road, as on entering from Hornsey Park Road, the path through the site is not clearly legibility for pedestrians this may potentially impact on pedestrians sense of safety after dark, if on entering the space they cannot clearly see the exit point, it is our recommendation that the path should be realigned to form a straight path and remove the bend, we will also need details on the lighting and security measures such as CCTV proposed for the link.</p> <p>As the application is a reserve matters application, the car parking provision including disable car parking space are secured by Condition: 34 which included the provision of up to 251 car parking spaces, the applicant is proposing to provide 225 car parking spaces including 60 wheelchair accessible car parking spaces, this is in compliance with the condition as illustrates on Drawing number numbers (12511-SPR-B1_2-15-00-3_3, 2511-SPR-B7-15-00-3_3 and 12511-SPR-B8_9-15-00-3_3.</p>	

Stakeholder	Question/Comment	Response
	<p>20% of all the car parking spaces must have electric charging points with a further 20% passive provision for electric vehicles; this is secured by Condition 35 which will be discharged at a later date.</p> <p>The cycle parking provision is not in line with the London Plan FLAP 2015, however the cycle parking for the proposed development is secured by Condition 36: which requires the applicant to provide 1 (one) cycle parking spaces per residential unit and 50 cycle parking spaces for the commercial aspect of the development, a total of 1106 cycle parking space, the applicant is proposing to provide a total of 1168 cycle parking spaces, which is above the cycle parking provision required by Condition 26. The applicant is proposing to provide cycle parking in each of the 13 blocks which comprises the development, cycle parking is provided close to the core of the blocks which is easily accessible for by residents the application has not include details on the type of cycle storage or the method of security, details of which will be required as part of the Travel Plan.</p> <p>In relation to refuse collection, Condition 30, requires the applicant to provide details for the storage, collection of refuse for each phase of the development, each of the blocks will be provide with dedicated refuse facility as per Drawing 12511-SPR-05-00-03_2, some of the bins are located in excess of the 10 metres carrying distance as required by our waste collection contractor, we therefore require the contractor to submit a refuse strategy for the development before it is occupied.</p>	

Stakeholder	Question/Comment	Response
	<p>The applicant is proposing to realign the existing carriageway and provide inset parking on Mary Neuner Road as per- Drawing 12511-SPR-05-00-03_2, Condition 33 requires the developer to dedicate a strip of land 3 metres in width to construct the proposed inset parking bays, these details have not been submitted as part of this application we will therefore require the applicant to submit detailed design for the proposed realignment of the carriageway and the of the strips of land required to construct the proposed inset car parking bays on the eastern and western side of Mary Neuner Road, details of which must be provided before the construction of the residential development, the works will have to be delivered at the applicants expense byway of a S.278 agreement as Mary Neuner Road is adopted highways.</p> <p>In assessing the reserves matter application we have concluded that the application trips and parking demand generated by the development would not significantly impact on the transportation and highways network subject to the following conditions and S.278.</p>	
	<p>Obligation:</p> <p>The proposed realignment of the carriageway Drawing 12511-SPR-05-00-03_2, will require further development to include Condition 33, (Dedication of a 3 metres strip of land) in order to protect the integrity of the local highways network, the applicant will be required to enter into a S.72 agreement for the dedication of the land and</p>	<p>A condition is recommended requiring this S72 and S278 agreement be secured to ensure the works are carried out.</p>

Stakeholder	Question/Comment	Response
	<p>a S.278 agreement for the implementation of the realigned carriageway works, and inset car parking bays. The applicant should enter into the S.72 and S.278 agreement before development commences on site.</p> <p>Conditions:</p> <p>1) Some of the refuse storage location is in excess of the 10 metres carriage distance of the highways network as such the applicant will be required to develop a refuse strategy which ensures that all the refuse is within 10 metres on a refuse collection day.</p> <p>Reason: To comply with the Councils refuse collection strategy, and enable collection of refuse from the site.</p> <p>2) The appliance is required to submit details of light security including CCTV for the pedestrian and cycle path which links Mary Neuner Road with Hornsey Park Road, the details including the alignment of the path should be submitted before development commences on site.</p> <p>Reason: To safeguard pedestrians, and promote travel by sustainable modes of transport.</p> <p>3) The applicant/ Developer are required to submit a revised Construction Management Plan (CMP) and Construction Logistics Plan (CLP) to the local authority's approval 3 months (three months) prior</p>	<p>The refuse condition of the outline permission (condition 30), requires details of refuse storage to be submitted. For this condition to be approved, it will need to comply with this 10m distance, with a strategy for this to be implemented if required.</p> <p>This would be covered by the CCTV and lighting condition on the outline permission (Condition 26).</p> <p>This is covered by Condition 22 of the outline permission.</p>

Stakeholder	Question/Comment	Response
	<p>to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Mary Neuner Road, Western Road, Clarendon Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.</p> <p>4) The applicant is also required to submit a Delivery and Service Plan (DSP), details of which must include servicing of the commercial unite, and servicing of the residential units including refuse collection and deliveries.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation</p> <p>Informative: The new development will require naming and numbering. The applicant should contact the Local Land Charges section on 020 8489 5573.</p>	<p>This is covered by Condition 71 of the outline permission.</p> <p>This informative will be added.</p>
EXTERNAL		
Thames Water	Waste Comments	Noted, the informatives would be added as

Stakeholder	Question/Comment	Response
	<p>Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed:</p> <p>Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.</p> <p>There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval</p>	<p>recommended, however, the conditions are not relevant to the reserved matters that are being applied for, and have been included on the previous outline permission.</p>

Stakeholder	Question/Comment	Response
	<p>should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit www.thameswater.co.uk/buildover</p> <p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site</p>	

Stakeholder	Question/Comment	Response
	<p>dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:</p> <p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.</p> <p>Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.</p> <p>Surface Water Drainage With regard to surface water drainage it is the responsibility of a developer to make proper provision for</p>	

Stakeholder	Question/Comment	Response
	<p>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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. They can be contacted on 0800 009 3921.</p> <p>Water Comments The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed:</p> <p>Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.</p>	

Stakeholder	Question/Comment	Response
	<p>A piling condition is recommended:</p> <p>No 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, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>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. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>Thames Water recommend the following informatives be attached to this planning permission:</p> <p>a) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>b) There are large water mains adjacent to the proposed</p>	

Stakeholder	Question/Comment	Response
	<p>development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.</p> <p>c) There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.</p>	
Transport for London	<p>Thank you for consulting Transport for London regarding the above mentioned application. TfL are concerned with any application which may impact the safe and normal function of the transport network including the Transport for London Road Network (TLRN) which TfL are the highway authority for.</p> <p>The application above relates to the submission of details pursuant to HGY/2009/0503 (and the section 73 app HGY/2016/0026). Having reviewed the submitted plans TfL have the following comments:</p> <ul style="list-style-type: none"> The development proposes 1,168 total cycle parking spaces. However, in accordance with the minimum standards set out in the London Plan, the proposed 1,056 residential units equates to a total of 449 x 1 	<p>Noted, and conditions recommended as suggested, with the exception of cycle storage.</p> <p>The outline approval was designed in line with the London Plan cycle standards in place at the time. As such, it would not be possible to include the additional cycle storage required within the approved parameters.</p>

Stakeholder	Question/Comment	Response
	<p>bedroom, 495 x 2 bedroom, 90 x 3 bedroom, and 22 x 4 bedroom units. The schedule of accommodation will result in the necessity for 1,663 Long-stay cycle spaces and a further 26 short-stay spaces. The commercial breakdown of 2,500 sqm will result in approximately 11 long-stay spaces and an additional 37 short-stay spaces. In total the site will require 1,674 long-stay spaces and 63 short-stay spaces.</p> <ul style="list-style-type: none"> • As well as measuring cycle parking against the levels set out in the London Plan TfL assess cycle parking suitability against the criteria set out in the London Cycle Design Standards. Indeed, amongst other requirements TfL require shower and changing facilities to be provided for commercial long-stay parking, 5% of spaces should accommodate larger cycles, and short-stay parking should be included in the public realm. Given the above TfL request full details of cycle parking and storage to be secured by condition prior to any construction works commencing. • TfL welcomes the restrained approach to car parking. Indeed the ratio of 0.2 units per space is deemed acceptable given the Public Transport Accessibility Level rating of the site. The provision of 225 spaces should include 105 blue badge spaces in line with the London Plan requirements for accessibility set out in the Housing SPG. A Car Parking Management Plan should be secured to outline how spaces will be allocated. • A Construction Logistics Plan should be secured by condition prior to any construction or demolition works commencing. 	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> A Delivery and Servicing Plan should be secured prior to occupation. In addition a Travel Plan should be secured. <p>On the understanding that the above mentioned conditions will be secured TfL do not have any objection to the proposals. Please do not hesitate to contact me if you wish to discuss this email further.</p>	
Natural England	<p>Natural England has no comments to make on this application.</p> <p>The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.</p>	Noted.
Greater London Archaeological Advisory Service	<p>Recommend No Archaeological Requirement.</p> <p>Thank you for your consultation dated 03 June 2016.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework</p>	Noted.

Stakeholder	Question/Comment	Response
	<p>and GLAAS Charter.</p> <p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>No further assessment or conditions are therefore necessary.</p>	
<p>Designing Out Crime Officer</p>	<p>The western elevation of Block 12, overlooking the public square is deeply recessed (by flats above) and could lead to congregation / anti-social behaviour issues. The angled columns could also be seen as a challenge to climb. This recess also lacks natural surveillance, making it attractive for people to gather out of sight, potentially resulting in anti social behaviour complaints.</p> <p>The design of the main housing blocks, features primary and secondary doors which would be suitable for the Secured by Design scheme with the correct specification of doors, glazing and access control. There would need to be further consultation in order to achieve a Secured by Design award and we would require secure access control on each floor of the housing blocks. We can give further advice as necessary.</p> <p>Block 1 has storage units between communal cores and the shared deck that appear to narrow the access route for residents and restrict sight lines / natural surveillance.</p>	<p>Concerns noted, and condition recommended to ensure scheme complies with Secured by Design (and other) requirements.</p>

Stakeholder	Question/Comment	Response
	<p>I am encouraged that the space between blocks will be gated and segregated for residents own use to prevent casual intrusion. Clearly defining private space, by creating resident's private gardens at the rear of blocks is also good design. This will be particularly important for the space between the rear of Blocks 8/9 & 3/4 and the rear gardens of existing homes on Hornsey Park Road. The creation of defensible space and a buffer between the private space of homes and public paths is also entirely appropriate. It will also be necessary to include a buffer / defensible space between the private gardens of homes and shared communal decks, where the two adjoin on some of the blocks.</p> <p>Blocks that feature undercroft parking areas within curtilage of buildings will need gating and a secure perimeter to prevent unauthorised access, both to vehicles/cycles and to the residential cores. The large number of cycle racks located in some of the blocks is likely to be a crime magnet, also compromising the security of the vehicles parked nearby, and the entrances to the building cores.</p> <p>Some of the above elements of the application do not currently comply with the principles of the Secured by Design, and have the potential to result in crime, anti social behaviour and disputes. There has been no consultation with Designing Out Crime Officers in order to comply with the aims and objectives of the Secured by Design scheme. The site at Haringey Heartlands is ripe for development but in its current form, does not comply</p>	

Stakeholder	Question/Comment	Response
	with the layout of a Secured by Design scheme.	
Ladder Community Safety Partnership	<p>The LCSP is an umbrella organisation representing numerous Residents' Associations, Neighbourhood Watches and many other individual residents, all of whom live in Harringay Ward. We are a long-established group, with hundreds of members. I am writing to you in my capacity as Chair, on behalf of the LCSP.</p> <p>We understand that the fundamentals of the development have already been granted planning permission so we are only commenting on issues such as traffic and pollution which we believe will have some bearing on the current application. We would also like to note that St William/Four Communications gave a very helpful presentation to our monthly meeting on 9 June.</p> <p>1. Access for construction traffic LCSP members are keen to ensure that there is an agreed route for all construction traffic via A roads only. This would ensure the use – for example – of Turnpike Lane and Green Lanes, rather than Wightman Rd and the Ladder roads, which are not suitable for heavy vehicle traffic and anyway have a 7.5 ton limit except for access. This must be made a condition of all works contracts and the developers should be required to fund CCTV enforcement to ensure compliance, which will otherwise be flouted – cameras at either end of Wightman Rd would probably be sufficient for this purpose. In the longer term we hope that cameras can be permanently installed for this purpose perhaps funded by several developers whose developments will lead to</p>	

Stakeholder	Question/Comment	Response
	<p>increased traffic along this road.</p> <p>Even with such measures being taken, we remain concerned about the impact of construction traffic on the surrounding A roads which are already overloaded, and the consequential displacement of existing through traffic on to Ladder roads.</p> <p>A report to predict likely increase of traffic on access roads should be submitted before work begins so traffic planning can be undertaken to cover the period of construction</p> <p>2. Traffic generated by the development</p> <p>Another issue is the inevitable increase in traffic which this development will cause. We appreciate that it is a 'car-free' development, nonetheless there are 225 car parking spaces and a car club which together seem excessive. The unavoidable needs of 1056 new households in terms of deliveries (an ever increasing factor), supplies, visitors (social and commercial), maintenance etc will lead to a significant increase in traffic in an already highly congested part of the borough. North-south access via Wightman Road and Green Lanes is already often gridlocked not just at peak times – and this is before various local planned developments have been built. By 2024 when the Heartlands development is finished it is unclear whether there will be capacity on these roads.</p> <p>Our concern is that Outline Planning Permission granted for the development in 2012 was based on a Transport</p>	

Stakeholder	Question/Comment	Response
	<p>Assessment of Feb 2009 using data from 2008 at the latest and with a significant amount dating back to 2004. Even that Assessment admitted that many of the junctions surrounding the development were at or over capacity, and of course took no account of the developments now planned by the Site Allocations Document (2015). The focus was also on peak times AM and PM weekdays but weekends are regularly a major congestion time in our area.</p> <p>We therefore urge the need for a new, updated survey, working in close conjunction with the Council's consultants who are currently looking holistically at traffic flow in and around the entire Green Lanes area of Harringay/St Ann's/Seven Sisters, ie the area to the immediate south of the Heartlands site.</p> <p>3. Pollution Since Outline planning permission was granted in 2012 it has been realised how damaging air pollution is to health as well as global warming. Our members have similar concerns to those expressed above about the need for current and up-to-date data incorporating informed and realistic projections with regard to pollution resulting from the increases in traffic flow which will be generated on surrounding roads by the development. Given that official data show that many of these roads are already above or close to EU limits of pollution it is essential to demonstrate that the development can be made compatible with the Council's obligations on pollution and the LIP (Local Implementation Plan) of its Transport Strategy.</p>	

Stakeholder	Question/Comment	Response
	<p>There is reference in the Transport Assessment to government policy of 2001, the London Plan of February 2008, the LBH Unitary Development Plan of 2006: these reference sustainability but not health due to air pollution. Since then congestion has hugely increased as has realisation about the connection between health and air pollution. Pollution itself is worse due to an increase in diesel since 2010. Recent changes in government and local policy are not reflected in this application.</p> <p>Will the development be fully compliant with the latest requirements for energy efficiency and the use of renewable energy (e.g. solar panels)?</p> <p>4. Effect on Public Transport Clearly the development will have a major effect on the already overstretched public transport system, notably the Great Northern rail services and Piccadilly Line. This will make it even more difficult for example for Ladder residents to get on to morning peak hour services at Hornsey and Haringay (Great Northern), and at Manor House (Piccadilly Line) where the massive Manor House development (LB Hackney) has already significantly increased delays and overcrowding even before it is completed. In addition, the bus routes between Wood Green and Haringay Green Lanes into the centre are already slow and overcrowded.</p> <p>Is it really possible to increase capacity on these existing services to cope, bearing in mind that Crossrail 2 has not yet been approved and, even if it is, it would not open for</p>	

Stakeholder	Question/Comment	Response
	<p>15-20 years? As with the impact on road traffic discussed above (2) we believe that the capacity of the public transport system also needs to be re-evaluated and updated before any of the development on this site takes place. It is vital to ensure the travel plan submitted for outline approval is still viable, and any enhancements needed will definitely be in place as and when the development is occupied.</p> <p>We would therefore expect an updated report on projected use of various public transport routes at various stages of development of this project to ensure that there is capacity when it is finished.</p> <p>5. Landscaping In the context of minimising pollution in the area of the development itself we would advocate the planting of many more trees and of a type that will absorb pollution and reduce heat, particularly those that will grow into large mature specimens such as plane trees – and the retention of more trees that already exist.</p>	
NEIGHBOURING PROPERTIES	<i>5 letters of objection and 1 letter of support:</i>	
Objection	<p>I live in the New River Village (NRV) estate across the railway tracks, west, from the proposed site. I cannot tell from the drawings submitted how much higher than the new train maintenance building the new buildings would be, in terms of how much (if any) of the development can be seen from our side of the tracks.</p> <p>I have a feeling, however, that at least the top storey of</p>	

Stakeholder	Question/Comment	Response
	<p>Blocks 1 and 2 would be visible from NRV. I do not object in the principle to the development, but I do object if residents in those top floor flats will be able to look into my own and therefore would prefer Blocks 1 and 2 to be at least one storey lower.</p>	
<p>Objection</p>	<p>I wish to express my concern regarding an extra traffic and a pollution that this project is going to introduce to the junction of Turnpike Lane and Wightman Road. With 1000 apartments at least 500 cars will add up to the local traffic. Should not be it against the London's policy against raising pollution? The quality of the air is not good in this area at rush hour.</p>	
<p>Objection</p>	<p>High concern on impact on local transport and traffic.</p>	
<p>Objection</p>	<p>A) Effect on local amenities. There is distinctive congestion of traffic and lack of open spaces in the area of Hornsey Park Road and the environs: 1. At present in the surrounding roads there is no space for wheel chairs and people accompanying them or for mothers with small children walking alongside buggies on the street as cars are parked half way up the pavements! Decongest what you have got and then think of adding more cars and people. 2. At present the traffic jams at the Turnpike Lane/Hornsey Park Road/Clarendon Road and Whiteman Road both mornings and evenings are horrendous. Adding 1000+ dwellings to the bottleneck at Turnpike Lane will make it nearly impossible creating a total gridlock. (The Railway Bridge is a natural obstacle and if you add more cars it will be a no go area, despite</p>	

Stakeholder	Question/Comment	Response
	<p>the name of the Turnpike Lane.) In addition the scale of this development in conjunction to the others recently built or proposed on both sides of the railway will also add to the problems of police cars, ambulances and fire engines which also will not be able to move.</p> <p>3. We have lived in this area now for over 30 years and throughout that time there has always been a lack of convenient, safe to get to open green space for children to play or the elderly to go for a walk on the west side of the railway track and nothing in the current proposal addresses this.</p> <p>4. Turnpike Lane Tube Station is so congested in the mornings that my husband who has travelled on the line for over 40 years to work, now, still working, has to let at least 3/4 trains to go before being able to get on the tube due to the congestion already created further north. In addition Hornsey Station has also become equally bad during the rush hours with the journeys bordering on being unsafe. If 1000+ dwellings are added this means potentially over 3000 extra people using the already congested facilities and the safety of the passengers put further in jeopardy. And imagine the problems created should either service suffer the strikes or breakdowns which have occurred in recent months if not years!</p> <p>5. The proposal to only add 225 car parking spaces for a potential population of 3000+ new residents within the development appears grossly unrealistic and will inevitably lead to occupants seeking alternate parking spaces in the surrounding, already congested streets!</p> <p>6. Have any visuals been produced showing how the 10/11 storey high blocks will impact on the views from the surrounding streets, properties or even the local</p>	

Stakeholder	Question/Comment	Response
	<p>major amenity of Alexandra Palace? As the proposed heights, whilst potentially similar to the Gas Containers which are being demolished, are spread over a vastly larger linear area and are far more obtrusive. The gas holders, even when they were in use, were empty and viewed as an open lattice structure for a significant part of time, and since they were decommissioned have barely been noticeable whereas the new proposed blocks are going to block the view of Alexandra Palace from a significant chunk of Haringey and in themselves form a blot on the landscape!</p> <p>B) Noise and disruption resulting from new uses:</p> <p>7. What arrangements have been made within the existing Planning Permission to stop Construction Traffic using the existing residential streets as a cut through between the site and Turnpike Lane and out to the East? How is it proposed to police any restrictions put in place? Will the Developer have to adopt the same strict regime currently in place stopping traffic turning into Whiteman Road due to the Bridge Works being carried out down towards Finsbury Park?</p> <p>8. The quality of air which is already bad in this area and will deteriorate even more below an accepted standards with such an increase of traffic and usage. This issue is totally ignored while planning the site in this part of the borough. There is a dip in the topography of the landscape just around the area of Hornsey Park Road with corner of Turnpike Lane, The Avenue and East side of Clarendon Road causing a lingering stink of fuel fumes.</p> <p>9. The noise level is getting unbearable without the</p>	

Stakeholder	Question/Comment	Response
	<p>addition of such large development in such small space. Extra cars, taxis, lorries, deliveries, bicycles, motor bikes etc. during day and night time and even pedestrians coming home 2.00, 3.00 o'clock in the morning with the slamming doors of their cars, taxis, talking loudly are all of which is going to exacerbate the already bad situation.</p> <p>10. And the last point which is vital to functioning of a modern European city is the cleanliness of its streets. At the moment as it stands the Borough of Haringey seems to be totally neglecting the Turnpike Lane area, and surrounding roads such as Alexandra Road, The Avenue, Hornsey Park Road etc having fly tipping lying around for days, broken glass on the pavements and roads, weeds and dry dead trees standing out like eye sores. The worst however, is the amount of rubbish bins overturned or just rubbish bags with food scattered on the pavements throughout the days and nights on which foxes and vermin feed daily. Foxes especially are making their presence noticeable lurking around the gardens and creating a real nuisance with regular nightly noises of their fighting and mating and deposits of their faeces, which need to be cleaned daily. The animals have become so bold in this borough that one would be afraid to leave children alone to play in the gardens. The amount of perishable rubbish left lying around is a health and safety hazard which will only become worse with the greater overload of this drastically increased community in such a cramped space. As it stands, Haringey Council does not seem to be coping with the problem at present let alone when in higher use.</p> <p>C) Effect on vitality and viability of shopping centre:</p>	

Stakeholder	Question/Comment	Response
	<p>At present the Wood Green Shopping area, down to and including Turnpike Lane is going through a particularly bad patch with previous major retailers and smaller occupants closing down and/or relocating out of the borough and, being replaced by low quality stores which are not adding to the amenities or reputation of the area. This is lowering the tone of the area overall and is adding to the perception of Haringey as a second or third rate borough. Rather than creating further underutilised retail facilities in the proposed new development the existing facilities in and around Wood Green should be upgraded and better marketed to be more profitable and to increase employment alike.</p>	
Objection	<p>I strongly object to the development at Haringey Heartlands Hornsey Park Road on the following grounds:</p> <ol style="list-style-type: none"> 1. The size and scale of the development is far too big. The height of the blocks will be an eyesore across the landscape and will look like a giant Super Cruise ship bearing down on anyone living, working or travelling within its vicinity. Anything greater than 4-5 storeys will completely darken the area and change the feel from a leafy suburb to a central London skyrise. 2. My view of Ally Pally will be completely obliterated across the width of my skyline by the behemoth development planned. I have just purchased a house on Alexandra Road in part because of the beautiful view from my main bedroom of Alexandra Palace and the Gas towers- which will completely disappear as a result of the height and length of the buildings! 	

Stakeholder	Question/Comment	Response
	<p>3. The height of the development will ruin the view from Ally Pally itself.</p> <p>4. Too many residential homes considering the limited access to transport available. The tubes and trains are already ram packed during rush hour. The access to these stations is limited and the increased flow of 3000+ people will cause increased safety issues, especially as the roads leading from the site to the station have narrow and unkempt pavements- Hornsey Park Road and Turnpike Lane especially!</p> <p>5. The construction of this development will have a significant impact on the environment in terms of pollution (vehicular and noise) and disruption to the natural habitat of wild animals and birds.</p> <p>6. Heavy construction vehicles will cause damage to local properties particularly since the council has installed road humps in an area with houses with shallow house foundations. - What will be done to prevent them cutting through the current residential side roads?</p> <p>7. There will be too many cars for the area with the increase in population. I believe this development will incur more than double the number of cars estimated and the already grid locked road layout around Turnpike lane/ Hornsey Park Road will not be able to accommodate the increased traffic (aside from the Wightman road road works!).</p>	

Stakeholder	Question/Comment	Response
	<p>8. The Hornsey Park Malvern Road /Alexandra Road/The Avenue area is likely to be used as a short cut for drivers. This is unacceptable for the safety of the current residents and No Through routes should be considered to prevent this.</p> <p>9. The pocket park is too small to compensate for the concrete development and enhance the quality of life of residents in the vicinity. It is an insult to be called a park as it is nothing more than a piece of grass. - There is a lack of green space away from the more affluent Crouch End and Muswell Hill. The Wood Green area is in need of a pleasant park but the proposal seems to only include decorative boulevards rather than any substantial greenery for local residents to enjoy.</p> <p>10. Removal of the Lime trees on Hornsey Park Road must not occur. The council's trend of recent is to remove mature trees from streets and not replace them appropriately, degrading the presentation of the area.</p> <p>11. The size of the development will negatively impact on education and health in the area. One new GP practice has been considered but there are no planned nurseries/primary or secondary schools to accommodate the influx of population, which will be to the detriment of current services.</p> <p>12. Are so many retail units necessary? The current retail spaces in Wood Green High Road & Turnpike Lane have fallen in to dilapidation with cheap shops and drug selling on street corners now a significant problem. The</p>	

Stakeholder	Question/Comment	Response
	<p>overall clientele in the area will not change significantly- what is being done to improve the local area to attract a new population and assimilate the current.</p> <p>13. The supported affordable housing is clustered at the Turnpike Lane end of the site. These properties should be distributed throughout the development to prevent segregation of this area and turning it in to the back end people don't want to go through.</p> <p>14. A community space (hall/music venue/gallery) should be incorporated to ensure that a community feel is maintained in this area and integrating all ages / ethnicities (i.e. inexpensive youth centre activities to prevent hangouts on street corners and related crime).</p>	
Objection	<p>Air pollution – Issues with air quality in the area and the resulting increase in poor quality as a result of the additional occupiers.</p> <p>Traffic – Congestion from additional traffic and construction traffic does not use Wightman Road.</p> <p>Parking – Too much traffic and air pollution generated as a result of the parking provision.</p> <p>Public transport – Development should be modified to take into account the public transport situation.</p> <p>Trees, bushes – More trees should be included, including outside of the site.</p> <p>Energy and air pollution – A revised energy report should be provided, removing biomass boilers as they impact on air quality.</p>	
Support	I fully approve of this development, and believe it will be	

Stakeholder	Question/Comment	Response
	of benefit to the neighbourhood.	
Comment	<p>In principle, my client, in line with their previous comments in relation to the local plan and discussions with the Council, support the redevelopment of Haringey Heartlands and accept the principles agreed in the outline planning permission. However, my client seeks to ensure that the current application does not prejudice future development on Bittern Place as supported in emerging policies.</p> <p>Our first comment relates to the potential relationship between the eastern elevation/building line Block 12 and the western boundary of Bittern Place. Block 12 is an 8 storey building with active windows including balconies and is less than 15m away from the western boundary of Bittern Place. Whilst at the current time, the Bittern Place boundary is largely inactive and only 2 storey but, as noted above, this site is being promoted and supported for mixed use development of significant storey height. We are concerned that the proximity of block 12 and the number of active windows and balconies may have an impact on future development of Bittern Place.</p> <p>The above concern also applies to Block 8 which is 5/7 storeys albeit further away from the southern boundary of Bittern Place (approximately 20m) but it is considered may also impact on future redevelopment of the site.</p> <p>The Mayors Housing SPD March 2016 Standard 28 provides guidance on privacy and suggests that design proposals 'should demonstrate how habitual rooms for</p>	

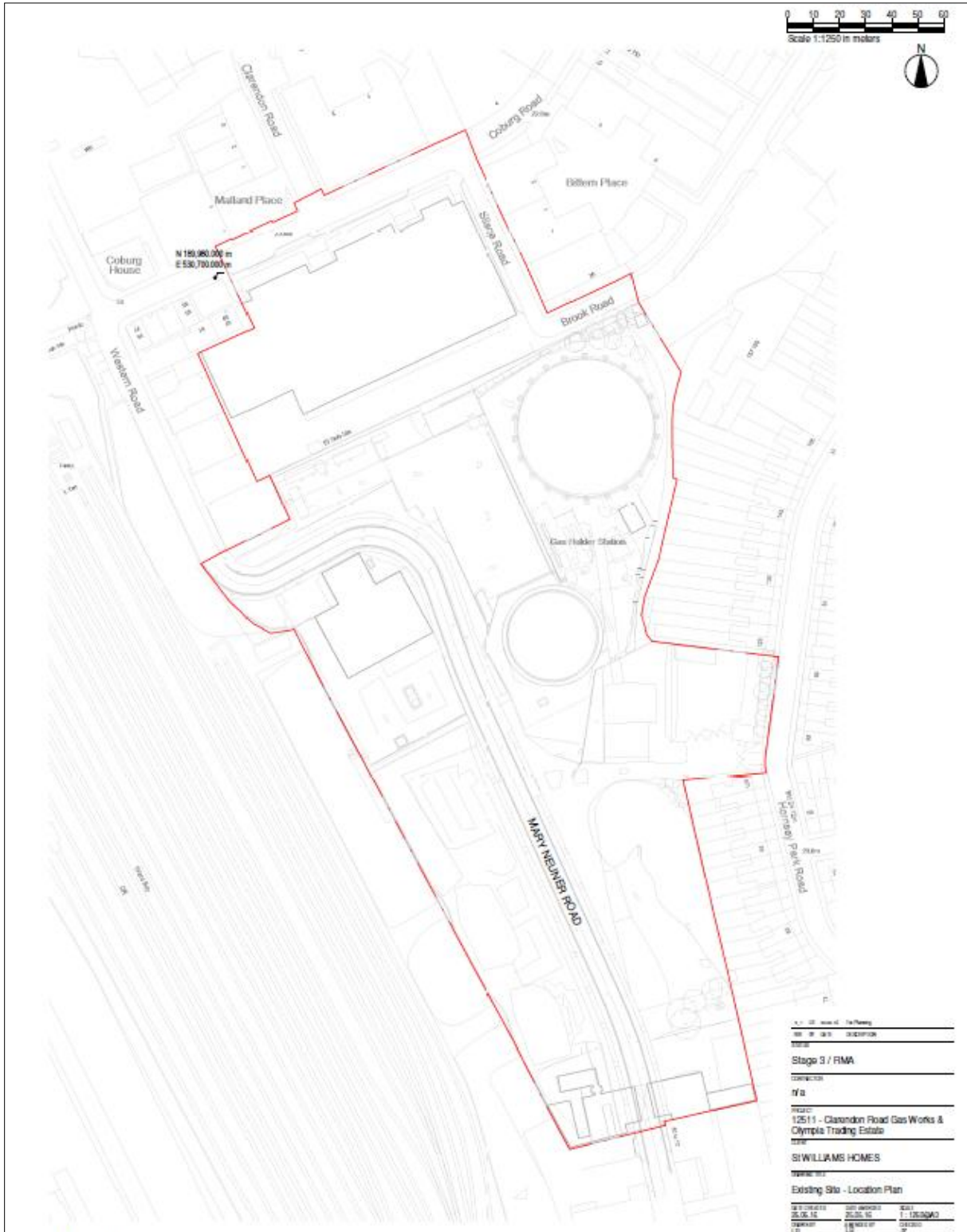
Stakeholder	Question/Comment	Response
	<p>each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces'. Whilst the supporting text to this policy (para 2.3.36) notes that in the past planning guidance for privacy had been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21 metres between facing homes (between habitable rooms and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces) it suggests these can still be used as a guideline for visual privacy.</p> <p>The supporting text goes on to acknowledge that strict adherence to these guidelines can limit the variety of urban space and housing types in the City and can sometimes unnecessarily restrict density but it notes that it will often be beneficial to provide a setback where habitable rooms directly face the public thoroughfare, street, lane or access deck.</p> <p>Whilst Bittern Place is not currently developed, it is identified as a future development opportunity and this should not be prejudiced by development in the surrounding area, especially when it forms part of wider development proposals, as set out in the Wood Green Area Action Plan and other emerging local policy documents.</p> <p>It is considered that this issue could be addressed by reconsidering the orientation of the flats and habitable rooms within the building and reducing the number of balconies and windows with active living space behind</p>	

Stakeholder	Question/Comment	Response
	<p>them fronting on to Bittern Place. Development should not prejudice future development in an area where regeneration and redevelopment is being actively encouraged.</p> <p>The submission of the Daylight and Sunlight Report prepared by Anstey Horne dated 27 May 2016 with the Reserved Matters application is noted. Whilst it is fully accepted there are no mandatory standards for daylight or sunlight provision within dwellings, Haringey's Council planning policies seek to provide good living conditions for residents of new housing developments, including the provision of adequate daylight and sunlight within dwellings and sunlight to amenity spaces. Whilst the submitted assessment suggests that all the dwellings around Bittern Place have adequate provision this is based for the current development position and does not have regard to future development. It is suggested that this document is reviewed in light of the potential future development of Bittern Place which forms part of the wider development proposals for the area.</p> <p>In relation to noise, condition 61 of Planning Permission HGY/2016/0026 confirms that the "design and structure of development shall be of such a standard that it will protect residents within it from existing external noise so that they are exposed to levels indoors not more than 35 dB LAeq 16 hours daytime and not more than 30 dB LAeq 8 hours in bedrooms at night". The reason for the imposition of this condition was to ensure that design, structure and acoustic installation of the development will provide sufficient protection for the residents of the</p>	

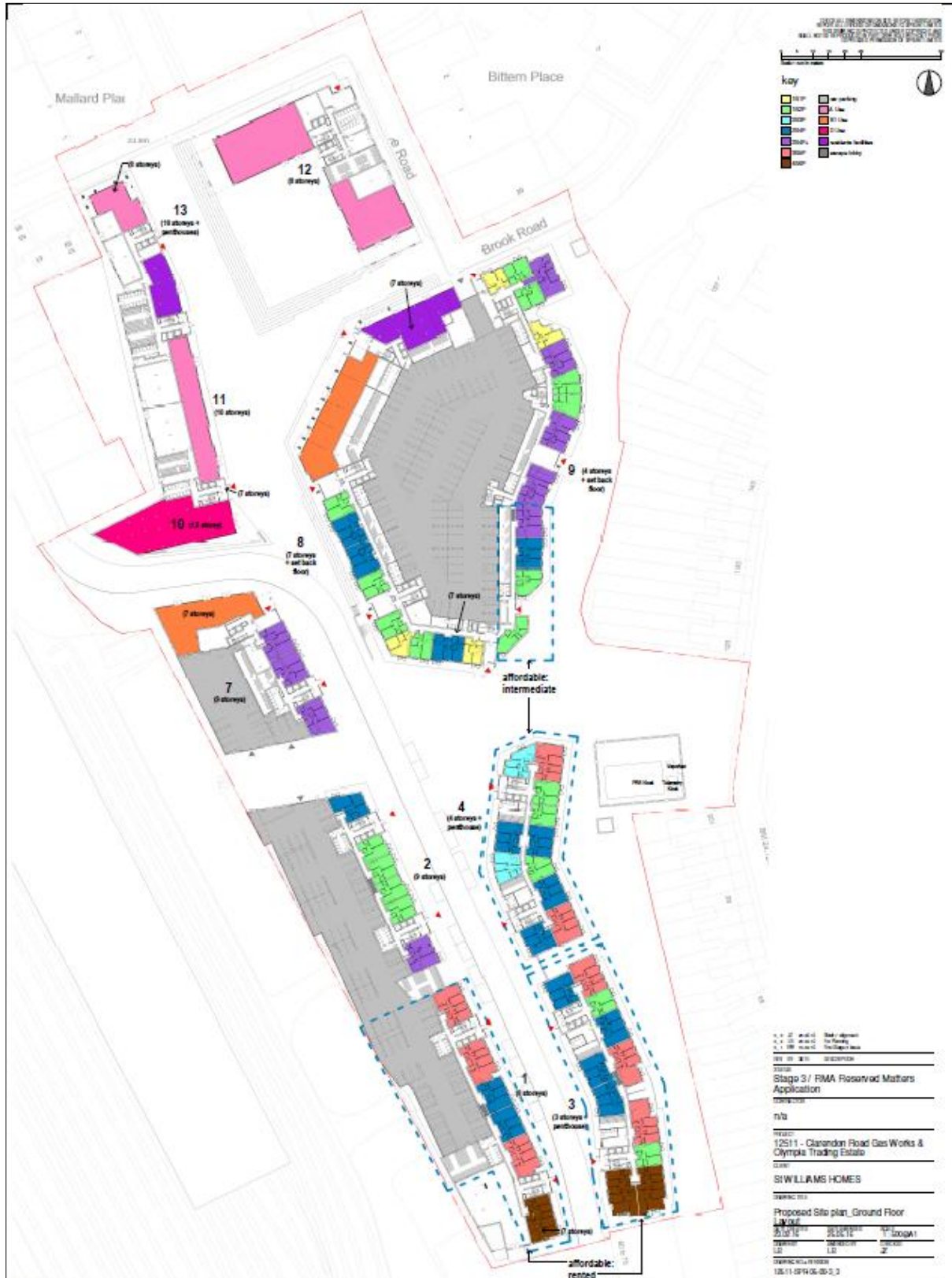
Stakeholder	Question/Comment	Response
	<p>development from the intrusion of external noise. It is noted that a noise assessment has not been submitted with the reserved matters application and we would seek confirmation from the Council that the activities currently occurring and authorised within Bittern Place will not be prejudiced by the proposed development. Given the future redevelopment opportunities for Bittern Place this is not a major concern but it is important to ensure the current use/authorised use of Bittern Place does not create amenity issues for future occupants when the Haringey Heartlands development is completed.</p>	

Appendix 2: Plans and Images

Location Plan



Site Layout Plan (Ground Floor)



Proposed CGIs

Looking North along Mary Neuner Road



Looking south into main square



Looking north into main square



Looking south down Mary Neuner Road



Appendix 3: QRP Note

London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Clarendon Square, Wood Green

Wednesday 16 March 2016

Panel

Peter Studdert (chair)
John Lyall
Robert Aspland
David Lindsey
Wen Quek

Attendees

Stephen Kelly London Borough of Haringey
Richard Truscott London Borough of Haringey
John McRory London Borough of Haringey
Sarah Carmona Frame Projects

Apologies / report copied to

Emma Williamson London Borough of Haringey
Nairita Chakraborty London Borough of Haringey
Adam Flynn London Borough of Haringey
Deborah Denner Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Clarendon Gas Works & Olympia Trading Estate, Wood Green

2. Presenting team

Joel Kuenzi Sprunt
Rob Sprunt Sprunt
Peter Murphy St William Homes LLP
Ashley Spearing St William Homes LLP
Ben Ford Quod

3. Planning authority's views

The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road and the London Kings Cross/East Coast Main Line, Clarendon Road and Coburg Road. The site covers an area of 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority.

In 2009, an outline planning application (ref. HGY/2009/0503) was approved for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development. A subsequent revised planning application was approved in 2014, which allows remediation and site preparation works to take place without having to discharge all pre-commencement planning conditions. A further (and current) revised planning application for a variation of conditions to the existing planning permission is awaiting determination. The original outline planning permission established a set of parameter plans; the current proposals under review represent reserved matters to be submitted in accordance with these parameter plans.

4. Quality Review Panel's views

Summary

The Quality Review Panel would very strongly recommend a fundamental re-think of the overall masterplan. There are significant flaws in the current proposals that will limit the quality of accommodation and vitality of the public realm, whilst delivering reduced footfall and viability to the commercial areas proposed. Whilst the panel acknowledges that the parameter plans (forming the existing permission) establish a largely inflexible framework for the site, they feel that the site itself offers huge potential for development. The panel notes that any future developments of a large scale (as identified within the Council's AAP document) adjacent to the site could reinforce the link between the Clarendon Square area to the High Road. This could significantly change the potential nature, mix and viability of uses within the site.

The panel have significant concerns around the quality of the existing proposals, in terms of the compromised layouts of the individual residential units, the standardised approach to the architectural expression of the development, and to the design of the public realm. The panel questions the viability and vitality of the main square to the north of the site, and suggests that the parking strategy in the residential areas is inappropriate. Furthermore, the site layout should seek to eliminate left-over space. More detailed comments are provided below.

Massing and development density

- The massing and development density of the current proposals was not discussed in detail at this review, as these aspects of the proposal are defined by the existing parameter plans that form part of the existing permission.

Place-making, character and quality

- The panel has significant concerns about the main square to the north; it is not at all clear what the type of space will be, or how it will be activated.
- They note that an intensification of footfall is required in order to create a successful square, but questions remain about how this will be achieved, given the mix and location of the proposed uses.
- The panel has concerns that the significant scale of the main square will render it sterile, and lacking in purpose and vision.
- The panel suspects that within the current proposals, a defined and managed programme of events or activities within the square (e.g. markets, pop-up activities, outdoor cinema) may be required in order to bring focus and activity in.
- They note that the scale of the development (including a penthouse level) forming the main square will result in significant overshadowing problems within the main body of the square.
- The panel feels that the design of the public realm needs to be significantly improved, and that a greater emphasis should be placed on creating a high quality external environment.
- Shared surfaces could be used in particular locations within the scheme (e.g. within the residential square) in order to slow down the traffic.

Relationship to surroundings: access and integration

- The panel highlights that the parking strategy for the residential accommodation seems very crude.
- One side of the residential spine road has no parking, and this could be extremely problematic for affordable housing residents who may have parking requirements due to the nature of their work.
- The panel also feels that it is unacceptable to have significant areas of leftover backland space within a masterplan of this scale and density.
- They would suggest that these left-over spaces are re-planned efficiently and re-purposed.
- One option may be to assign the left-over space to the ground floor residential accommodation as private gardens.

Scheme layout

- The panel identifies that there is significant reliance on long, central corridors and single aspect flats within the residential elements of the current proposals.
- The minimum block width of 15m prescribed by the parameter plans creates significant difficulties.
- However, the panel recommends the introduction of additional vertical cores, a reduction in corridor lengths, and a reduction in single aspect units.
- This reduction could be achieved by changes in configuration, in addition to replacing single aspect ground floor flats with maisonettes.
- The panel feels that the circulation cores should have good levels of daylight inside.
- Ground floor bedroom windows should be minimised.
- The panel suggests that each block should be considered individually, in terms of addressing all of the inherent problems, instead of as a standard response across all of the residential accommodation.

Architectural expression

- Within a development of this size the panel would suggest that if a reasonable masterplan was in place, then it could be appropriate to strengthen the architectural team by assembling up to three architectural practices to take forward different elements within the masterplan.
- This approach can help to lend richness and diversity to the overall development; and is seen widely across other schemes of this scale.
- In the scheme's current format, the panel suggests that it may be more appropriate to adopt a simple approach to architectural expression in the residential boulevard.
- The panel would welcome a restrained and solid palette of materials, in order to achieve 'quieter' residential accommodation along the spine road.
- In contrast, the facades fronting onto the squares could have more flourish and articulation.

Inclusive and sustainable design

- The panel would like to know more about the strategic approach to energy efficiency, environmental sustainability and inclusive design for the scheme as a whole.

Next Steps

- The panel would strongly recommend a fundamental re-think of the masterplan (which constitutes the existing outline permission), as it feels that it is significantly flawed in a number of ways.
- The panel would ideally like to see an alternative proposal that is underpinned by the aim of creating a good place, and which exploits the huge opportunity afforded by the site's relationship to Wood Green.
- However, in the light of the existing outline planning permission, the panel has identified a number of measures and amendments to the proposals that may serve to mitigate some of the serious problems, albeit in a limited way.
- The panel would welcome a further opportunity to comment upon the revised proposals prior to submission of the reserved matters application.

Appendix 4: DM Forum Note

A Development Management Forum was held on 23 May 2016.

Three Councillors and six local residents were in attendance.

The issues raised were as follows:

- Traffic
 - On Hornsey Park Road
 - Through the development
 - Surrounding area (including Wightman Road and the 'Ladder')
- Routing of construction traffic and ensuring this does not use Hornsey Park Road
- The number of properties to be built
- The duration of the construction and the associated construction nuisance
- Site management
- Impacts on light and views
- Ensuring the design of the new road layout is usable (including for buses)
- Ensuring the design of the road encourages traffic
- Design of buildings
- Design and layout of flats and provision of living spaces and amenity space
- Provision of green space
- Play space
- Access to site and construction information
- Network Rail works on adjacent site

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Report for: Planning Sub-Committee 11 July 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 of 30 May and 24 June 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 30/05/2016 AND 24/06/2016

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: 3**

Application No: **HGY/2016/1193** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 09/06/2016
 Location: 75 Muswell Road N10 2BS
 Proposal: Certificate of lawfulness for formation of new rooflight openings to front roof slopes, removal of existing concrete roof tiles to all roof slopes and replace with new dark grey slates

Application No: **HGY/2016/1412** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 31/05/2016
 Location: 26 Crescent Rise N22 7AW
 Proposal: Certificate of Lawfulness for single storey rear extension and hip to gable rear dormer extension with roof lights to front roof slope

Application No: **HGY/2016/1641** Officer: Anthony Traub
 Decision: PERM REQ Decision Date: 14/06/2016
 Location: 49 Curzon Road N10 2RB
 Proposal: Certificate of Lawfulness for single storey rear extension at ground floor level

FUL Applications Decided: 15

Application No: **HGY/2015/3008** Officer: Adam Flynn
 Decision: GTD Decision Date: 31/05/2016
 Location: Rear of 27 Dukes Avenue N10 2PX
 Proposal: Replacement of existing garage with dwelling house

Application No: **HGY/2016/0605** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/06/2016
 Location: 6 Windermere Road N10 2RE
 Proposal: Addition of two roof lights on the front roof pitch and a rooflight and a dormer on the rear roof pitch, and alterations to the rear garden terrace

Application No: **HGY/2016/1011** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/06/2016
 Location: 31 Clifton Road N22 7XN
 Proposal: Erection of single storey rear extension and associated works

Application No: **HGY/2016/1038** Officer: David Farndon
 Decision: GTD Decision Date: 06/06/2016
 Location: 51 Windermere Road N10 2RD
 Proposal: Construction of a single storey extended living structure to the rear of the garden to accommodate a home office, games area and craft studio.

Application No: **HGY/2016/1055** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/06/2016
 Location: Flat B 298 Alexandra Park Road N22 7BD
 Proposal: Excavation of basement with front lightwell with bay window and rear lightwell with double door opening.

Application No:	HGY/2016/1103	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/05/2016
Location:	13 Donovan Avenue N10 2JU		
Proposal:	Erection of single storey rear extension, incorporating roof lights.		
Application No:	HGY/2016/1153	Officer:	Duncan McKane
Decision:	REF	Decision Date:	08/06/2016
Location:	70 The Avenue N10 2QL		
Proposal:	Removal of existing roof to create L shape dormer roof extension to side and rear of house.3 roof lights to front roof slope. Removal of existing kitchen chimney stack and staircase window, addition of new staircase window to loft extension and Juliet balcony		
Application No:	HGY/2016/1159	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/06/2016
Location:	Garage Court Rear of 59-81 Alexandra Road N10 2EY		
Proposal:	Demolition of existing 14 garages and existing waste sotrage faciilities. Erection of 4 new Semi Detached dwelling homes. Replacement of waste storage facilities, improved landscaping and layout of car parking and new street lighting.		
Application No:	HGY/2016/1167	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	08/06/2016
Location:	18 Crescent Road N22 7RS		
Proposal:	Erection of ground floor rear and side infill extension to accommodate self contained residential unit.		
Application No:	HGY/2016/1185	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	09/06/2016
Location:	20 Barnard Hill N10 2HB		
Proposal:	Loft extension with two rear dormer windows and insertion of three conservation type velux windows in front roof slope		
Application No:	HGY/2016/1236	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/06/2016
Location:	72 Crescent Road N22 7RZ		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/1262	Officer:	David Farndon
Decision:	GTD	Decision Date:	14/06/2016
Location:	198 Victoria Road N22 7XQ		
Proposal:	Erection of a rear dormer extension with Juliet balcony and insertion of roof lights to the front roof slope to facilitate a loft conversion.		
Application No:	HGY/2016/1360	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	14/06/2016
Location:	82 Alexandra Park Road N10 2AD		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/1363	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	20/06/2016
Location:	82 Alexandra Park Road N10 2AD		
Proposal:	Construction of small dormer extension to rear roof		

Application No: **HGY/2016/1395** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/06/2016
 Location: 245 Albert Road N22 7XL
 Proposal: Erection of Roof extension

LCD Applications Decided: 5

Application No: **HGY/2016/1322** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 20/06/2016
 Location: Flat A & B 215 Alexandra Park Road N22 7BJ
 Proposal: Replacement windows and doors

Application No: **HGY/2016/1327** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 20/06/2016
 Location: 217 & 217A Alexandra Park Road N22 7BJ
 Proposal: Replacement windows and doors

Application No: **HGY/2016/1332** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 20/06/2016
 Location: 200 & 200a Alexandra Park Road N22 7UQ
 Proposal: Replacement windows and doors

Application No: **HGY/2016/1333** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/06/2016
 Location: 60 & 60A Vallance Road N22 7UB
 Proposal: Replacement windows and doors

Application No: **HGY/2016/1334** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/06/2016
 Location: 19 & 19A The Avenue N10 2QE
 Proposal: Replacement windows and doors

Total Applications Decided for Ward: 23WARD: **Bounds Green****CLUP Applications Decided: 1**

Application No: **HGY/2016/1775** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 13/06/2016
 Location: 23 Woodfield Way N11 2NP
 Proposal: Certificate of Lawfulness for hip to gable roof alteration, rear roof dormer extension, insertion of two new roof lights at front and back, and addition of new window on flank elevation at first floor level (proposed development)

FUL Applications Decided: 11

Application No:	HGY/2015/1643	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/06/2016
Location:	Land rear of 6-8 Brownlow Road N11 2DE		
Proposal:	Erection of a 2 storey terrace of three 2 bedroom starter homes with landscaping to front and rear		
Application No:	HGY/2016/0215	Officer:	Neil Collins
Decision:	GTD	Decision Date:	22/06/2016
Location:	Land Adjoining 74 Lascotts Road N22 8JN		
Proposal:	Erection of three-storey building comprising 1no. 2-bed, 1no. 2-bed and 1no. 3-bed self-contained residential units		
Application No:	HGY/2016/0303	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	15/06/2016
Location:	51 Myddleton Road N22 8LZ		
Proposal:	Conversion from two existing flats (comprising 1 x 3 bedroom and 1 x 2 bedroom) into three self-contained flats (comprising 1 x 3 bedroom flat, 1 x 1 bedroom flat and 1 x studio unit) with a single storey rear extension and a rear roof dormer extension.		
Application No:	HGY/2016/1329	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	06/06/2016
Location:	6 Torrington Gardens N11 2AB		
Proposal:	Construction of two storey rear extension to lower ground level and upper ground level.		
Application No:	HGY/2016/1364	Officer:	Nanayaa Ampoma
Decision:	REF	Decision Date:	20/06/2016
Location:	8 Sidney Road N22 8LS		
Proposal:	Conversion of mixed use (C3 and A1) property to 3x flats (C3), erection of roof dormer, 2x rooflights, infill extension to main property and dwellinghouse to rear garden.		
Application No:	HGY/2016/1371	Officer:	Neil Collins
Decision:	GTD	Decision Date:	07/06/2016
Location:	26 Imperial Road N22 8DE		
Proposal:	Conversion of single family dwelling to 2 self-contained flats		
Application No:	HGY/2016/1394	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	13/06/2016
Location:	53 Queens Road N11 2QP		
Proposal:	Part demolition of existing rear extension, construction of new side rear infill extension, minor enlargement of existing basement and the conversion of property to two self contained flats with associated internal alterations		
Application No:	HGY/2016/1455	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/06/2016
Location:	Ground Floor Flat 15 Eastern Road N22 7DD		
Proposal:	Erection of single-storey addition to side and rear of 15A Eastern Road		
Application No:	HGY/2016/1501	Officer:	Neil Collins
Decision:	GTD	Decision Date:	07/06/2016
Location:	1 Dorset Road N22 7SL		
Proposal:	Erection of rear dormer roof extension, enlargement of side window and installation of 2 rooflights in front roof slope		

Application No: **HGY/2016/1675** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 17/06/2016
 Location: 76 Blake Road N11 2AH
 Proposal: Proposed single rear extension and associated rear decking and scening

Application No: **HGY/2016/1687** Officer: Gareth Prosser
 Decision: GTD Decision Date: 22/06/2016
 Location: 46 Blake Road N11 2AH
 Proposal: Erection of rear single story extension with pitched roof , 3 x Roof lights , New timber door , 2 x Full height window

NON Applications Decided: 3

Application No: **HGY/2016/1398** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/06/2016
 Location: Land to rear of 1-11 The Drive N11 2DY
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2572 for an adjustment of floor levels at the rear of the house to account for surveyed levels

Application No: **HGY/2016/1399** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/06/2016
 Location: Land to rear of 1-11 The Drive N11 2DY
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2571 for an adjustment of floor levels at the rear of the house to account for surveyed levels, along with the addition of a cellar / store

Application No: **HGY/2016/1714** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/06/2016
 Location: 17 Blake Road N11 2AD
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1930 to introduce alterations to fenestration and materials on North, East and West facades

PNE Applications Decided: 2

Application No: **HGY/2016/1282** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 30/05/2016
 Location: 67 Queens Road N11 2QP
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.39m and for which the height of the eaves would be 2.52m

Application No: **HGY/2016/1663** Officer: Wendy Robinson
 Decision: PN REFUSED Decision Date: 07/06/2016
 Location: 26 Richmond Road N11 2QR
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m & 4.1m, for which the maximum height would be 2.8m & 3m and for which the height of the eaves would be 2.7m & 2.5m.

RES Applications Decided: 6

Application No: **HGY/2014/3161** Officer: Anthony Traub
 Decision: GTD Decision Date: 23/06/2016
 Location: 52 Bounds Green Road N11 2EU
 Proposal: Approval of details pursuant to conditions 5 (design and method statements), 6 (Method of Construction statement), 7 (refuse and waste storage and recycling) and 10 (Considerate Constructors Scheme) attached to planning permission HGY/2014/1561

Application No:	HGY/2016/1437	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	09/06/2016
Location:	Land to the rear of 1-11 The Drive N11 2DY		
Proposal:	Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2015/2572		
Application No:	HGY/2016/1438	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	06/06/2016
Location:	Land to the rear of 1-11 The Drive N11 2DY		
Proposal:	Approval of details pursuant to Condition 6 (waste management) attached to planning permission HGY/2015/2572		
Application No:	HGY/2016/1458	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	20/06/2016
Location:	Bounds Green Junior and Infant School Bounds Green Road N11 2QG		
Proposal:	Approval of details pursuant to Condition 6 (Drain Blockage Investigation) attached to Planning Permission HGY/2015/1279		
Application No:	HGY/2016/1651	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	09/06/2016
Location:	Land to the rear of 1-11 The Drive N11 2DY		
Proposal:	Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2015/2571		
Application No:	HGY/2016/1652	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	06/06/2016
Location:	Land to the rear of 1-11 The Drive N11 2DY		
Proposal:	Approval of details pursuant to Condition 6 (waste management) attached to planning permission HGY/2015/2571		

Total Applications Decided for Ward: 23

WARD: **Bruce Grove**

ADV Applications Decided: 1

Application No:	HGY/2016/1326	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	20/06/2016
Location:	The Elbow Room 503-505 High Road N17 6QA		
Proposal:	Display of 1 x externally illuminated fascia sign, 1 x externally illuminated projecting sign, 2 x amenity boards and two brass Stratford Lanterns.		

CLUP Applications Decided: 1

Application No:	HGY/2016/1272	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	14/06/2016
Location:	48 Kitchener Road N17 6DX		
Proposal:	Certificate of lawfulness for second floor roof extension incorporating rear dormer windows no higher than the existing roof ridge height, and roof windows to the existing front roof pitch.		

FUL Applications Decided: 8

Application No: **HGY/2015/3185** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/06/2016
 Location: Selkirk Court Whitley Road N17 6RF
 Proposal: Erection of four dwellings

Application No: **HGY/2016/1120** Officer: David Farndon
 Decision: GTD Decision Date: 06/06/2016
 Location: Ground Floor Flat 152 Philip Lane N15 4JN
 Proposal: Removal of existing rear extension and erection of new single storey rear extension.

Application No: **HGY/2016/1251** Officer: David Farndon
 Decision: REF Decision Date: 13/06/2016
 Location: Flat B 268 Philip Lane N15 4AD
 Proposal: New rear dormer and change of use from 2 x 2 bedroom self contained flats to 2 x 2 bedroom self contained flats and 1 x studio flat, together with associated refuse and cycle storage.

Application No: **HGY/2016/1276** Officer: David Farndon
 Decision: REF Decision Date: 14/06/2016
 Location: Flat B 318 Mount Pleasant Road N17 6HA
 Proposal: The application is for the conversion of the first floor flat to provide an additional unit with associated rear dormer.

Application No: **HGY/2016/1380** Officer: David Farndon
 Decision: REF Decision Date: 21/06/2016
 Location: 40 Elmhurst Road N17 6RQ
 Proposal: Conversion of property into 2no. self contained units and erection of rear extension

Application No: **HGY/2016/1393** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/06/2016
 Location: 40 Philip Lane N15 4JB
 Proposal: Alternation to the shop front to provide separate entrance for first floor residential flat

Application No: **HGY/2016/1405** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/06/2016
 Location: First Floor Flat 86 The Avenue N17 6TD
 Proposal: Hip to gable and dormer extension, creating additional bedroom with ensuite shower, rooflights to front roof slope

Application No: **HGY/2016/1413** Officer: Duncan McKane
 Decision: GTD Decision Date: 23/06/2016
 Location: 116 Philip Lane N15 4JL
 Proposal: Erection of part single storey rear extension with loft conversion with 3 x skylights at front elevation and rear dormer with a Juliet balcony

PNC Applications Decided: 1

Application No: **HGY/2016/1214** Officer: Duncan McKane
 Decision: PN GRANT Decision Date: 10/06/2016
 Location: 34 Napier Road N17 6YE
 Proposal: Prior approval for change of use of ground floor from A1 (retail) to C3 (dwelling home) of ground floor

PNE Applications Decided: 2

Application No:	HGY/2016/1176	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	06/06/2016
Location:	108 Mount Pleasant Road N17 6TH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2016/1442	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	23/06/2016
Location:	8 Hartham Road N17 6RZ		
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 4m and for which the height of the eaves would be 3m		

Total Applications Decided for Ward: 13WARD: **Crouch End****CLDE Applications Decided: 1**

Application No:	HGY/2016/1427	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/06/2016
Location:	69 Crouch Hall Road N8 8HD		
Proposal:	Certificate of Lawfulness for provision of hardstanding to front of property, removal of section of front boundary wall and insertion of gates		

CLUP Applications Decided: 2

Application No:	HGY/2016/1116	Officer:	Anthony Traub
Decision:	PERM REQ	Decision Date:	06/06/2016
Location:	Flats 2 and 4 8 Coolhurst Road N8 8EL		
Proposal:	Certificate of Lawfulness for incorporation of Flats 2 and 4 into a single residential unit		
Application No:	HGY/2016/1258	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	15/06/2016
Location:	3 Russell Road N8 8HN		
Proposal:	Certificate of Lawfulness for an extension to be made in conservatory style with glazed roof and glazed elevation		

COND Applications Decided: 1

Application No:	HGY/2016/0699	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/06/2016
Location:	1 Stanhope Gardens N6 5TT		
Proposal:	Variation of condition 2 (plans and specifications) attached to planning permission HGY/2015/3099 in order to make reference to updated drawing numbers		

FUL Applications Decided: 15

Application No:	HGY/2016/0563	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/06/2016
Location:	26 The Broadway N8 9ST		
Proposal:	Refurbishment of property and installation of new main entrance door.		

Application No:	HGY/2016/0716	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	23/06/2016
Location:	33 Bryanstone Road N8 8TN		
Proposal:	Formation of rear dormer and insertion of front rooflights		
Application No:	HGY/2016/0885	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	09/06/2016
Location:	Site to rear of 38 The Broadway N8 9SU		
Proposal:	Renewal of the existing temporary permission for a further year for construction of single storey temporary cafe / restaurant on a vacant site accessed from The Broadway via Rose Place, formed from four recycled shipping containers, bicycle storage and refuse and recycling storage		
Application No:	HGY/2016/0938	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/06/2016
Location:	63 Claremont Road N6 5BZ		
Proposal:	Conversion of the existing garage into habitable space and ancillary associated works		
Application No:	HGY/2016/1036	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	31/05/2016
Location:	Ground Floor Flat 2 Felix Avenue N8 9TL		
Proposal:	Erection of rear extension and side bay extension		
Application No:	HGY/2016/1076	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/06/2016
Location:	Flat 2 15 Crouch Hall Road N8 8HT		
Proposal:	Erection of a rear extension and addition of one skylight		
Application No:	HGY/2016/1119	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/06/2016
Location:	7 Dashwood Road N8 9AD		
Proposal:	Erection of a shed to side of house		
Application No:	HGY/2016/1121	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/06/2016
Location:	14 Gladwell Road N8 9AA		
Proposal:	Conversion of loft to habitable space with dormer at rear.		
Application No:	HGY/2016/1165	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	08/06/2016
Location:	Flat D 5 Shepherds Hill N6 5QJ		
Proposal:	Improvement to existing front dormer and terrace and additional roof lights to rear roof		
Application No:	HGY/2016/1172	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	08/06/2016
Location:	105 Crouch Hill N8 9RD		
Proposal:	Erection of ground floor side infill extension and first floor extension following location of original first floor extension		

Application No: **HGY/2016/1179** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/06/2016
 Location: Flat 2 5 Christchurch Road N8 9QL
 Proposal: Enlargement and conversion of an existing garden workshop into a garden studio

Application No: **HGY/2016/1222** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/06/2016
 Location: 3 Russell Road N8 8HN
 Proposal: Reconfiguration of the existing rear dormers and the existing ground floor extension. Chimney stack to be reinstated and rear patio doors to be modernised

Application No: **HGY/2016/1256** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 17/06/2016
 Location: Flat 1 8 Avenue Road N6 5DW
 Proposal: Replacement of rear kitchen doors and basement window door

Application No: **HGY/2016/1365** Officer: Duncan McKane
 Decision: GTD Decision Date: 24/06/2016
 Location: 33 Weston Park N8 9SY
 Proposal: Erection of a Bert's Box in the rear garden

Application No: **HGY/2016/1406** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/06/2016
 Location: 16 Wolseley Road N8 8RP
 Proposal: Create a new 2 bedroom flat out of the existing loft space, two Velux type roof lights and rear elevation box dormer and an external terrace

LBC Applications Decided: 1

Application No: **HGY/2016/0564** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/06/2016
 Location: 26 The Broadway N8 9ST
 Proposal: Listed building consent for refurbishment of property and installation of new main entrance door

LCD Applications Decided: 1

Application No: **HGY/2016/1342** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/06/2016
 Location: 1 Bedford Road N8 8HL
 Proposal: Replacement windows and doors

RES Applications Decided: 4

Application No: **HGY/2016/0700** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/06/2016
 Location: 1 Stanhope Gardens N6 5TT
 Proposal: Approval of details pursuant to condition 3 (Construction Management Plan) attached to planning permissions HGY/2015/3099 and HGY/2016/0699

Application No: **HGY/2016/0701** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/06/2016
 Location: 1 Stanhope Gardens N6 5TT
 Proposal: Approval of details pursuant to condition 4 (materials) attached to planning permissions HGY/2015/3099 and HGY/2016/0699

Application No: **HGY/2016/1155** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/06/2016
 Location: 1 Stanhope Gardens N6 5TT
 Proposal: Approval of details pursuant to Condition 6 (results of geotechnical investigation) attached to planning permission HGY/2016/0699

Application No: **HGY/2016/1158** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 07/06/2016
 Location: 1 Stanhope Gardens N6 5TT
 Proposal: Approval of details pursuant to Condition 7 (Chartered Engineer) attached to planning permission HGY/2016/0699

TPO Applications Decided: 3

Application No: **HGY/2016/1071** Officer: Sarah Madondo
 Decision: GTD Decision Date: 01/06/2016
 Location: 5 Wychwood End N6 5ND
 Proposal: Tree works to include reduction by 35% and clean out to 1 x Sycamore tree

Application No: **HGY/2016/1101** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/06/2016
 Location: 27 Tivoli Road N8 8RE
 Proposal: Tree works to include 15-20% crown reduction to 1 x Lime tree

Application No: **HGY/2016/1249** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 13/06/2016
 Location: Midhurst Court Haslemere Road N8 9QR
 Proposal: Tree works to include remove regrowth to re-pollard 8 x Lime Trees and 30% Crown reduction 2 x Hawthorn Trees

Total Applications Decided for Ward: 28WARD: **Fortis Green****CLUP Applications Decided: 2**

Application No: **HGY/2016/1344** Officer: Duncan McKane
 Decision: PERM DEV Decision Date: 20/06/2016
 Location: 54 Midhurst Avenue N10 3EN
 Proposal: Certificate of Lawfulness for replacement of existing glazed windows and doors to the rear of property with bi-fold doors

Application No: **HGY/2016/1459** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 17/06/2016
 Location: 19 Sussex Gardens N6 4LY
 Proposal: Certificate of lawfulness for rear extension with flat mono pitch roof

FUL Applications Decided: 6

Application No: **HGY/2016/0758** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/06/2016
 Location: 49 Twyford Avenue N2 9NR
 Proposal: Proposed rear ground floor level and basement level extension with the demolition of the existing rear conservatory and terrace. Other alterations to the original building include a new dormer window and extended porch over the main entrance.

Application No: **HGY/2016/1029** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/06/2016
 Location: 59 Fortis Green Avenue N2 9LY
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/1033** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 31/05/2016
 Location: Flat 2 12 Greenham Road N10 1LP
 Proposal: Construction of side and rear dormers to facilitate loft conversion, creating new ridge line at rear and new section of flat roof between existing ridge at front and proposed ridge at rear.

Application No: **HGY/2016/1328** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/06/2016
 Location: 10 Woodland Terrace Twyford Avenue N2 9NF
 Proposal: Erection of garden studio room

Application No: **HGY/2016/1359** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/06/2016
 Location: 10 Woodland Terrace Twyford Avenue N2 9NF
 Proposal: Erection of single storey side extension

Application No: **HGY/2016/1525** Officer: Adam Flynn
 Decision: GTD Decision Date: 13/06/2016
 Location: 21 Shakespeare Gardens N2 9LJ
 Proposal: Demolition of existing garage and construction of side extension at ground & 1st floor with new pitched roof over

LCD Applications Decided: 1

Application No: **HGY/2016/1340** Officer: Duncan McKane
 Decision: GTD Decision Date: 20/06/2016
 Location: Flat A & B 22 Muswell Road N10 2BG
 Proposal: Replacement windows and doors

NON Applications Decided: 2

Application No: **HGY/2016/1618** Officer: Adam Flynn
 Decision: GTD Decision Date: 17/06/2016
 Location: Beacon Lodge 35 Eastern Road N2 9LB
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1820 in order to replace the phrases "The dwellings" with "The new-build dwellings" and "No dwelling" with "No new-build dwelling" in Condition 4.

Application No: **HGY/2016/1648** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 03/06/2016
 Location: 55 Tetherdown N10 1NH
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/0538 for change approved pitched roof to a flat roof, eaves height to remain as previously approved.

PNE Applications Decided: 1

Application No: **HGY/2016/1280** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 03/06/2016
 Location: 19 Sussex Gardens N6 4LY
 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 3.5m and for which the height of the eaves would be 2.58m

RES Applications Decided: 2

Application No: **HGY/2016/0771** Officer: Adam Flynn
 Decision: GTD Decision Date: 08/06/2016
 Location: Beacon Lodge 35 Eastern Road N2 9LB
 Proposal: Approval of details pursuant to condition 16 (Tree Protection method statement) attached to planning permission HGY/2015/1820

Application No: **HGY/2016/1240** Officer: Adam Flynn
 Decision: GTD Decision Date: 03/06/2016
 Location: 3 Fordington Road N6 4TD
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/2567

TPO Applications Decided: 3

Application No: **HGY/2016/1244** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/06/2016
 Location: 10 Woodland Terrace Twyford Avenue N2 9NF
 Proposal: Tree works to include reduce to previous points, remove trunk growth and ivy of 1 x Oak tree and reduce to previous points, remove trunk growth and cut back from roof and gutters of 1 x Oak tree

Application No: **HGY/2016/1245** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/06/2016
 Location: 8 Woodland Terrace Twyford Avenue N2 9NF
 Proposal: Tree works to include re-pollard 1 x Ash Tree

Application No: **HGY/2016/1250** Officer: Sarah Madondo
 Decision: GTD Decision Date: 13/06/2016
 Location: 15 Western Road N2 9JB
 Proposal: Tree works to include top out the trees by 2m to previous cuts to 3 x Lawson Cypress Trees

Total Applications Decided for Ward: 17WARD: **Harringay****CLDE Applications Decided: 2**

Application No: **HGY/2016/1699** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 07/06/2016
 Location: 84 Wightman Road N4 1RN
 Proposal: Certificate of lawfulness two flats

Application No: **HGY/2016/1783** Officer: Wendy Robinson
 Decision: GTD Decision Date: 10/06/2016
 Location: 55 Pemberton Road N4 1AX
 Proposal: Certificate of lawfulness for existing use as 5 self contained flats

CLUP Applications Decided: 3

Application No: **HGY/2016/1169** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 03/06/2016
 Location: 19 Hewitt Road N8 0BS
 Proposal: Certificate of lawfulness proposed for loft dormer

Application No: **HGY/2016/1624** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 31/05/2016
 Location: 123 Fairfax Road N8 0NJ
 Proposal: Proposed Lawful Development Certificate for a rear dormer and outrigger roof extension

Application No: **HGY/2016/1724** Officer: Samuel Uff
 Decision: PERM DEV Decision Date: 07/06/2016
 Location: 25 Warham Road N4 1AR
 Proposal: Certificate of lawfulness for a rear dormer

FUL Applications Decided: 8

Application No: **HGY/2016/0620** Officer: Wendy Robinson
 Decision: GTD Decision Date: 02/06/2016
 Location: Rear of 467 Green Lanes N4 1HE
 Proposal: Retention of rear mews unit as a one bedroom flat

Application No: **HGY/2016/1096** Officer: Neil Collins
 Decision: GTD Decision Date: 10/06/2016
 Location: 109 Turnpike Lane N8 0DU
 Proposal: Erection of second floor extension, rear dormer roof extension and third floor extension to create additional self-contained flat

Application No: **HGY/2016/1255** Officer: Wendy Robinson
 Decision: GTD Decision Date: 01/06/2016
 Location: 123 Fairfax Road N8 0NJ
 Proposal: Erection of single storey side infill extension

Application No: **HGY/2016/1362** Officer: Wendy Robinson
 Decision: GTD Decision Date: 02/06/2016
 Location: 6 Lothair Road South N4 1EL
 Proposal: Formation of rear dormer & insertion of three rooflights to front slope to create a loft Conversion to a flat

Application No: **HGY/2016/1443** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/06/2016
 Location: 3A Odsey Villas Umfreville Road N4 1RX
 Proposal: Construction of a new 3m high rear extension to replace an existing extension

Application No: **HGY/2016/1470** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 22/06/2016
 Location: 465 Green Lanes N4 1HE
 Proposal: Erection of single storey rear extension and 1x bedroom studio.

Application No: **HGY/2016/1536** Officer: Neil Collins
 Decision: GTD Decision Date: 15/06/2016
 Location: Rear of 578-580 Green Lanes N8 0RP
 Proposal: Erection of first floor extension and boundary enclosure following demolition of existing first floor

Application No: **HGY/2016/1694** Officer: Gareth Prosser
 Decision: GTD Decision Date: 23/06/2016
 Location: 25 Warham Road N4 1AR
 Proposal: Single storey rear/side extension

PNE Applications Decided: 1

Application No: **HGY/2016/1289** Officer: Neil Collins
 Decision: PN NOT REQ Decision Date: 31/05/2016
 Location: 87 Fairfax Road N8 0NJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2016/0879** Officer: Matthew Gunning
 Decision: GTD Decision Date: 07/06/2016
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to Condition 47 (scheme expansion) attached to planning permission HGY/2011/0612

Total Applications Decided for Ward: 15

WARD: **Highgate**

ADV Applications Decided: 1

Application No: **HGY/2016/1115** Officer: Aaron Lau
 Decision: REF Decision Date: 03/06/2016
 Location: 198 Archway Road N6 5BB
 Proposal: Display of 1 x internally illuminated fascia sign

CLUP Applications Decided: 1

Application No: **HGY/2016/1906** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 22/06/2016
 Location: 28 Wood Lane N6 5UB
 Proposal: Certificate of lawfulness for conversion of garage to habitable space

COND Applications Decided: 1

Application No: **HGY/2016/0789** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/06/2016
 Location: Winchester Hall Tavern 206 Archway Road N6 5BA
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2014/1710 in order to reconfigure internal layouts, reduce the size of the courtyard for Flat 2, introduce new windows for ground and lower ground flat, reposition the external bridge and include a flue to service the pub kitchen

FUL Applications Decided: 14

Application No: **HGY/2015/2450** Officer: Valerie Okeiyi
 Decision: NOT DET Decision Date: 23/06/2016
 Location: 31 Sheldon Avenue N6 4JP
 Proposal: Demolition of existing building except for main front elevation and side returns, and erection of new two-storey dwelling with accommodation in roof space (householder application)

Application No: **HGY/2015/3180** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 07/06/2016
 Location: 373 Archway Road N6 4EJ
 Proposal: Erection of single storey and double storey rear extensions with internal alterations to existing flat to create 1 x one bed flat and 1 x two bed flat including refuse storage arrangements

Application No: **HGY/2016/0657** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/06/2016
 Location: 19 Stormont Road N6 4NS
 Proposal: Erection of single storey glazed bay extension and excavation of basement to provide basement swimming pool.

Application No: **HGY/2016/0662** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/06/2016
 Location: Flat A 16 Cromwell Avenue N6 5HL
 Proposal: Erection of porch and rear/ side conservatory extension

Application No: **HGY/2016/0817** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/06/2016
 Location: Hillcrest North Hill N6 4RR
 Proposal: Replacement of communal front doors to blocks on the Hillcrest Estate.

Application No:	HGY/2016/1069	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/06/2016
Location:	198 Archway Road N6 5BB		
Proposal:	Conversion of upper residential accomodation to 1 x one bedroom and 1 x two bedroom flats with extension to the rear and conversion of roofspace with insertion of conservation rooflights to sides and rear installed flush with roof slope.		
Application No:	HGY/2016/1070	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	01/06/2016
Location:	491 Archway Road N6 4HX		
Proposal:	Proposed two storey extension (following demolition of an existing extension) and a new dormer roof extension.		
Application No:	HGY/2016/1087	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/06/2016
Location:	32 Hornsey Lane Gardens N6 5PB		
Proposal:	Formation of loft conversion with rear dormer.		
Application No:	HGY/2016/1114	Officer:	Aaron Lau
Decision:	REF	Decision Date:	03/06/2016
Location:	198 Archway Road N6 5BB		
Proposal:	Retention of ATM		
Application No:	HGY/2016/1117	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	06/06/2016
Location:	35 Stormont Road N6 4NR		
Proposal:	Side and rear extensions; alteration to the secondary entrance; addition of dormers to the front and side pitches of the roof; addition of gables to the rear pitch of the roof.		
Application No:	HGY/2016/1122	Officer:	Malachy McGovern
Decision:	REF	Decision Date:	06/06/2016
Location:	Flat B 4 Winchester Place N6 5HJ		
Proposal:	Loft extension with rear dormers and roof windows to the front roof slope		
Application No:	HGY/2016/1143	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	14/06/2016
Location:	30 Denewood Road N6 4AH		
Proposal:	Minor material amendment following a grant of planning permission HGY/2012/1848 making a small amendment to the roof arrangement to include a traditionally detailed lead covered lift overrun.		
Application No:	HGY/2016/1145	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/06/2016
Location:	3 Sheldon Avenue N6 4JS		
Proposal:	Extension to family snug.		
Application No:	HGY/2016/1190	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	09/06/2016
Location:	51 North Hill N6 4BS		
Proposal:	Replacement of 4 (No.) back elevation windows		

LBC Applications Decided: 1

Application No: **HGY/2016/1192** Officer: Aaron Lau
 Decision: GTD Decision Date: 07/06/2016
 Location: 51 North Hill N6 4BS
 Proposal: Listed building consent for the replacement of four back elevation windows

NON Applications Decided: 2

Application No: **HGY/2016/1494** Officer: Gareth Prosser
 Decision: GTD Decision Date: 14/06/2016
 Location: 41 Wood Lane N6 5UD
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/1314 to enable rear infill extension glazed roof hipped end to become gable end, minor fenestration alterations to glazed pivot door and window, and side extension roof lantern to become flat roof light

Application No: **HGY/2016/1506** Officer: Sarah Madondo
 Decision: GTD Decision Date: 14/06/2016
 Location: 22 Highgate Close N6 4SD
 Proposal: Non-material amendment following a grant of planning permission HGY/2006/1243 for the zinc cladding to be extended up to the front, omitting the side glazing, to change the cladding colour from Anthra-zinc to Quartz-zinc and to replace the rear side extension solid roof to glazing.

RES Applications Decided: 7

Application No: **HGY/2016/0785** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/06/2016
 Location: 1b Sheldon Avenue N6 4JS
 Proposal: Approval of details pursuant to condition 5 (hard and soft landscaping) attached to planning permission HGY/2013/0997

Application No: **HGY/2016/0786** Officer: Aaron Lau
 Decision: GTD Decision Date: 23/06/2016
 Location: 1b Sheldon Avenue N6 4JS
 Proposal: Approval of details pursuant to condition 6 (details of all enclosures) attached to planning permission HGY/2013/0997

Application No: **HGY/2016/1196** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/2806

Application No: **HGY/2016/1197** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/06/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Approval of details pursuant to condition 4 (landscaping) attached to planning permission HGY/2015/2806

Application No: **HGY/2016/1198** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/06/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Approval of details pursuant to condition 5 (boundary treatment) attached to planning permission HGY/2015/2806

Application No: **HGY/2016/1199** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/06/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Approval of details pursuant to condition 6 (levels) attached to planning permission HGY/2015/2806

Application No: **HGY/2016/1200** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/06/2016
 Location: 14 Winchester Place N6 5HJ
 Proposal: Approval of details pursuant to condition 8 (Construction Management Plan) attached to planning permission HGY/2015/2806

TPO Applications Decided: 2

Application No: **HGY/2015/2088** Officer: Gareth Prosser
 Decision: GTD Decision Date: 24/06/2016
 Location: Highgate School North Road N6 4AY
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2016/1396** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/06/2016
 Location: 15 Denewood Road N6 4AQ
 Proposal: Tree works to include reduce overextending branches over road and towards house by 1-2m of 1 x Pinus nigra tree (Austrian Pine)

Total Applications Decided for Ward: 29WARD: **Hornsey****COND Applications Decided: 1**

Application No: **HGY/2016/1475** Officer: Adam Flynn
 Decision: GTD Decision Date: 16/06/2016
 Location: Ground Floor Flat A 27 Hillfield Avenue N8 7DS
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2016/0522 in order to substitute new plans with amendments

FUL Applications Decided: 4

Application No: **HGY/2016/1124** Officer: Sarah Madondo
 Decision: GTD Decision Date: 15/06/2016
 Location: 18 Minster Walk N8 7JS
 Proposal: Enclose existing 2nd floor balcony with new insulated flat roof, new double glazed windows, insulate external walls, minor electrical alterations and remove existing timber screen window to extend existing bedroom.

Application No: **HGY/2016/1171** Officer: Tobias Finlayson
 Decision: REF Decision Date: 08/06/2016
 Location: 15 Linzee Road N8 7RG
 Proposal: Erection of rear side return extension with flat roof

Application No: **HGY/2016/1186** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/06/2016
 Location: 5 Campsbourne Road N8 7PT
 Proposal: Creation of a sunken terrace by cutting into an existing roof structure

Application No: **HGY/2016/1187** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/06/2016
 Location: Flat A 15 Priory Road N8 8LH
 Proposal: Installation of 4 rooflights

PNE Applications Decided: 1

Application No: **HGY/2016/1160** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 31/05/2016
 Location: 11 Rokesly Avenue N8 8NS
 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 3m

Total Applications Decided for Ward: 6WARD: **Muswell Hill****CLUP Applications Decided: 5**

Application No: **HGY/2016/1235** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 15/06/2016
 Location: 25 Muswell Hill Place N10 3RP
 Proposal: Certificate of Lawfulness for a rear extension and a rear dormer extension and roof light to front roof slope

Application No: **HGY/2016/1383** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 22/06/2016
 Location: 55 Springfield Avenue N10 3SX
 Proposal: Certificate of lawfulness for construction of full width rear extension.

Application No: **HGY/2016/1492** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 17/06/2016
 Location: 40 Farrer Road N8 8LB
 Proposal: Certificate of lawfulness for replacement of existing outbuilding (shed) with installation of larger outbuilding (shed)

Application No: **HGY/2016/1510** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 17/06/2016
 Location: 53 Farrer Road N8 8LD
 Proposal: Certificate of Lawfulness for construction of a rear loft dormer and a hip to gable

Application No: **HGY/2016/1627** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 14/06/2016
 Location: 12 Topsfield Road N8 8SN
 Proposal: Certificate of Lawfulness for a loft conversion with rear dormer extension

COND Applications Decided: 1

Application No: **HGY/2016/1173** Officer: Robbie McNaugher
 Decision: REF Decision Date: 24/06/2016
 Location: Connaught House Connaught Gardens N10 3LH
 Proposal: Variation of Condition 4 (Balcony Screening) and Condition 5 (Obscured Glazing) following a grant of Planning Permission HGY/2014/1973 to alter privacy screening heights and obscured glazing to the west (rear) elevation

FUL Applications Decided: 13

Application No: **HGY/2014/2345** Officer: Neil Collins
 Decision: GTD Decision Date: 14/06/2016
 Location: 86 Muswell Hill Road N10 3JR
 Proposal: Conversion of the existing HMO to create 4 self-contained flats with an associated basement excavation.

Application No: **HGY/2015/2989** Officer: Tobias Finlayson
 Decision: REF Decision Date: 24/06/2016
 Location: 139 Cranley Gardens N10 3AG
 Proposal: Construction of underground swimming pool, changing rooms and shower room

Application No: **HGY/2016/1092** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/06/2016
 Location: Everyman Cinema Fortis Green Road N10 3HP
 Proposal: Creation of removable external seating area comprising 8 tables and 32 chairs, surrounded by 8 roped barriers

Application No: **HGY/2016/1136** Officer: Malachy McGovern
 Decision: GTD Decision Date: 06/06/2016
 Location: 2 Cascade Avenue N10 3PU
 Proposal: Replacement of original timber casement windows to front of house with like for like timber equivalents

Application No: **HGY/2016/1141** Officer: Sarah Madondo
 Decision: GTD Decision Date: 07/06/2016
 Location: 80A Muswell Hill Place N10 3RR
 Proposal: Erection of rear ground and first floor extension with a Juliet balcony. Change entrance door to window and window to entrance door & internal alterations.

Application No: **HGY/2016/1144** Officer: Duncan McKane
 Decision: GTD Decision Date: 07/06/2016
 Location: Flat 2 52 Church Crescent N10 3NE
 Proposal: Erection of lower ground side extension

Application No: **HGY/2016/1166** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/06/2016
 Location: Flat 2 52 Woodland Rise N10 3US
 Proposal: Remove existing extension and construction of rear single storey extension. Alteration to flat area to include new WC and bathroom.

Application No: **HGY/2016/1178** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 16/06/2016
 Location: Flat D 70 Muswell Hill Road N10 3JR
 Proposal: Erection of rear extension

Application No: **HGY/2016/1184** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/06/2016
 Location: 7 Church Crescent N10 3NA
 Proposal: Construction of a new side and rear extension

Application No: **HGY/2016/1311** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/06/2016
 Location: Flat C 53 Onslow Gardens N10 3JY
 Proposal: Alterations to rear window opening and formation of balcony

Application No: **HGY/2016/1316** Officer: Duncan McKane
 Decision: GTD Decision Date: 17/06/2016
 Location: 31a Alexandra Gardens N10 3RN
 Proposal: Erection of single storey rear extension

Application No: **HGY/2016/1319** Officer: Tobias Finlayson
 Decision: REF Decision Date: 20/06/2016
 Location: 3 Carysfort Road N8 8RA
 Proposal: Construction of a side/rear extension to the ground floor with ground floor remodelling and a basement to the back half of the house.

Application No: **HGY/2016/1420** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 23/06/2016
 Location: 17 Cranmore Way N10 3TP
 Proposal: Loft conversion with velux roof lights to rear roof slope, and replacement of existing windows and change to patio doors

PNC Applications Decided: 1

Application No: **HGY/2016/1211** Officer: Tobias Finlayson
 Decision: PN GRANT Decision Date: 14/06/2016
 Location: 3 New Road N8 8TA
 Proposal: Prior approval for change of use from office (B1) to dwelling house (C3) (3 dwellings)

RES Applications Decided: 6

Application No: **HGY/2016/0676** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/06/2016
 Location: Holly Bank Cottage Holly Bank Muswell Hill N10 3TH
 Proposal: Approval of details pursuant to condition 13 (historic building recording) attached to appeal reference APP/Y5420/W/15/3004833 (Original planning reference HGY/2013/2606)

Application No:	HGY/2016/1107	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2016
Location:	1 Hillfield Park N10 3QT		
Proposal:	Approval of details pursuant to condition 3 (Construction Method Statement) attached to planning permission HGY/2015/0963		
Application No:	HGY/2016/1109	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2016
Location:	1 Hillfield Park N10 3QT		
Proposal:	Approval of details pursuant to condition 5 (Fencing and Tree Protection Measures) attached to planning permission HGY/2015/0963		
Application No:	HGY/2016/1110	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2016
Location:	1 Hillfield Park N10 3QT		
Proposal:	Approval of details pursuant to condition 6 (Protective Measures Inspection by Council Arboriculturist) attached to planning permission HGY/2015/0963		
Application No:	HGY/2016/1111	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2016
Location:	1 Hillfield Park N10 3QT		
Proposal:	Approval of details pursuant to condition 7 (Landscaping) attached to planning permission HGY/2015/0963		
Application No:	HGY/2016/1757	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	23/06/2016
Location:	Electricity Sub Station rear of 110 and 112 Priory Road N8 7HP		
Proposal:	Approval of details pursuant to condition 5 (verification of remediation) attached to planning permission HGY/2014/3057		

Total Applications Decided for Ward: 26

WARD: **Noel Park**

CLUP Applications Decided: 2

Application No:	HGY/2016/1265	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	03/06/2016
Location:	93 Willingdon Road N22 6SE		
Proposal:	Certificate of lawfulness for demolition of existing rear shed and erection of a single storey outbuilding at rear, ancillary to the existing dwellinghouse		
Application No:	HGY/2016/1306	Officer:	Robbie McNaugher
Decision:	PERM DEV	Decision Date:	06/06/2016
Location:	114 Hewitt Avenue N22 6QE		
Proposal:	Certificate of lawfulness for single storey rear extension		

FUL Applications Decided: 3

Application No:	HGY/2016/1507	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	07/06/2016
Location:	Ground Floor Flat 135 Willingdon Road N22 6SE		
Proposal:	Retention of existing single-storey rear extension to ground floor flat.		

Application No: **HGY/2016/1555** Officer: Gareth Prosser
 Decision: GTD Decision Date: 16/06/2016
 Location: 9 Meads Road N22 6RN
 Proposal: Ground floor side-return extension to replace an existing extension of the same area.

Application No: **HGY/2016/1654** Officer: Wendy Robinson
 Decision: GTD Decision Date: 22/06/2016
 Location: 151 Willingdon Road N22 6SE
 Proposal: Erection of a single storey side and rear extension

NON Applications Decided: 2

Application No: **HGY/2016/1493** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/06/2016
 Location: 233 Moselle Avenue N22 6EY
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/2214 to merge all 3 roofs into the one roof with a slight slope and tiles, and to move the back door and back window apart so they are not joined.

Application No: **HGY/2016/1669** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 13/06/2016
 Location: 47 Westbury Avenue N22 6BS
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3331 to alter the number of bedrooms in each flat to 3 x 2 bed and 2 x 1 bed.

PNE Applications Decided: 1

Application No: **HGY/2016/1308** Officer: Gareth Prosser
 Decision: PN REFUSED Decision Date: 01/06/2016
 Location: 78 Hornsey Park Road N8 0JY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

RES Applications Decided: 8

Application No: **HGY/2012/2167** Officer: Matthew Gunning
 Decision: GTD Decision Date: 17/06/2016
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8 0PH
 Proposal: Approval of Details pursuant to Condition 18 (soils and infill materials) attached to planning permission HGY/2011/0612

Application No: **HGY/2015/2333** Officer: Samuel Uff
 Decision: GTD Decision Date: 07/06/2016
 Location: 36 Darwin Road N22 6NR
 Proposal: Approval of details pursuant to condition pertaining to fenestration to front elevation attached to appeal reference APP/Y5420/C/14/2219091 (original planning reference HGY/2010/2276)

Application No: **HGY/2016/1156** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/06/2016
 Location: 47 Westbury Avenue N22 6BS
 Proposal: Approval of details pursuant to condition 4 (treatment of the front forecourt) attached to planning permission HGY/2014/3331

Application No:	HGY/2016/1157	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	08/06/2016
Location:	47 Westbury Avenue N22 6BS		
Proposal:	Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2014/3331		
Application No:	HGY/2016/1347	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/06/2016
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8		
Proposal:	Approval of details pursuant to condition 5 (operational noise from all moving sources) attached to planning application HGY/20111/0612		
Application No:	HGY/2016/1348	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/06/2016
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8		
Proposal:	Approval of details pursuant to condition 4 (control of external noise) attached to planning permission HGY/2011/0612		
Application No:	HGY/2016/1749	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/06/2016
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8		
Proposal:	Approval of details pursuant to condition 8 (landscaping) attached to planning permission HGY/2011/0612		
Application No:	HGY/2016/1750	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/06/2016
Location:	Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8		
Proposal:	Approval of details pursuant to condition 31 (CCTV) attached to planning permission HGY/2011/0612		

Total Applications Decided for Ward: 16

WARD: Northumberland Park

CLUP Applications Decided: 2

Application No:	HGY/2016/1270	Officer:	Duncan McKane
Decision:	PERM DEV	Decision Date:	17/06/2016
Location:	17 St Pauls Road N17 0NB		
Proposal:	Certificate of Lawfulness for a rear dormer extension		
Application No:	HGY/2016/1590	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	17/06/2016
Location:	11 Chalgrove Road N17 0NP		
Proposal:	Certificate of Lawfulness for erection of a rear dormer with insertion of 2 x rooflights in the front pitched roof		

FUL Applications Decided: 10

Application No:	HGY/2014/3228	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	24/06/2016
Location:	53-67 Beaufoy Road N17 8AX		
Proposal:	Retrospective application for installation of communal digital TV system serving all properties		

Application No:	HGY/2014/3456	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	03/06/2016
Location:	80A White Hart Lane N17 8HP		
Proposal:	Addition of a studio flat at the rear of the ground floor		
Application No:	HGY/2015/3299	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/06/2016
Location:	688-690 High Road N17 0AE		
Proposal:	Conversion of property comprising 8 bedsitting rooms into 4 x 1 bed self contained flats, with erection of rear second floor extension		
Application No:	HGY/2016/0081	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/06/2016
Location:	Cheltenham House Grange Road N17 0ES		
Proposal:	Erection of roof extension to provide one x 2 bed flat, and two storey side extension comprising two x 1 bed flats.		
Application No:	HGY/2016/1056	Officer:	David Farndon
Decision:	REF	Decision Date:	31/05/2016
Location:	45 Bruce Castle Road N17 8NL		
Proposal:	Change of use from single family dwelling to two flats: 1 x 1 bedroom on ground floor and 1 x 2 bedrooms on first/loft floor. The construction of a rear dormer.		
Application No:	HGY/2016/1290	Officer:	Anthony Traub
Decision:	GTD	Decision Date:	17/06/2016
Location:	127 Willoughby Lane N17 0RT		
Proposal:	Retrospective application for a loft conversion with rear dormer and three front rooflights		
Application No:	HGY/2016/1293	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	17/06/2016
Location:	Unit 23 Lake Business Centre Tariff Road N17 0YX		
Proposal:	Erection of second floor roof extension with a roof terrace to the front.		
Application No:	HGY/2016/1314	Officer:	David Farndon
Decision:	REF	Decision Date:	17/06/2016
Location:	4 Park Lane N17 0JT		
Proposal:	Change of use from retail unit (A1) to residential flat at ground floor level (C3)		
Application No:	HGY/2016/1325	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	20/06/2016
Location:	19 Vicarage Road N17 0BH		
Proposal:	Loft conversion and creation of dormer at the rear and front elevations to provide additional bedroom and bathroom		
Application No:	HGY/2016/1379	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/06/2016
Location:	Flat C 92 Park Lane N17 0JR		
Proposal:	Demolishing of the rear extension and erection of single storey rear/side extension.		

Application No: **HGY/2016/1528** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2016
 Location: Vacant Land between 17 & 34 Pretoria Road N17 8DX
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/1080 and HGY/2014/0178 to optimise soft landscaping scheme.

PNE Applications Decided: 1

Application No: **HGY/2016/1266** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 01/06/2016
 Location: 71 Manor Road N17 0JH
 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

RES Applications Decided: 3

Application No: **HGY/2016/1013** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/06/2016
 Location: Vacant Land Between 17 and 34 Pretoria Road N17 8DX
 Proposal: Approval of details pursuant to condition 8 (part discharge: remediation) attached to planning permission HGY/2014/1080

Application No: **HGY/2016/1400** Officer: Zulema Nakata
 Decision: GTD Decision Date: 22/06/2016
 Location: 796 High Road N17 0DH
 Proposal: Approval of details pursuant to condition 7 (external materials) attached to planning permission HGY/2015/1488

Application No: **HGY/2016/1401** Officer: Zulema Nakata
 Decision: GTD Decision Date: 22/06/2016
 Location: 796 High Road N17 0DH
 Proposal: Approval of details pursuant to condition 7 (external materials) attached to planning permission HGY/2015/1490

Total Applications Decided for Ward: 17WARD: **St Anns****CLDE Applications Decided: 1**

Application No: **HGY/2016/1647** Officer: Wendy Robinson
 Decision: GTD Decision Date: 10/06/2016
 Location: 9 Glenwood Road N15 3JS
 Proposal: Certificate of lawfulness for the use of 9 Glenwood Road as two self contained flats

CLUP Applications Decided: 1

Application No: **HGY/2016/1812** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 24/06/2016
 Location: 27 Ida Road N15 5JE
 Proposal: Certificate of Lawfulness for proposed single storey extension

COND Applications Decided: 1

Application No: **HGY/2016/0869** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/06/2016
 Location: 261 West Green Road N15 3BH
 Proposal: Variation of Condition 4 (storage purposes) following a grant of planning permission HGY/2011/0818 to use first floor storage area as waiting/ seating area.

FUL Applications Decided: 4

Application No: **HGY/2016/1252** Officer: Wendy Robinson
 Decision: GTD Decision Date: 10/06/2016
 Location: 69 Avondale Road N15 3SR
 Proposal: Erection of a single storey part side and part rear extension

Application No: **HGY/2016/1343** Officer: Gareth Prosser
 Decision: GTD Decision Date: 31/05/2016
 Location: 111 Glenwood Road N15 3JS
 Proposal: Rear kitchen, side return and rear extension

Application No: **HGY/2016/1532** Officer: Gareth Prosser
 Decision: REF Decision Date: 10/06/2016
 Location: Flat B 15 Woodlands Park Road N15 3RU
 Proposal: Loft conversion with a rear dormer to form habitable rooms

Application No: **HGY/2016/1549** Officer: Neil Collins
 Decision: GTD Decision Date: 16/06/2016
 Location: 24 Abbotsford Avenue N15 3BS
 Proposal: Change of use from dwelling house (Use Class C3) to HMO for 3-6 unrelated individuals (Use Class C4)

Total Applications Decided for Ward: 7WARD: **Seven Sisters****FUL Applications Decided: 19**

Application No: **HGY/2015/2446** Officer: Sarah Madondo
 Decision: NOT DET Decision Date: 24/06/2016
 Location: 124 Craven Park Road N15 6AB
 Proposal: Erection of single storey ground floor infill extension (householder application)

Application No: **HGY/2015/2496** Officer: David Farndon
 Decision: GTD Decision Date: 07/06/2016
 Location: 5 Eade Road N4 1DJ
 Proposal: Conversion of existing dwelling into 2 flats and erection of rear ground floor extension

Application No: **HGY/2015/3355** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/06/2016
 Location: 91 Leadale Road N15 6BJ
 Proposal: Excavation to provide basement level

Application No:	HGY/2016/0274	Officer:	Samuel Uff	Decision Date:	09/06/2016
Decision:	GTD				
Location:	42 Wargrave Avenue N15 6UB				
Proposal:	Excavation to provide a basement (householder application)				
Application No:	HGY/2016/0829	Officer:	Laurence Ackrill	Decision Date:	03/06/2016
Decision:	REF				
Location:	6 Hillside Road N15 6NB				
Proposal:	Excavation of existing basement to form habitable room (playroom), including formation of light well to the front garden.				
Application No:	HGY/2016/0880	Officer:	David Farndon	Decision Date:	08/06/2016
Decision:	GTD				
Location:	62 Lealand Road N15 6JT				
Proposal:	Erection of additional storey 'Type 3'				
Application No:	HGY/2016/1037	Officer:	David Farndon	Decision Date:	31/05/2016
Decision:	GTD				
Location:	126 Castlewood Road N15 6BE				
Proposal:	Erection of additional storey 'Type 3'				
Application No:	HGY/2016/1039	Officer:	David Farndon	Decision Date:	31/05/2016
Decision:	REF				
Location:	126 Castlewood Road N15 6BE				
Proposal:	Erection of first floor rear extension.				
Application No:	HGY/2016/1082	Officer:	David Farndon	Decision Date:	31/05/2016
Decision:	GTD				
Location:	10 Cadoxton Avenue N15 6LB				
Proposal:	Erection of an additional storey to the dwellinghouse ('Type 3' extension).				
Application No:	HGY/2016/1130	Officer:	Laurence Ackrill	Decision Date:	06/06/2016
Decision:	GTD				
Location:	98 Ferndale Road N15 6UQ				
Proposal:	Alterations to second floor and raising of the roof.				
Application No:	HGY/2016/1139	Officer:	Duncan McKane	Decision Date:	06/06/2016
Decision:	GTD				
Location:	Flat 1 30 Gladesmore Road N15 6TB				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2016/1140	Officer:	David Farndon	Decision Date:	07/06/2016
Decision:	GTD				
Location:	69 Gladesmore Road N15 6TL				
Proposal:	Erection of additional storey ('type 3')				

Application No:	HGY/2016/1147	Officer:	David Farndon
Decision:	REF	Decision Date:	08/06/2016
Location:	Flat A 3 Holmdale Terrace N15 6PP		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2016/1174	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	31/05/2016
Location:	81 Fairview Road N15 6TT		
Proposal:	Erection of rear first floor extension		
Application No:	HGY/2016/1234	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/06/2016
Location:	72 Wellington Avenue N15 6BB		
Proposal:	Erection of Type 3 loft extension.		
Application No:	HGY/2016/1283	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/06/2016
Location:	26 Wellington Avenue N15 6AS		
Proposal:	Type 3 Loft extension		
Application No:	HGY/2016/1287	Officer:	David Farndon
Decision:	REF	Decision Date:	16/06/2016
Location:	101 Leadale Road N15 6BJ		
Proposal:	Raise roof to add second floor, addition of rear dormer to new roof and front sky lights and convert to habitable space		
Application No:	HGY/2016/1323	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	20/06/2016
Location:	291 Hermitage Road N4 1NT		
Proposal:	Erection of additional first floor storey to create office space		
Application No:	HGY/2016/1384	Officer:	David Farndon
Decision:	GTD	Decision Date:	22/06/2016
Location:	Flat 1 1 Hillside Road N15 6LU		
Proposal:	Proposed side and rear extension to an existing ground floor one bedroom flat to form a two bedroom flat.		

PNE Applications Decided: 3

Application No:	HGY/2016/1161	Officer:	Laurence Ackrill
Decision:	PN REFUSED	Decision Date:	03/06/2016
Location:	75 Wellington Avenue N15 6AX		
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/2016/1330	Officer:	Anthony Traub
Decision:	PN NOT REQ	Decision Date:	14/06/2016
Location:	82 Elm Park Avenue N15 6UY		
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/2016/1390** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 22/06/2016
 Location: 4 Albert Road N15 6HX
 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: 1

Application No: **HGY/2016/1077** Officer: David Farndon
 Decision: GTD Decision Date: 01/06/2016
 Location: 35 Rostrevor Avenue N15 6LP
 Proposal: Approval of Details pursuant to Condition 3 (construction management plan) attached to planning permission HGY/2013/1214

Total Applications Decided for Ward: 23WARD: **Stroud Green****ADV Applications Decided: 3**

Application No: **HGY/2016/1224** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/06/2016
 Location: Ground Floor Shop 178 Stroud Green Road N4 3RS
 Proposal: Display of 3 x externally illuminated static fascia signs

Application No: **HGY/2016/1226** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/06/2016
 Location: 38 Stroud Green Road N4 3ES
 Proposal: Display of 1 x externally illuminated fascia sign

Application No: **HGY/2016/1227** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/06/2016
 Location: Shop 198 Stroud Green Road N4 3RN
 Proposal: Display of 1 x externally illuminated fascia sign

CLUP Applications Decided: 2

Application No: **HGY/2016/1086** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 02/06/2016
 Location: 5 Connaught Road N4 4NT
 Proposal: Certificate of lawfulness for single storey side extension to rear of property

Application No: **HGY/2016/1313** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 14/06/2016
 Location: 8 Uplands Road N8 9NL
 Proposal: Certificate of lawfulness for the erection of a loft extension with roof lights to front roof slope

FUL Applications Decided: 9

Application No:	HGY/2016/1034	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	31/05/2016
Location:	5 Oakfield Road N4 4NH		
Proposal:	Replacement of existing uPVC double-glazed in double glazed timber, including replacement of rear and side external doors.		
Application No:	HGY/2016/1183	Officer:	David Farndon
Decision:	GTD	Decision Date:	08/06/2016
Location:	40 Marquis Road N4 3AP		
Proposal:	Removal of existing ground floor rear extension and erection of single storey wrap-around extension		
Application No:	HGY/2016/1189	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	09/06/2016
Location:	1 Addington Road N4 4RP		
Proposal:	Erection of single storey rear extension (householder application)		
Application No:	HGY/2016/1218	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	10/06/2016
Location:	50 Mount View Road N4 4JP		
Proposal:	Extension of existing loft space with rear dormer extension, front roof lights and associated internal works to 3 flats		
Application No:	HGY/2016/1225	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/06/2016
Location:	Ground Floor Shop 178 Stroud Green Road N4 3RS		
Proposal:	Installation of awnings, security roller grilles, lighting and pilaster repairs		
Application No:	HGY/2016/1229	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/06/2016
Location:	38 Stroud Green Road N4 3ES		
Proposal:	Installation of lighting, security roller grille, tiling and lead work		
Application No:	HGY/2016/1230	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/06/2016
Location:	Shop 198 Stroud Green Road N4 3RN		
Proposal:	Installation of lighting, security roller grilles, pilaster repair and new timber door		
Application No:	HGY/2016/1320	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/06/2016
Location:	23 Mayfield Road N8 9LL		
Proposal:	Erection of single storey side infill extension to the ground floor		
Application No:	HGY/2016/1411	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	23/06/2016
Location:	Flats A + B 80 Nelson Road N8 9RT		
Proposal:	Reversion from two self-contained flats to original four bedroom terraced house		

Application No: **HGY/2016/1335** Officer: Sarah Madondo
 Decision: GTD Decision Date: 20/06/2016
 Location: 79A Upper Tollington Park N4 4DD
 Proposal: Replacement windows and doors

NON Applications Decided: 2

Application No: **HGY/2016/1358** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 03/06/2016
 Location: Garages Adjacent Connaught Lodge Connaught Road N4
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/3508 to install solar panels to the rear of the property

Application No: **HGY/2016/1388** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 02/06/2016
 Location: Ednam House Florence Road N4 4DH
 Proposal: Non material amendment following a grant of planning permission HGY2014/2558 for installation of solar panels on roof to achieve Code Level 4

RES Applications Decided: 1

Application No: **HGY/2016/1216** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 22/06/2016
 Location: 1 Ferme Park Road N4 4DS
 Proposal: Approval of details pursuant to Condition 8 (detailed drawings or samples of materials) attached to planning permission HGY/2012/1536

Total Applications Decided for Ward: 18WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2016/1385** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/06/2016
 Location: 32 Monument Way N17 9NX
 Proposal: Display of 1 x internally illuminated fascia sign, 1 x externally illuminated and 7 x non-illuminated other types of signage.

CLDE Applications Decided: 1

Application No: **HGY/2016/1305** Officer: Duncan McKane
 Decision: GTD Decision Date: 17/06/2016
 Location: 255-259 High Road N15 5BT
 Proposal: Certificate of Lawfulness for single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2016/1277** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/06/2016
 Location: 68 West Green Road N15 5NR
 Proposal: Removal of Condition 3 (Level 4 of the Code for Sustainable Homes) following grant of Planning Permission HGY/2014/0633

FUL Applications Decided: 6

Application No: **HGY/2013/1538** Officer: Aaron Lau
 Decision: GTD Decision Date: 24/06/2016
 Location: 4-8 Dorset Road N15 5AJ
 Proposal: Erection of 2 storey block with rear dormers and roof terrace comprising 1 x 3 bed flat, 1 x 2 bed flat, 2 x 1 bed flats and 1 x studio flat.

Application No: **HGY/2014/0911** Officer: David Farndon
 Decision: NOT DET Decision Date: 23/06/2016
 Location: 104 West Green Road N15 5AA
 Proposal: Retention of rear first floor extension for use as a utility room (householder application)

Application No: **HGY/2016/1060** Officer: David Farndon
 Decision: REF Decision Date: 01/06/2016
 Location: 168 Seaford Road N15 5DS
 Proposal: Erection of a dormer extension on the main roof and outrigger element.

Application No: **HGY/2016/1100** Officer: David Farndon
 Decision: GTD Decision Date: 03/06/2016
 Location: 24 Bedford Road N15 4HA
 Proposal: Single storey extensions to the rear of the property and the replacement of the existing garage.

Application No: **HGY/2016/1195** Officer: David Farndon
 Decision: GTD Decision Date: 09/06/2016
 Location: 291e High Road N15 4RS
 Proposal: Erection of two rear dormers

Application No: **HGY/2016/1415** Officer: Duncan McKane
 Decision: GTD Decision Date: 23/06/2016
 Location: 29 Tynemouth Road N15 4AT
 Proposal: Proposed single storey rear extension and addition of 2 side windows.

PNE Applications Decided: 1

Application No: **HGY/2016/1338** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 17/06/2016
 Location: 7 Elmar Road N15 5DH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.13m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.6m

RES Applications Decided: 1

Application No: **HGY/2016/1248** Officer: Adam Flynn
 Decision: GTD Decision Date: 15/06/2016
 Location: Wards Corner Site, High Road N15 5BT
 Proposal: Approval of details pursuant to condition 30 (Geotechnical and Geoenvironmental Report) attached to planning permission HGY/2012/0915.

Total Applications Decided for Ward: 11

WARD: **Tottenham Hale**

CLUP Applications Decided: 1

Application No: **HGY/2016/1201** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 03/06/2016
 Location: 62 Park View Road N17 9AX
 Proposal: Certificate of Lawfulness for installation of insulation boards to exterior walls and rendering

FUL Applications Decided: 7

Application No: **HGY/2013/1520** Officer: Anthony Traub
 Decision: NOT DET Decision Date: 23/06/2016
 Location: Pumping Station Cottage Marsh Lane N17 0UX
 Proposal: Erection of 3 storey timber (stand alone) framed building, shaped like an Ark" to include Social / Recreational facilities and rooftop refreshment bar.

Application No: **HGY/2015/3383** Officer: Samuel Uff
 Decision: GTD Decision Date: 31/05/2016
 Location: 400 High Road N17 9JB
 Proposal: Relocation of existing side access, removal of existing rear structure and erection of three storey rear side/single storey rear extension to provide 1 x 2 bed, 1 x 1 bed and 2 x studio self contained flats

Application No: **HGY/2016/1094** Officer: David Farndon
 Decision: GTD Decision Date: 02/06/2016
 Location: First Floor Flat 88 Lansdowne Road N17 9XL
 Proposal: Erection of a rear dormer with the associated insertion of rooflights into the front roofslope

Application No: **HGY/2016/1135** Officer: David Farndon
 Decision: REF Decision Date: 06/06/2016
 Location: 145 Lansdowne Road N17 0NN
 Proposal: Erection of rear dormer extension and installation of 3no roof lights to front roof slope

Application No: **HGY/2016/1259** Officer: Duncan McKane
 Decision: REF Decision Date: 13/06/2016
 Location: 484 High Road N17 9JF
 Proposal: Erection of a roof extension and internal alterations to form 1 no additional 1 bedroom flat

Application No: **HGY/2016/1381** Officer: David Farndon
 Decision: GTD Decision Date: 21/06/2016
 Location: 105-107 Shelbourne Road N17 9YL
 Proposal: Creation of a vehicular crossover

Application No: **HGY/2016/1424** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/06/2016
 Location: 129 Park View Road N17 9BL
 Proposal: Replacement kitchen, living room, bedroom 1 & bedroom 2 windows with UPVC windows

NON Applications Decided: 2

Application No: **HGY/2016/1386** Officer: Adam Flynn
 Decision: GTD Decision Date: 02/06/2016
 Location: Parking Area Whitbread Close N17 0YA

Proposal: Non material amendment following a grant of planning permission HGY/2014/3509 for installation of solar panels to roof to achieve Code level 4

Application No: **HGY/2016/1467** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/06/2016
 Location: Protheroe House Chesnut Road N17 9EQ

Proposal: Non-material amendment following a grant of planning permission HGY/2013/2465 to add vertical posts to 9no. corner balconies.

PNE Applications Decided: 3

Application No: **HGY/2016/1162** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 03/06/2016
 Location: 7 Ladysmith Road N17 9AN

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/2016/1257** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 03/06/2016
 Location: 51 Carew Road N17 9BA

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m and for which the height of the eaves would be 2.8m

Application No: **HGY/2016/1267** Officer: Anthony Traub
 Decision: PNR Decision Date: 13/06/2016
 Location: 29 Wycombe Road N17 9XN

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 3.5m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2016/1561** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/06/2016
 Location: Protheroe House Chesnut Road N17 9EQ

Proposal: Approval of details pursuant to condition 10 (method statement) attached to planning permission HGY/2013/2465, following partial discharge of condition under reference HGY/2014/1575

Total Applications Decided for Ward: 14

WARD: **West Green**

CLUP Applications Decided: 2

Application No: **HGY/2016/1702** Officer: Robbie McNaugher
 Decision: PERM DEV Decision Date: 13/06/2016
 Location: 9 Mannock Road N22 6AT

Proposal: Lawful Development Certificate for dormer roof extensions

Application No: **HGY/2016/1982** Officer: Neil Collins
 Decision: PERM DEV Decision Date: 24/06/2016
 Location: 98 Walpole Road N17 6BL
 Proposal: Certificate of Lawfulness for single storey rear extension

COND Applications Decided: 1

Application No: **HGY/2016/1309** Officer: Neil Collins
 Decision: GTD Decision Date: 17/06/2016
 Location: 270-274 West Green Road N15 3QR
 Proposal: Variation of condition 2 (Approved Plans) attached to planning permission HGY/2014/1727

FUL Applications Decided: 5

Application No: **HGY/2014/2519** Officer: Duncan McKane
 Decision: NOT DET Decision Date: 24/06/2016
 Location: 24 Walpole Road N17 6BJ
 Proposal: Provision of vehicle crossover

Application No: **HGY/2016/1273** Officer: Wendy Robinson
 Decision: REF Decision Date: 02/06/2016
 Location: Flat 2 1 Boundary Road N22 6AS
 Proposal: Erection of rear roof dormer extension, alteration of main roof slope pitch and insertion of 4no rooflights

Application No: **HGY/2016/1284** Officer: Wendy Robinson
 Decision: GTD Decision Date: 06/06/2016
 Location: 37 Rusper Road N22 6RA
 Proposal: Erection of first floor side extension with pitch roof , rear dormer with loft conversion, internal alterations, velux window to front roof slope and new window to garage front elevation

Application No: **HGY/2016/1553** Officer: Gareth Prosser
 Decision: GTD Decision Date: 15/06/2016
 Location: 64 Downhills Park Road N17 6PB
 Proposal: Loft conversion with flat roof dormer to rear

Application No: **HGY/2016/1809** Officer: Neil Collins
 Decision: GTD Decision Date: 24/06/2016
 Location: Flat 2 69 Belmont Road N17 6AT
 Proposal: Erection of rear dormer roof extension

PNE Applications Decided: 3

Application No: **HGY/2016/1297** Officer: Anthony Traub
 Decision: PN NOT REQ Decision Date: 14/06/2016
 Location: 84 Walpole Road N17 6BL
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.95m

Application No: **HGY/2016/1418** Officer: Nanayaa Ampoma
 Decision: PN NOT REQ Decision Date: 10/06/2016
 Location: 24 Sandringham Road N22 6RB
 Proposal: Prior Approval for larger home extension of 6 metres.

Application No: **HGY/2016/1717** Officer: Wendy Robinson
 Decision: PERM REQ Decision Date: 07/06/2016
 Location: 173B Langham Road N15 3LP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.8m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 11

WARD: **White Hart Lane**

CLUP Applications Decided: 2

Application No: **HGY/2016/1544** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 03/06/2016
 Location: 31 Rivulet Road N17 7JT
 Proposal: Certificate of lawfulness for rear dormer and front rooflights

Application No: **HGY/2016/1557** Officer: Anthony Traub
 Decision: PERM DEV Decision Date: 07/06/2016
 Location: 187 Risley Avenue N17 7HR
 Proposal: Certificate of Lawfulness for construction of new single storey rear extension

FUL Applications Decided: 3

Application No: **HGY/2016/0311** Officer: Samuel Uff
 Decision: GTD Decision Date: 10/06/2016
 Location: 133 Devonshire Hill Lane N17 7NL
 Proposal: Erection of two storey side / single storey front extension for use as a single independent dwelling

Application No: **HGY/2016/1093** Officer: David Farndon
 Decision: GTD Decision Date: 02/06/2016
 Location: 19 Bedwell Road N17 7AH
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2016/1242** Officer: David Farndon
 Decision: GTD Decision Date: 13/06/2016
 Location: 15 Norfolk Close N13 6AN
 Proposal: Erection of single storey rear extension.

LCD Applications Decided: 1

Application No: **HGY/2016/0865** Officer: Duncan McKane
 Decision: GTD Decision Date: 31/05/2016
 Location: 51-77 & 95-105 Risley Avenue N17 7HJ
 Proposal: Installation of post and pole, knee-high boundary fence at the front of the green area

PNE Applications Decided: 1

Application No: **HGY/2016/1331** Officer: Anthony Traub
 Decision: PN REFUSED Decision Date: 17/06/2016
 Location: 32 Courtman Road N17 7HU
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 7WARD: **Woodside****CLDE Applications Decided: 1**

Application No: **HGY/2016/1623** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 31/05/2016
 Location: 7 Lyndhurst Road N22 5AX
 Proposal: Application for a Lawful Development Certificate for an existing use as two self contained flats

CLUP Applications Decided: 2

Application No: **HGY/2016/1473** Officer: Nanayaa Ampoma
 Decision: PERM DEV Decision Date: 16/06/2016
 Location: 6 Eldon Road N22 5DT
 Proposal: Certificate of Lawfulness for proposed rear dormers and 3x skylights.

Application No: **HGY/2016/1911** Officer: Wendy Robinson
 Decision: PERM DEV Decision Date: 21/06/2016
 Location: 47 Perth Road N22 5QD
 Proposal: Certificate of Lawfulness for a rear roof dormer extension and hip-to-gable roof alteration involving rooflights to the front roofslope (proposed development)

FUL Applications Decided: 2

Application No: **HGY/2016/1339** Officer: Gareth Prosser
 Decision: GTD Decision Date: 06/06/2016
 Location: St Pauls Catholic Primary School Bradley Road N22 7SZ
 Proposal: Part replacement of boundary fencing, and associated gates and signage around the school boundary

Application No: **HGY/2016/1346** Officer: Nanayaa Ampoma
 Decision: GTD Decision Date: 17/06/2016
 Location: 696 Lordship Lane N22 5JN
 Proposal: Conversion of C3 dwelling house into 6 x bedroom HMO, erection of dormers and alterations to rear extension and front porch.

PNE Applications Decided: 1

Application No: **HGY/2016/1337** Officer: Wendy Robinson
Decision: PN NOT REQ Decision Date: 02/06/2016
Location: 44 Warberry Road N22 7TQ
Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.95m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2014/0832** Officer: Matthew Gunning
Decision: GTD Decision Date: 10/06/2016
Location: 32 Ewart Grove N22 5NU
Proposal: Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2005/0643

Total Applications Decided for Ward: 7

Total Number of Applications Decided: 311

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Report for: Planning Sub-Committee 11 July 2016

Item number:

Title: Update on major proposals

Report authorised by : Emma Williamson

Lead Officer: John McRory

Ward(s) affected: All

Report for Key/

Non Key Decision: 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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Update on progress of proposals for Major Sites

July 2016

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
255 Lordship Lane HGY/2015/2321	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 McNaugher	Emma Williamson
624 High Road, N17 HGY/2015/3102	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Samuel Uff	John McRory
122-124 High Road (Travelodge) HGY/2015/3255	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	Emma Williamson
Apex House HGY/2015/2915	Residential led mix use scheme. 22 storeys.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Robbie McNaugher	Emma Williamson
109 Fortis Green,	Re-development to provide 9	Members resolved to grant planning	Valerie Okeiyi	John McRory

N2 HGY/2015/3813	residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit.	permission subject to the signing of a section 106 legal agreement. Not yet signed.		
168 Park View Road HGY/2015/3398	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.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Malachy McGovern	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Cross Lane next to Hornsey depot HGY/2016/0086	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 HGY/2015/1273	Erection of new third storey and new roof to provide 12no. two bedroom flats	Planning application to be reported to Members.	Aaron Lau	John McRory
Hale Wharf, Ferry Lane N17 HGY/2016/1719	Outline applications for the demolition of existing structures and erection of 15 blocks from 16-21 storeys in height 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.	Application only recently submitted and is at consultation stage. October/ November committee	Robbie McNaugher	Emma Williamson

500 White Hart Lane HGY/2016/0828	Outline planning application for the redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	Planning application to be reported to Members.	Adam Flynn	John McRory
47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213	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 – revisions required regarding access to rear shared garden and front facade Likely September Planning Committee	Valerie Okeiyi	John McRory
Steel Yard Station Approach, Hampden Road HGY/2016/1573	Change of use from steel yard to residential and construction of a new building up to 14 Storeys in height - residential and commercial use.	Principle acceptable – however height may be an issue and is subject to views to and from the conservation area. Likely September Planning Committee	Valerie Okeiyi	John McRory
332-334 High Road HGY/2016/0787	Section 73 - Removal of condition 20 (Trees) and Variation of condition 13 (BREEAM) attached to planning permission HGY/2014/1105	May be acceptable subject to internal advice /feedback. Likely delegated decision subject to Chairs agreement	Valerie Okeiyi	John McRory
Alexandra Palace HGY/2016/1574	Extension of building to provide a storage and function hall	Planning application to be reported to Members.	Malachy McGovern	John McRory
Warehouse, 590- 594 Green Lanes, N8 (Hawes and Curtis) TBC	Demolition of existing building and construction of residential units and provision of 900 square metres of health centre at ground floor.	Recently submitted	Adam Flynn	John McRory

Land north of Monument Way and south of Fairbanks Road, N17 TBC	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Recently submitted	Adam Flynn	John McRory
Land to Rear of 3 New Road London N8 8TA HGY/2016/1582	Demolition of the existing buildings and construction of 9 new residential homes (4 x houses and 5 x flats) and 446sq.m of office (Use Class B1a) floorspace in a building extending to between 2 and 4 storeys in height and associated car parking, landscaping and infrastructure works	Principle acceptable – currently at consultation stage	Gareth Prosser	John McRory
Lock up Garages Cline Road, N11 HGY/2016/0058	Demolition of existing lock-up garages and construction of 8No. 4 bed town houses with associated access road, parking areas and cycle stores	Scheme acceptable in principle. Application is being revised.	Wendy Robinson	John McRory
70-72 Shepherds Hill, N6 TBC	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.	Recently submitted	Gareth Prosser	John McRory

<p>56 Muswell Hill, N10, HGY/2016/0988</p>	<p>Variation of condition 2 (plans and specifications) attached to planning permission HGY/2013/2069 to permit change of use of the first and second storeys of 56 Muswell Hill (Building A) from a specialist school (Use Class D1) to 6 no. shared ownership residential units (Use Class C3). Removal of the Building A, D1 basement floorspace. Alterations to the glazing to the Building A, ground floor, north-east elevation to provide a secondary entrance onto Dukes Mews</p>	<p>Only recently received – at consultation stage and under consideration</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<p>Beacon Lodge 35 Eastern Road, N2 HGY/2016/1579</p>	<p>Variation of condition 2 (approved drawings) attached to planning permission HGY/2015/1820 to cover minor changes to the proposed design that have resulted from the design development of the detailed scheme. These minor changes are necessary to execute the proposed development, resulting from the coordination of consultants' information such as the structural engineer and arboriculturalist</p>	<p>Application under assessment and currently at consultation stage.</p>	<p>Adam Flynn</p>	<p>John McRory</p>

Land to Rear of 3 New Road London N8 8TA HGY/2016/1582	Demolition of the existing buildings and construction of 9 new residential homes (4 x houses and 5 x flats) and 446sq.m of office (Use Class B1a) floorspace in a building extending to between 2 and 4 storeys in height and associated car parking, landscaping and infrastructure works	Principle acceptable – currently at consultation stage	Gareth Prosser	John McRory
Oak Lawn, Compton Avenue, Highgate, HGY/2016/1930	Demolition and replacement of existing house.	Planning application currently under consideration	Aaron Lau	Matthew Gunning
Far End, Compton Avenue, Highgate, HGY/2016/1595	Demolition of existing dwelling and replacement with a 2 storey house with rooms in the roof and basement	Planning application currently under consideration	Tobias Finlayson	Matthew Gunning
Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795	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
Section 73 for Hale Village HGY/2015/0798	The S73 is to remove the hotel from the tower.	Decision likely to be made under delegated powers shortly.	Adam Flynn	John McRory
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				

Ashley Road South	Comprehensive redevelopment of the site with a mix use residential led development	Principle acceptable – pre-application discussions to continue	Adam Flynn	John McRory
Hale Road (Station Square West)	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions on going with GLA. Application may be submitted mid 2016.	Adam Flynn	John McRory/Emma Williamson
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. Design issues require resolving – level of parking provision and demolition of existing buildings – over 50% affordable housing proposed.	Zulema Nakata	John McRory
White Hart Lane Station, White Hart Lane, N17	Works to extend the operational railway station at White Hart Lane. Creation of a new station entrance, ticket hall, station facilities and station forecourt. Provision of a new pedestrian entrance from Penshurst Road. Improved access and lift access from street level to platforms, including the erection of new platform canopies. Demolition of the existing station entrance and 35 local authority owned garages. Enhanced public realm and cycle	Pre-applications and QRP meetings held.	Gareth Prosser	John McRory

	parking facilities. Improvements to the former station building. Plus associated works.			
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 signed and possible submission in July/August	Adam Flynn	John McRory
69 Lawrence Road	Redevelopment mixed use residential led scheme	Supported in principle as land use. Pre-application meeting has taken place and further meetings are envisaged.	Valerie Okeiyi	John McRory
50-56 Lawrence Road (mono house)	Redevelopment mixed use residential led scheme	Supported in principle regarding land use. Pre-application meetings have taken place. Possible August submission.	Valerie Okeiyi	John McRory
Land at Plevna Crescent	Reserved matters (appearance, landscaping, layout, and scale) following granted of outline planning permission for residential development under ref: APP/Y5420/A/14/2218892 (HGY/2013/2377)	Pre-application held – principle acceptable subject to further design revisions and biodiversity measures	Wendy Robinson	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	Initial pre-app meeting held on the 8 th June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Emma Williamson / John McRory

	floor.			
52-68 Stamford Road, N15	Redevelopment of the site to provide a mixed use commercial and residential scheme	In pre-application discussions – early stages – principle of land uses acceptable	Zulema Nakata	John McRory
Car Park, Westerfield Road, N15	Change of use of and redevelopment of current site to create a multi-use pop-up urban village using modified shipping containers. The site will accommodate at least 65 individual units to support local independent businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.	Although there is general support for the scheme from a DM point of view – there will be an impact on amenity of surrounding residents – public engagement from the applicants is key.	Malachy McGovern	John McRory
33 Station Road, N22	Demolition of public house (Anglers Arms) and redevelopment of the site with commercial and residential.	Land uses acceptable Concerns over the demolition of the public house Height of building at 6 storeys a concern	Adam Flynn	John McRory
Chocolate Factory, N22	220 units, 14,000 sq.m. commercial	At early pre-application stage. August / September submission likely	Adam Flynn	John McRory
Keston Centre	Pre-application discussion for pocket living scheme approx 100 units	Pre-application meeting to held and more to be undertaken shortly	Adam Flynn	John McRory

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 meetings held and principle acceptable.	Malachy McGovern	John McRory
Highgate train depot	Demolition of the existing shed and construction of a new maintenance facility. Erection of a depot shed (with some ancillary 1st Floor Accommodation) of 6749 sqm.	Principle acceptable subject to design, biodiversity issues and slight loss of MoL	Neil Collins	John McRory
Fortismere School -	Feasibility Study - Proposed New 6th form Wing/Condition works	Three schemes discussed.	Valerie Okeiyi	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
Edmanson's Close, Tottenham	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is	Principle acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory

	60. Following changes the total number of units will be 35.			
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.	Malachy McGovern	John McRory
Land at Brook Road, N22 (ICELAND SITE)	Redevelopment of site and erection of four independent residential blocks providing 148 residential units comprising a mix of one, two and three bedrooms.	Principle may be acceptable subject to compliance with the emerging AAP	Adam Flynn	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
MAJOR APPLICATION CONDITIONS				
Pembroke Works	Approval of details pursuant to	Landscaping and verification details to be	Adam Flynn	John McRory

	conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	finalised.		
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
THFC	A number of conditions submitted	Only recently submitted – at consultation stage	Zulema Nakata	Emma Williamson / John McRory